

**EL RANCHO VILLAGE INC.
RULES AND REGULATIONS
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VILLAGE on the Greens (EL RANCHO VILLAGE, INC.)

Rules and Regulations - Effective March 1, 1999

- Revised March 6, 2000
- Revised April 10, 2000
- Revised March 12, 2001
- Revised January 14, 2002
- Revised March 10, 2003
- Revised April 4, 2011
- Revised October 12, 2015 effective March 1st 2016

El Rancho Village, Inc. desires to continue the beauty and livability of El Rancho Village (hereinafter called the "Park") and in order to do so provides the following Rules and Regulations to promote the comfort, welfare and safety of all residents including both members and tenants and to improve and maintain the appearance and reputation of the Park.

These rules have been established by the Board of Directors of El Rancho Village, Inc. (hereinafter called the "Corporation") owner of the Park, and may be changed from time to time to achieve this and other purposes.

I. Definitions:

1. Corporation - "Corporation" means El Rancho Village, Inc., the owner of the Park and Landlord to both members and tenants.
2. Member - "Member" shall be the person or persons owning a membership certificate issued by the Corporation pursuant to the Articles of Incorporation and Bylaws. Also referred to as "Leaseholder."
3. Tenant - "Tenant" shall mean an occupant of a mobile home in the Park who is not a member and who occupies a cooperative lot owned by the Corporation.
4. Park - "Park" or "Village" shall mean El Rancho Village.
5. Board - "Board" shall mean Board of Directors of the Corporation.

EL RANCHO VILLAGE CLUBHOUSE

All recreational facilities are governed by the Board of Directors of El Rancho Village Inc. All of the facilities are for the use of Park residents. Use of the Clubhouse must be scheduled through the Office, and a majority of those attending a function must be Park residents. Private parties and religious services must be approved in writing at the discretion of the Manager and/or approved in writing by the Board of Directors. The Clubhouse is not intended to be used as a Banquet Hall or Community center for the Bradenton Area.

RESIDENCY REQUIREMENTS

An application for residency must be completed and approved prior to occupancy. Applicants must read the Rules and Regulations, then sign and date an agreement to abide by them prior to occupancy.

Seasonal renters or anyone that is going to live in the Park must apply before:

- A. Arrival of the Resident's manufactured home in the Community.
- B. The transfer of title when the home is already in the Community.

Anyone that is going to live here will be subject to a background and credit check. El Rancho Village reserves the right to refuse admission to anyone who purchases or otherwise receives title to a manufactured home that has not been approved by Park Management.

II- Rules and Regulations:

1. Shareholders and nonshareholder's monthly maintenance fees and rent fees are due by the 1st of each month and must be received on or before the 5th of the month to be considered "on time". A late fee of \$5.00 per day will be added at the end of the month. An additional service charge of \$15.00 per month will be added to the maintenance or rent fees 30 days or more past due. Any accounts past 30 days will be turned over to the corporation's attorney for collection.

2. Occupancy of a mobile home shall not be permitted unless at least one person in such Mobile Home shall be fifty-five (55) years of age or older; provided, however, all other occupants of the Mobile Home must be at least forty five (45) years of age. In the event that all occupants of a Mobile Home who are fifty-five (55) years of age or older shall die or otherwise discontinue occupancy of the Mobile Home, then the Corporation reserves the right to terminate the occupancy of the Mobile Home by all persons under fifty-five (55) years of age, if continued occupancy would result in less than eighty percent (80%) of the Mobile Homes in the park being occupied by at least one person fifty-five (55) years of age or older.

It is intended that in each Mobile Home occupied by three (3) persons, those persons must be immediate family members (spouse, father, mother, brother, sister, daughter, son). Any such third person must first obtain the written approval of the Corporation to become a permanent occupant prior to commencing such permanent occupancy.

3. A. No Resident whether Shareholder or Non-Shareholder, or Non-Resident may, solely or jointly, own more than one unit in El Rancho Village, titled or untitled, unless that resident or non-resident is buying a second unit and commences and continues to make a bonafide effort to sell either unit. The second unit may be purchased for the purpose of upgrading and eventual sale. Upgrading must include re-siding, if not already sided. These units will be eligible for the siding rebate program. No more than one additional unit may be purchased for this purpose until the upgraded unit is sold. Lot rent on units that are originally owned by the Corporation and are sold to a resident for the purpose of upgrading may have the lot rent waived while the unit is being upgraded. Any rent waivers would be at the discretion of the Board. For the purpose of this rule, the term "unit" shall include the mobile home and leasehold interest as well as a mobile home on located on a lot owned by the Corporation.

B. Mobile Homes may be sublet under the following conditions:

1. Only one rental allowed per year.
2. Minimum rental is three (3) months
3. Maximum rental is six (6) months.
4. Prospective renters **MUST BE INTERVIEWED AND APPROVED** by the Park Manager in the same manner as prospective buyers.
5. All Renters are subject to the same Rules and Regulations as the Mobile Home owners.
6. All rents or assessments (maintenance fees) **MUST BE CURRENT** prior to entering into any rental agreement.

C. While owner is away, only immediate family (father, mother, son, daughter, sister or brother) may use Mobile Home, and only for a period of no more than 15 consecutive days, or a total of 30 days in any 12-month period. An individual over the age of 21 must be in residence during this period. Prior notification to the office by the owner is required.

D. While owner is in residence, a guest (family member or non-family member) may stay for 15 consecutive days or a total of 30 days in a 12-month period.

4. SPRINKLING SCHEDULE:

- a. You may water your lawn as per the state and county restrictions.
- b. Hand sprinkle only except when a new lawn (sod or plugs) are being established. Lawn sprinklers may be used on new lawns for a maximum of 30 days.
- c. You may wash your car as per county and state watering restrictions. Please put water in a bucket to wash your car. Please sweep your driveway instead of hosing it off.
- d. Contact the office concerning sprinkling of newly installed lawns.

5. A maximum of one (1) "FOR SALE" or "FOR RENT" sign 8 ½" x 14" may be placed in a window or affixed to the mobile home. The only other signs that are permitted are contractor signs identifying the property to sub-contractors and county inspectors. If you plan to sell your own mobile unit or have a Realtor sell it for you, you **must** notify the Park office. No charge will be made. All rental and other charges must be paid at the office before Mobile Home can be sold. Prospective buyers **MUST BE INTERVIEWED AND APPROVED** prior to the purchase of a home or cooperative share. Purchasers shall be provided with a copy of these Rules and Regulations. Mobile homes may NOT be sold to a commercial entity, for example a Real Estate Company, for the purpose of resale or rental. Only sales to interviewed and approved applicants will be recognized as an approved sale.

6. In order to insure and maintain the value of the Park and homes therein, the Board reserves the right to require a mobile home owned by a Tenant be moved out of the park, if the presence of the home has resulted in a conviction of a violation of a Federal or State Law and/or Local Ordinance as set forth in F.S. 723.061(1)(b) and or if in the Board's opinion the home adversely affects the health or safety of park residents or guests, or adversely affects the market value of the Park and adjacent homes. Any new or replacement home must be at least 14 feet in width. No multistory mobile homes will be allowed at El Rancho Village.

7. **Pets are not allowed in the park at any time.** Feeding of all wild birds and/or animals, with the exception of songbirds, is strictly prohibited.

8. All clothes lines must be the folding tree type and must be placed in an inconspicuous place on the mobile home lot. When not in use, clotheslines must be taken down and put inside. Clothesline reels may also be used in the same manner.

9. Each Member or Tenant is required to regularly trim; edge, weed and care for his/her own lawn and landscaped area. No lawn mowing before 8:00 a.m. except from May 1st through October 1st when lawns may be mowed starting at 7:00 a.m. in order to beat the heat. No mowing on Sundays. If lawn or landscaping is not mowed, trimmed or weeded, Park management reserves the right to correct the problem and charge the owner the cost thereof. Lawn service people, Members and/or Tenants are responsible for any damage done to Mobile Home or Park property.

10. All plans for a room addition, utility room, etc. **MUST** be submitted in writing to the Park Manager for approval. All State and County statutes apply. No work may be commenced until all required permits have been received and posted on the job. Paint colors and color schemes that will be used on the exterior of the home, carport, porches, sheds, and driveways must be approved, in writing, by the Park Manager prior to the starting of the project.

New Homes; All plans must be approved by the Park Manager prior to commencement of work and all necessary permits obtained and displayed.

1. Skirting: The entire manufactured home, including decks and porches, must be skirted using standard skirting.
2. Steps: The steps must be concrete or material approved by the Park Manager.
3. Hitches: The hitches must be removed.
4. Anchoring: The manufactured home must be anchored to meet all standards set by the State, County, or any other agencies. A licensed contractor must perform the work.
5. Licensed contractors at the expense of the owner must connect utilities to the home.
6. The minimum size of a manufactured home entering the Park is 14' (Fourteen) feet by 40 (forty) feet. The Board of Directors must approve any Variances. No multi-story mobile homes permitted.
7. All homes must have a concrete driveway and a 20 Foot carport as a part of the new home package.

Removal of homes from the Community: The Resident is responsible for removal of all debris, steps, utility sheds, and all concrete, and the home site put back to its original condition. Utility connections must be sealed. All contractors must be licensed and insured and copies of the insurance must be given to the office. Removal must be completed within 30 days. Rent or Maintenance fees will continue until the work is completed.

Utilities: El Rancho Village's responsibilities:

1. Electrical: Electric Pedestals (Residents are responsible for the breakers.)
2. Water: Water main shut-off valve at the main water line.
3. Sewer: The lateral sewer lines from each mobile home clean out to the lift station are the responsibility of the Park.

Utilities: Homeowners Responsibilities:

1. Electrical: Breakers at the pedestal underground wiring from the pedestal meter to the home and all internal home wiring and fixtures.
2. Water: Water lines from the home to the water main valve.
3. Sewer: Sewer lines from the home to the sewer clean out.
4. Gas: Gas tanks and all lines are the resident's responsibility.

11. Each resident is required to keep his lot and driveway neat and orderly at all times. No fences or concrete dividers of any type will be allowed. No open storage is allowed on the patio or property. All plants, trees, shrubs, and walkways placed on your property cannot be removed without specific approval of the Park Management. All tree plantings and all tree removals require special approval of the Park management due to underground location of utilities. **Tree Maintenance:** The Park does not trim citrus trees unless they are a danger. The Park does remove dead or diseased citrus trees. The Park does maintain Oak and Queen and Cabbage PALM TREES; the Park determines when trimming is required. A “messy” tree or a tree with poor fruit does not constitute a reason for removal. Lawns may be replaced with shells, wood chips, or stones. These replacements must be submitted in writing to the office for approval. Size, location, and placement of outdoor satellite dishes and or antennas require the prior written approval of the Park Manager.

12. Play all electronic equipment (televisions, radios, musical instruments, etc.) softly. Avoid all excessive noise before 8:00 a.m. (October 1 to April 30) and before 7:00 A.M. (May 1 to September 30) and after 10:00 P.M.

13 The trash is picked up on Tuesday and Friday, so do not put it out on the street before Monday and Thursday evenings. All Members and Tenants must provide their own garbage cans. Please keep the cans clean and tightly covered in an orderly fashion at the rear of your lot. When trimming your trees and shrubs, arrange the time so it is as near trash pickup day as possible. Trimmings will be picked up on Tuesday **ONLY**. Please cut and tie trimmings in 3 ft. lengths for pick up. Private contractors must remove their own trimmings. Recycling is on Tuesdays and all recycling material must be at the curb no later than 8:00 A.M. No sorting through homeowner’s trash or recycle bins. No picking fruit without home owner’s or Corporation’s permission.

14. Parking overnight on the street, lawn, empty lots, or xeriscape is prohibited. No motorized vehicles or trailers will be allowed to park on lawns, empty lots, or xeriscape. . However, permission will be granted by the Park Manager if a Member or Tenant is loading or unloading the vehicle. For additional parking use the storage parking lots. Please see the office for access to these lots. Motorized vehicles or trailers are not to be parked in the circular driveway at the hall. Living in vehicles parked in driveway or parking lots is prohibited. No water craft, trailers, or motor homes, with the exception of Conversion Vans used by a resident as his or her only mode of transportation, may be parked in carports or driveways. Permission must be obtained from the mobile home owner to park in their driveway when they are not in residence.

15. The speed limit on Park streets is 15 M.P.H. Please maintain this limit to avoid accidents.

16. Do not interrupt our workmen with conversation or requests. Contact the Park Management to request any work that is to be done. Park Personnel only are allowed in the maintenance area. Report all problems and emergencies to the Front Office (755-8909) or to the Maintenance Facility (751-6000) on evenings and weekends.

17 A. No peddling, soliciting or commercial enterprise will be allowed in the Park unless it will benefit all Members and Tenants equally, and then only by permission from the Board. However, Members and Tenants have the right to canvas in the manner prescribed and for the purposes set forth in Section 723.054, Florida Statutes.

B. Carport sales may be held only if you have just moved into the Park or are moving out, or a resident has recently died. The sale must be held within two (2) weeks of moving date, or within six (6) months of the death. There will be no advertising allowed and no signs put up in the Park. A 3" x5" index card may be posted on the Park bulletin boards in advance of the sale. Permission must be obtained from the Board to hold a carport sale. An approval card will be issued by the Park at no cost.

18. EL RANCHO VILLAGE BUSINESS OFFICE

El Rancho Village maintains a Business office at K 13 Fourth Street. All complaints should be directed to the Park Manger in writing. Request for emergency service can be called in to the Office. For after hours residents should call 941-751-6000.

Office hours are posted at the office. The office is open Monday through Friday, closed Saturday, Sunday and most Public Holidays. The Board reserves the right to change the days and hours of operation without prior notice. Conduct all business in the Park office.

19. The Corporation, Board, and Park Manager absolve themselves from all liability or responsibility pertaining to loss by fire, theft, accident personal injury, or any other cause whatsoever, to any Member, Tenant or their guests.
20. Be sure the Park office has a key to your door in case of an emergency. Notify the Park office if you leave for more than a few weeks. For your protection, leave an address and phone number where you can be contacted and the name of who will be responsible for your lawn while you are gone. Turn off water during absences from the Park.
21. Smoking is ***not allowed*** in any building including the Park Office, exercise room, laundry, billiard/card room, Ranch House, Swimming pool, shuffleboard courts or the Clubhouse.
22. If you have any complaints or recommendations, please discuss them with the Park management and ***not*** your neighbors. Avoid passing on to others unfounded rumors. Come to the Park office, to obtain the facts and everything possible to correct unfair situations.
23. Drinking of alcoholic beverages in common areas of the Park is not permitted unless approval is given by Board.
24. Except for emergencies, no repair or maintenance work is to be done on Sundays.
25. SWIMMING POOL/SPA HOURS are 8:00 a.m. to 11:00 p.m. Children under 16 years of age may use the pool from 11:00 a.m. to 1:00 p.m. and 5:00 p.m. to 8:00 p.m. on Monday, Wednesday and Friday. On Tuesday, Thursday, Saturday and Sunday the hours for children are 10:00 a.m. to 1:00 p.m. and 5:00 p.m. to 8:00 p.m. CHILDREN LESS THAN 15 YEARS OF AGE MUST be accompanied by an adult. Children ARE NOT PERMITTED IN THE SPA AT ANY TIME. No food is allowed in the pool area at any time. Only plastic water containers are allowed in the pool area. Proper bathing attire must be worn; no diapers and only approved plastic garments. Rules are posted at the pool and a copy of the rules can be picked up at the office.
26. Golf Carts may be operated by individuals who are ***16 years of age or older only***.
27. Improper conduct constituting a nuisance to other Park residents will not be tolerated. An act, which endangers the life, health, safety, property or peaceful enjoyment of the Park or its occupants, is a violation of the rules of the Park and is grounds for evictions of a Tenant under Florida Statute Sec. 723.061 and may subject Members to all remedies available to the Corporation pursuant to Chapter 719 of the Florida Statutes and the Corporation's governing documents.
28. Eviction and Other Remedies: Failure of a Member to comply with the provisions of the Master Form Proprietary Lease is also a violation of these rules and regulations and is cumulative grounds for the assessment of fines and/or the suspension of use and/or voting rights pursuant to F.S. 719.303 and/or the termination of a Member's leasehold interest.
29. The Board and/or Park Manager reserves the exclusive unrestricted right to grant special exceptions or waive a particular provision to the Rules and Regulations as it applied to a particular resident when in the opinion of the Board and/or Park Manager, special circumstances warrant.