

**EL RANCHO VILLAGE INC.
RULES AND REGULATIONS
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VILLAGE ON THE GREENS (EL RANCHO VILLAGE, INC.)
PROSPECTUS PR8101 / PRMZ000315 -P1

Rules and Regulations

2022

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" or "Shareholder."
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 (aka "Village on the Greens").
5. Board - "Board" shall mean Board of Directors of the Corporation.

II. 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.

III. 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 or goes on the Deed 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.

A lease for one (1) year is available upon request at the office.

RULES AND REGULATIONS:

1. MONTHLY FEE PAYMENT:

Shareholders and non-shareholder'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 not to exceed \$ 25 per month. Any accounts past due 30 days will be turned over to the corporation's attorney for collection.

2. OCCUPANT AGE REQUIREMENTS:

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, at the discretion of the Board, 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. MULTI-UNIT OWNERSHIP; RENTALS:

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 bona fide effort to sell either unit with a Real Estate Agent. The second unit may be purchased for the purpose of upgrading and eventual sale. Upgrading must include re-siding, if not already sided. 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. To 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 as provided in Section 16A of the El Rancho Village, Inc. Master Form Proprietary Lease. Failure of a prospective renter to be pre-approved will subject the Member/Shareholder to the penalties provided in the Master Form Proprietary Lease, including but not limited to removal of the tenant and termination of the Member's membership share.
5. All Renters are subject to the same Rules and Regulations as the Mobile Homeowners.
6. All rents or assessments (maintenance fees) **MUST BE CURRENT** prior to entering into any rental agreement.

4. GUESTS:

- a. A resident's guest who is a family member/guest, may remain in a resident's home in their absence or with a resident for no more than thirty (30) days within a 12-month period.
 - i. Guests under the age of 21 must be accompanied by an adult 21 years of age or older
 - ii. Any guest occupying a unit in the owner's absence must register at the office.
- b. The resident is responsible for acquainting their guests with Park Rules and Regulations.
- c. Drunken, intoxicated, or offensive behavior shall not be tolerated.
- d. Caregivers: A request for a caregiver must be accompanied by a letter from your healthcare provider.
- e. A Background Check will be required if the Caregiver must remain for over a thirty (30) day period.

5. SELLERS – RETURN OF PROPERTY:

Sellers must return all gate key cards, clickers and amenity keys at closing.

6. SPRINKLING SCHEDULE/CAR AND DRIVEWAY WASHING:

- 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) is being established. Lawnsprinklers may be used on new lawns for a maximum of thirty (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.

7. SIGNS:

No signs may be placed in or affixed to a window or other outer surface of the mobile home or on any additions or out-buildings, except as authorized herein. No signs may be placed in yards, in or on a vehicle, including golf carts, except as authorized herein.

- a. A maximum of one (1) "FOR SALE" or "FOR RENT" sign measuring 8 ½" x 14" may be placed in a window or affixed to the mobile home.
- b. The only other signs that are permitted are contractor signs identifying the property

to subcontractors and county inspectors.

8. EVICTION:

In order to insure and maintain the value of the Park and homes therein, the Board may evict a Tenant, occupant and /or the mobile home for non-payment of lot rental amount; conviction of a violation of a federal or state law or local ordinance which violation may be deemed detrimental to the health, safety or welfare of the other residents of the Park; violation of a Park rule or regulation, the rental agreement or Chapter 723.F.S.; a change in the use of land compromising the mobile home park or portion thereof; or failure of the purchaser of the mobile home situated in the Park to be qualified as and obtain approval to become a Tenant, such approval being required by the Rules and Regulations.

9. PETS:

No member or guest shall keep any pet of any kind in the Park, except for animals that are approved as a disability accommodation and that comply with the Federal and Florida Fair Housing Acts. See the Manager for policies and approval procedures.

10. CLOTHES LINES:

All clothes lines must be the folding tree type, or reels, 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.

11. LANDSCAPING MAINTENANCE REQUIREMENTS:

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. 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.

12. ROOM ADDITIONS, UTILITY ROOM:

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. Examples of approved neutral colors are available in the office.

- a. Utility Rooms/Sheds must be conventional construction and must meet all setback requirements and if possible, are to be extensions of existing structures. All must be approved by the Manager prior to placement.
- b. The preferred shed construction would be an extension of the existing structures.

however standalone sheds, such as Rubbermaid, may be approved by the Park Manager if necessary.

- c. Any existing stand-alone sheds/storage units, shall be securely anchored to the ground.
- d. When the property changes ownership, all sheds and storage units not extensions of the permanent structure must be removed.

13. NEW HOMES:

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

- a. Skirting: The entire manufactured home, including decks and porches, must be skirted using standard skirting. The Park is not liable for damage to skirting caused by contractors.
- b. Steps: The steps must be concrete, or material approved by the Park Manager.
- c. Hitches: The hitches must be removed.
- d. 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.
- e. Licensed contractors must connect utilities to the home at the expense of the owner.
- f. 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.
- g. All homes must have a concrete driveway and a 20-foot carport as a part of the new home package.
- h. No multi-story mobile homes permitted.

14. 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.

15. UTILITIES:

- a. El Rancho Village's Responsibilities:
 1. Electrical: Electric Pedestals (Members 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.
- b. Homeowner's 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.

16. HURRICANE PREP:

- a. June 1st to November 30th: All residents who will be away for more than 7 days during official hurricane season, must stow away all outdoor objects prior to leaving.
- b. All items are to be removed from your porch or carport, so they do not become flying projectiles.
- c. A minimum fee of \$ 35.00 will be charged if the Park must put away any items that should have previously been put away or removed.

17. DRIVEWAY & PATIO APPEARANCE:

- a. Each resident is required to always keep his lot and driveway neat and orderly.
- b. No fences, only decorative vinyl lattice work will be permitted, which must be approved by the Park Manager.
- c. Railing must conform to construction style.
- d. No open storage is allowed on the patio or property.
- e. All plants, trees, shrubs, and walkways placed on your property cannot be removed without specific approval of the Park Management.
- f. All tree plantings and all tree removals require special approval of the Park management due to underground location of utilities.

18. TREE MAINTENANCE & SATELLITE DISH:

- a. The Park does not trim citrus trees unless they are a danger.
- b. The Park does remove dead or diseased citrus trees.
- c. The Park does maintain Oak and Queen and Cabbage Palm Trees; the Park determines when trimming is required.
- d. A "messy" tree or a tree with poor fruit does not constitute a reason for removal.
- e. Size, location, and placement of outdoor satellite dishes and or antennas require the prior written approval of the Park Manager.

19. LAWNS:

- a. Lawns may be partially replaced with shells or stones. These replacements must be submitted in writing to the office for approval. There must be a minimum of 4 feet of green space in the front yard from the roadway.
- b. No poured concrete unless adding an approved permanent structure or driveway. Pavers may be used for driveways, patios, and pathways. No full front yard pavers. There must be a minimum of 4 feet of green space in the front yard from the roadway. These replacements must be submitted in writing to the office for approval prior to installation.
- c. If your project has any adverse effects on either neighbor, you will be responsible and will have to make all corrections at your expense.

20. NOISE CONTROL:

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.

21. TRASH:

- a. The trash is picked up on Tuesday and Friday, so do not put it out on the street before Monday and Thursday evenings.
- b. All Members and Tenants must use proper garbage cans as may be required by the trash removal agency.
- c. Please keep the cans clean and tightly covered in an orderly fashion at the rear of your lot.
- d. 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. Residents must use clear plastic bags for plant materials.
- e. Private contractors must remove their refuse.
- f. Recycling is on Tuesdays and all recycling material must be at the curb no later than 8:00 A.M.
- g. No sorting through homeowner's trash or recycle bins. No picking fruit without homeowner's or Corporation's permission.
- h. The current fee schedule for extra debris pickup, which may change from time to time, is: ¼ load \$ 15.00, ½ load \$ 30.00 and full load is \$ 60.00.
- i. The Office must be called by the Monday prior to a requested pick up for that Tuesday.

22. PARKING:

- a. Parking overnight on the street, lawn, empty lots, or xeriscape is prohibited.
- b. 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.
- c. For additional parking use the storage parking lots. Please see the office for access to these lots.
- d. Motorized vehicles or trailers are not to be parked in the circular driveway at the hall.
- e. Living in vehicles parked on lots or in driveways or parking lots is prohibited.
- f. No watercraft, trailers, or motor homes, except for Conversion Vans used by a resident as his or her only mode of transportation, may be parked in carports or driveways.
- g. Permission must be obtained from the mobile homeowner to park in their driveway when they are not in residence. A copy of written permission must be given to the office.

- h. No parking in the front yard.
- i. Vehicles that are not in operating condition, have tags that have not been renewed or that have no license tag displayed may be towed by the Corporation at owner's expense.
- j. Each home shall be allowed to park only two (2) motor vehicles, tenants cars included, (motorcycles are considered as a motor vehicle).
- k. Manager may approve a variance for additional vehicles if conditions allow. (i.e., inside approved shed, or auxiliary structure).

23. CONDUCT:

- a. The speed limit on Park streets is 15 M.P.H. Please maintain this limit to avoid accidents.
- b. 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 (941)755-8909 or to the Maintenance Facility (941)751-6000 on evenings and weekends.
- c. 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.
- d. 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" x 5" 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.
- e. Smoking is not allowed in any building including the Park Office, Exercise Room, Laundry, Billiard Room, Ranch House, Swimming Pool, Shuffleboard Courts, or the Clubhouse.
- f. 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.
- g. Drinking of alcoholic beverages in common areas of the Park is not permitted unless prior approval is given by the Board.
- h. Except for emergencies, no repair or maintenance work is to be done on Sundays.
- i. IMPROPER CONDUCT constituting a nuisance to other Park residents will not be tolerated.

24. EL RANCHO VILLAGE BUSINESS OFFICE:

- a. 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 hour residents should call 941-751-6000.

- b. 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.
- c. Conduct all Park business in the Park office.

25. LIABILITY/EMERGENCIES:

- a. 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.
- b. 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.

26. REMEDIES:

- a. 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.
- b. 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 is applied to a particular resident when in the opinion of the Board and/or Park Manager, special circumstances warrant. Any waiver of any provision does not constitute a precedent nor waive that provision in the future.

27. POOL & SPA RULES/NOTICE:

- 1) There is no Lifeguard on duty. Swim at your own risk.
- 2) Pool hours: 8:00 a.m.-11:00 p.m. daily.
- 3) Children Pool Hours: 11:00 a.m.-1:00 p.m. & 5:00 p.m.-8:00 p.m. every day.
- 4) POOL CAPACITY: 18; SPA CAPACITY: 6 (max temp.104)
- 5) No one under age 16 is allowed in the spa.
- 6) Shower before entering pool or spa. No soap or shampoo allowed. (STATE LAW).
- 7) Guest using the pool/spa must be in-house guest unless accompanied by a resident.
- 8) No animals allowed in the pool or spa. No pets allowed on the pool deck.
- 9) Drinks in covered unbreakable containers only.
- 10) No food or ALCOHOL BEVERAGES inside the pool area.
- 11) Bathing suits only. No street clothes.
- 12) No diving or jumping in pool.
- 13) No diving or jumping off shoulders or throwing of another individual is allowed.
- 14) No running on pool deck.
- 15) Anyone under the age of 16 must be accompanied by a person 21 years or older who is Responsible for their safety.
- 16) No one with open sores or band aids allowed.
- 17) Only suntan lotions allowed. (No oils).
- 18) Body lotion must be washed off before entering and re-entering pool or spa. (Lotion creates a scum line and will clog the filter system).

- 19) A towel must be placed on lounge when using sun block.
- 20) Management can deny pool privileges if pool rules are violated.
- 21) Consult your Physician before using spa.
- 22) The Corporation is not responsible for accidents in or around pool area.
- 23) Infants must wear a swim diaper.
- 24) ANY PERSON USING THE POOL FACILITIES SHALL OBEY THE LAWFUL RULES APPROVED BY THE BOARD OF DIRECTORS.
- 25) Spa Rules are posted.

28. GOLF CARTS:

- a. Golf carts may be operated by individuals who are 16 years of age or older only.
- b. Golf carts in use between Dusk and Dawn must have both front and rear lighting.

29. CONSEQUENCE OF RULE VIOLATIONS:

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 eviction of a Tenant under Florida Statute Sec. 723.061 and may subject Member's to all remedies available to the Corporation pursuant to Ch. 719 of the Florida Statutes, and the Corporation's governing documents. No drunken, intoxicated, or offensive behavior shall be tolerated.

30. DISCLAIMERS

- a. The Corporation shall not be responsible for loss or damage caused by accident, fire, theft or act of God to any mobile home or personal property left by the residents or their guests within the Park boundaries.
- b. The Corporation will not be responsible for supplies or equipment sent to the clubhouse for private use by any member.
- c. The Corporation shall not be responsible for damages caused by residents or their family and guests.
- d. The Corporation does not assume responsibility for delivery of any messages or for failure to report messages.
- e. The Corporation shall not be liable for accident or injury to a person or property using any Park facilities by residents or their guests.