

BONITA BEACH TRAILER PARK COOPERATIVE, INC.

Rules and Regulations - - Effective 1995, revised, 2025

The purpose of these Rules and Regulations is to promote the comfort, welfare and safety of the shareholders and renters of BONITA BEACH TRAILER PARK CO-OP, (hereinafter called the “Park”) and to improve and maintain the appearance and reputation of the Park.

These rules have been established by the Board of BONITA BEACH TRAILER PARK COOPERATIVE, INC. (hereinafter called the “Cooperation”), owners of the Park, and may be changed from time to time to achieve this and other purposes. Notice of changes in these rules shall be given at least thirty (30) days prior to the date of the implementation of the changes.

I Definitions:

1. Corporation – “Corporation” means BONITA BEACH TRAILER PARK COOPERATIVE, INC., the owner of the Park and Landlord to both leaseholders and renters.
2. Shareholder – “Shareholder(s)” 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 “Member”.
3. Renter – “Renter” shall mean an occupant of a mobile home or R.V. (recreational vehicle) in the Park who is not a Shareholder.
4. Park – “Park” or “Village” shall mean BONITA BEACH TRAILER PARK COOPERATIVE.
5. Board – “Board” shall mean Board of Directors of the Corporation.
6. Home – “Home” shall mean mobile home, R.V. (recreational vehicle) or park model.

II Mobile Home or Recreational Vehicle (R.V.) Unit:

1. Prior to the purchase of any newly installed mobile home or R.V., the shareholder or renter shall submit to the Board of Directors an application to install, on an approved form, indicating all required information. Action on the application must be started by the Board of Directors within five (5) days of receipt of the application and completed in a timely manner.
2. Homes shall be attractively maintained by the shareholder or renter and Comply with all applicable laws, ordinances and regulations of state, county or Park as from time to time amended to include vented skirting around all fixed units (manufactured homes).
3. To maintain the safety and beauty of the grounds, a homeowner may install a satellite dish on their property, provided it is discreetly placed on the rear of the house, below the roofline, and does not exceed a maximum diameter of three (3) feet; all associated cabling must be neatly concealed and installed in a manner that does not detract from the property's aesthetics; installation must comply with local building codes and safety regulations.
4. Tie-downs and blocking must comply with applicable governmental laws, ordinances and regulations.
5. No construction by shareholder or renter of new structures or additions to existing structures shall commence until the shareholder or renter has submitted drawings and written specifications and obtained Board approval. Copies of required permits must be present on site.

III Mobile Home and Recreational Vehicle Sites:

1. Shareholders and renters are responsible for the overall appearance of the mobile home and/or R.V. site. Sites, mobile homes and RVs shall be kept orderly, neat, clean and free of litter. Trimming, watering, weeding and general care of lawn, planters and shrubs are the responsibility of the

- shareholder or renter when in residence.
2. Home sites not maintained to standards satisfactory to the Corporation may be maintained by the Corporation. A minimum fee of \$50.00 for the Corporation's maintenance will be charged to the shareholder or renter owning or occupying the unit.
 3. Motor vehicles are to be parked within the shareholders' or renters' lot lines (not of shoulder of roads). Shareholders must not park on neighbors' lots without permission. If more parking is required, make arrangements with the park manager.
 4. No fences are permitted.
 5. All utilities are paid individually by the shareholder or renter as follows: electricity is paid to Florida Power and Light (FPL); telephone, internet and cable are paid to local service providers and water and sewer is currently paid by the Corporation as part of the monthly maintenance fee or rent. Note: Renters occupying Corporation owned spaces do not pay electricity or water. These utilities are included in their monthly lot rent. Shareholders are responsible for the maintenance and repair of electric lines from the meter to the unit.
 6. Any clogging of the sewer line from mobile home or R.V. unit to the main line is the responsibility of the shareholder or renter. If the Corporation is called upon to correct any clogging of the sewer line and the clogging is determined to be between the mobile home/R.V. unit and the main line, the plumber's charges will then be assessed to the shareholder or renter.
 7. Conservation of water is critical when watering lawns, flowers, shrubs and washing vehicles. A shut off nozzle must be attached to any hose.
 8. AUTOMATED OR TIMED SPRINKLER SYSTEMS ARE

PROHIBITED. HAND WATERING ONLY.

9. Faucets, toilets and water connections must not leak. The Park reserves the right to inspect Homes at any reasonable time that the occupant is present to protect persons and property. Shareholders are responsible for backflow preventers on outside water taps as per Public Health Requirements.
10. Washing and minor repairs of motor vehicles or motorized boats owned by shareholders or renters will be permitted on the shareholder's or renter's lot and within the storage compound only.
11. The Corporation shall not be responsible for the damage to a Home or any other property of a shareholder or renter caused by trees or other vegetation.
12. Any permanent addition to a lot requires prior written consent from the Board of Directors. This includes pavers, sheds, decks, gazebos, landscaping or any physical change to a dwelling or lot.
13. For emergency purposes, it is required that each unit have house numbers displayed on the front of their house.

IV Recreation Facilities:

1. The recreation hall and other activity areas are for the mutual use of all residents and their guests. Use of these areas for other than regular Park functions shall require prior written approval from management. Requests for private use of the Park facilities will be granted provided the date and space do not conflict with previous commitments. Also, other residents, not included in the party, may have access to these premises and cannot be excluded.
2. Rules regarding use of each facility, recreation hall, pool, library, pool

table room and shuffleboard court are posted in respective areas and must be observed by all users of these facilities.

3. Children under the age of 16 years will not be allowed to use the shuffleboard court or recreation hall unless accompanied by a resident.
4. All residents and guests must conduct themselves in a respectful and considerate manner within all common areas, including maintaining reasonable noise levels, refraining from disruptive behavior, leaving no personal belongings unattended and promptly cleaning up any mess created; any violation of these standards may result in disciplinary action by the Corporation.

V Guests:

1. ALL OVERNIGHT GUESTS OF SHAREHOLDERS OR RENTERS SHALL BE REGISTERED UPON ARRIVAL AT THE PARK OFFICE FOR THE SAFETY AND PROTECTION OF THE PARK MEMBERS. Registration may be by email or phone message when the office is closed. Guests must report to the Park manager as soon as the office is open in order to review appropriate forms/documents.
2. Guests of shareholders may stay up to thirty (30) days within one calendar year. Beyond the thirty (30) days requires Board approval.
3. Shareholders and renters are responsible for acquainting their guests with rules and regulations of the Park.
4. Guests under the age of ten (10) years shall be supervised by the shareholder or renter while visiting.
5. Any visitor or guest not registered with the office is not privileged to use Park facilities.

VI Pets:

1. One pet 20 pounds or less is allowed in the Home.
2. All pets are to be on a leash at all times when outside the Home.
Shareholders and/or renters must carry a plastic bag or “pooper scooper” when walking their pet. No pets shall be allowed to run loose in the Park at any time. No pet may be tied outside, unattended.
3. All pet owners must clean up after their pet. Pet waste must be in sealed plastic bags and deposited in the dumpster.
4. Pets will not disturb residents with excessive noise or aggressive threatening behavior.
5. Management requires all pets to be vaccinated in accordance with current standards. Copies of vaccination papers must be presented to the office upon request.
6. Pets are not allowed inside any BBTP indoor common areas or in the pool area.
7. Service animals are permitted to accompany their owners.
8. Pet food is not to be left unattended, outside.

VII Vehicles, Traffic and Trailers:

1. For everyone’s safety, the speed limit for all vehicles is 10 MPH within the Park.
2. No gas powered or electric mini bikes, motor scooters, go-carts or skateboards are allowed in our Park unless they are street licensed. Exceptions subject to Board approval, e.g.; power chairs.

3. Golf carts are subject to prior Board approval.
4. Normally, no commercial type vehicles are to be parked within the Park (exceptions subject to Board approval).
5. No unlicensed or inoperative automobile shall be kept within the Park or on any lot. Failure to remove such vehicles after demand by the Park shall result in removal of said vehicle by the Park at the expense of the resident. The expense of such removal shall be assessed against the resident in the next monthly maintenance or rent fee.

VIII Laundry:

1. The laundry is open for use by the shareholders, renters and registered guests only.
2. Rules for use of the laundry are posted within the laundry rooms and must be observed by all users.

IX Refuse:

1. All garbage and trash shall be sacked and tied in an approved plastic bag and placed in an approved location.
2. No trash, garbage or any other debris shall be burned within the Park.
3. Contractor waste may not be placed in BBTP dumpsters without prior approval from the Park manager.

X Mail:

1. Mail is delivered to the mobile home mailbox or R.V. unit cluster boxes. The shareholders and renters are responsible for purchasing a key for the mailbox assigned to their unit.

XI Selling:

1. Shareholders may only sell or sublet their unit or lot within the Park in conformity with the requirements of the Bylaws of the Corporation and the Master Form Proprietary Lease.
2. Any renter intending to remove his/her unit from the Park must give the Corporation written notice thirty (30) days prior thereto. The renter shall be responsible for rental of the lot upon which the Home sits to the last day of the month during which the Home has been moved.
3. Should any qualified renter wish to purchase a share in the Corporation and enter into a Proprietary Lease for the lot upon which their Home is situated, said renter may purchase such membership upon the terms and conditions established from time to time by the Board of Directors of the Corporation.
4. Bonita Beach Trailer Park Cooperative, Inc. is a registered, 55+ mobile home/R.V. Park. All residents in the Park must be 45 years of age or older. Furthermore, the residents of each unit must include at least one adult 55 years of age or older. A maximum of two residents per unit unless otherwise approved by the Board of Directors.
5. There is a moratorium or “freeze” on the sale of new shares. An individual may not own more than two (2) shares with the provision that shareholders who presently hold more than two (2) shares are “grandfathered” in status. However, should they sell a share, their “grandfather” status would no longer apply.

XII Miscellaneous:

1. Selling, soliciting, peddling or commercial enterprises within the Park are NOT permitted without consent of the Board of Directors.

2. Residents must exercise special care regarding disturbing use of television, radio, stereo and gatherings etc. between the hours of 11:00 PM and 8:00 AM.
3. Shareholders and renters must promptly report any vandalism of private or Park property to the Park manager. If in an emergency, call police.
4. Legitimate complaints concerning infraction of these rules should be reported to the Park office in writing.
5. All shareholders present at a Board of Directors Meeting will be given an opportunity to speak once for a period of two (2) minutes on each designated agenda item.
6. Storage sheds are restricted to 100 square feet and are to be used for storage only.
7. The storage compound is assigned on a first come, first served basis and is made available to shareholders only. Storage spaces are limited to one (1) space per shareholder. Shareholders may sublet their space temporarily to other shareholders only for no longer than one season at a time. All things stored in the compound must be cabled down to meet hurricane standards. Designation of spaces and prices are determined by the Board of Directors.
8. Open fires (wood or propane) along with use of fireworks are not allowed at any time. No accelerants are to be used to start a charcoal BBQ.
9. No immoral, improper, offensive or unlawful use or conduct shall be made on Park property and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.
10. Only licensed trade persons can work in the common areas within the

Park (the insurance company has so advised). Trade persons must be registered in the Co-op office before commencing any work.

- 11.If anyone has a complaint, opinion or request, it must be submitted in writing and signed to the office at least 48 hours before a Board Meeting to be considered at the Board Meeting.
- 12.Shareholders may rent their home and/or lot for a maximum of four (4) months per calendar year.
- 13.All lots in BBTP having concrete pads placed under their units must follow current local rules at the date of installation.
- 14.Be considerate and do not cut-thru lots unless given permission to do so.
- 15.Personal property from the secondary side of the electric meter to the shareholder's or renter's property is the shareholder's or renter's responsibility.
- 16.All Federal, State, County, City and South Florida Management rules along with local insurance codes, are to always be followed.
- 17.Hooking into another site or into one at a common facility for electricity is strictly prohibited unless you have direction from the Park manager.

XIII Responsibilities:

1. The Corporation shall not be responsible for loss or damage caused by accident, fire, vandalism, theft or act of God to any mobile home/R.V. unit or personal property left by shareholders, renters or guests within the Park boundaries. The Corporation will not be responsible for supplies or equipment sent to the recreation hall for private use by any resident.
2. The Corporation shall not be liable for accident or injury to any person

or property through the shareholders, renters or guests use of recreational facilities. The shareholders, renters and/or guests avail themselves of these facilities at their own risk and assume liability for such physical damage or personal injury caused by such case.

3. Each shareholder, renter or guest is responsible for damage to Park property caused by their family or guests.
4. All Homes must be adequately insured for liability.
5. All shareholders who rent their property must have said renters sign an indemnification form with the Park manager.

XIV Compliance and Default:

The Corporation reserves the right to terminate the tenancy of any resident for disregard of Park rules and regulations and in accordance with any applicable provisions of the Cooperatives governing documents and/or Florida Statutes Chapters 719, 513, 723 and 83.

XV General:

If any provision of these rules and regulations is contrary to any law of any jurisdiction in which the Park is located, it shall not apply or be enforced. However, the other provisions of these rules and regulations shall not be affected and shall continue in full force and effect.
