

## **Paradise Pines RV Park Rules and Regulations**

Pursuant to The Declaration of Condominium 12.8 Regulations. Reasonable Rules and Regulations concerning the use and operation of Condominium Property may be made and amended from time to time by the Board of Directors in the manner provided by its Articles of Incorporation and Bylaws. Copies of such Rules and Regulations and amendments shall be furnished by the Association to all Unit Owners and residents of the Condominium.

### **General**

By staying here, you are agreeing to follow the Paradise Pines RV Park rules. Owners are responsible for supplying their renters with a copy of the rules.

### **Board of Director Meetings**

Regular BOD meeting schedule and meeting location:

Membership and Board meetings are to take place monthly between November and April at the Paradise Pines clubhouse or surrounding grounds. (Additional BOD meetings may be as needed.)

Notice posting location:

All official notices from the Association are to be posted on the bulletin board located in the clubhouse. Postings are done by the secretary of the Board, or his/her designee, and must be witnessed.

Access to approved minutes:

The Secretary of the Board will provide hard copy of approved minutes to the association property manager and post on the bulletin board in the clubhouse. An electronic copy will also be posted on the member website.

Members wanting to discuss a topic may contact any Director. Members should keep in mind that our Directors are volunteers and be respectful of their personal time. Time for any discussions should be convenient for all parties.

### **Photography:**

No photography is permitted on the condominium property unless specific permission is granted by all possible subjects and the association property manager or a Director. Either the association property manager or a Director must accompany the photographer at all times. Remember, the photographing of minors may be illegal and is strongly discouraged.

### **Common Element Use**

#### **Nudism**

We are an AANR affiliated nudist park and follow acceptable social nudism practices. Nudism is defined as a personal life style choice of being clothing free in social settings. All owners and renters must be members of American Association for Nude Recreation (AANR), The Naturists Society (TNS), International Naturists Federation (INF) Federation of Canadian Naturists (FCN) or another recognized nudist organization.

As part of the initial screening process, completing a "Social Nudism Questionnaire" will be required. (See sections on Lease and/or Purchase Procedures below). New renters and prospective buyers may also be subject to an interview with a member or members of the Board of Directors regarding our social nudism policy.

Tracking membership in a recognized nudist organization will be maintained by the Secretary. Each year a form will be sent with Annual Meeting materials. Owners will provide affiliation information for themselves and for their long term renter(s), if applicable. The certification form will be returned to the property manager or Secretary.

Proper nudist etiquette requires sitting on a towel. Residents and guest should always use their towel when sitting in common areas.

#### **Smoking**

Smoking is not allowed in the clubhouse. Smoking at the pool is allowed in the designated area only. Do not dispose of smoking materials on the ground.

#### **Clubhouse**

The clubhouse facilities are available 24 hours a day. Please be aware that tile floors may be very slippery when wet, please use caution. When you use the clubhouse facilities, including the bathrooms and/or showers, you are expected to clean up after yourself. No smoking or vaping allowed in the clubhouse.

No pets are allowed in the clubhouse, except during weather emergencies. Service and emotional support animals specifically trained for the individual's medical condition are welcome to assist an individual's needs.

#### **Pool**

Infants in approved swim pants are allowed in the pool. No nude infants or babies in diapers are allowed.

No running in pool area.

Smoking at the pool is allowed in the designated area only.

No glass of any kind is allowed inside the pool fence.

Only nude swimming in the pool shall be permitted, with the exception of bathing caps. Approval from at least one Director is required for use of any other skin covering that has been deemed necessary for medical reasons by a physician.

### **Maintenance**

Lot and RV maintenance should be acceptable in appearance in the opinion of the majority of the Directors.

### **Individual Lot Appearance and Standards**

Your lot(s) must be kept neat and orderly in appearance, which includes:

Keeping your lawn mowed to a height no greater than 4 inches.

Removing weeds

Trees and plants should be trimmed and dead branches must be removed.

Free of rubbish/debris.

Remove sand from community roadway resulting from pressure washing, paver work or vehicle cleaning

Planting of the following varieties of plants and trees on a Unit are prohibited. Bamboo, pine trees, deciduous trees that mature to a height of 20 feet or more and noxious plants, including Brazilian pepper trees.

All furniture placed outside should be designed for outdoor use and/or built into an enclosure and kept clean and tidy in appearance.

No outdoor storage is allowed unless placed in purpose-designed (such as outdoor kitchen), outdoor containers or enclosures. This includes, but is not limited to, appliances and trash containers.

### **RV Appearance and Standards**

Your RV must be kept clean and in a good state of repair, which includes:

Clean; free of dirt, mold, and mildew.

Tarps will only be allowed for 14 days during construction/repair.

All RVs entering Paradise Pines RV Park must be in good condition. All body work must be clean and in good repair. The RV must be free from damage, rust, mold and dirt. All awnings and equipment must be well maintained without any visible damage. To avoid any misunderstanding or misrepresentation, four current photographs are to be submitted with the application, to be reviewed by the Board of Directors or the association property manager. Photographs must be taken from the front, back, left and right and clearly show current vehicle licensing. Any RV that fails to meet these standards as defined by the Board of Directors may be refused entry.

### **Parking/Vehicles and USES**

All motorized vehicles, including, but not limited to golf carts, must be operated at a speed not to exceed 9mph. Vehicles shall only be driven in the direction of posted arrows. The only exception is when positioning a recreational vehicle on a Unit.

All vehicles must be licensed. Non-licensed gas powered vehicles, with the exception of golf carts, are not permitted.

The parking areas near the clubhouse are intended for owner, renter and guest parking only. These parking areas may be used on a temporary basis only. Parking in these areas is for motor vehicles only and shall not exceed a period of more than 24-consecutive hours in any 7-consecutive day period. Any other uses/time allowances for these parking areas require prior director approval. Please see a director to obtain a PPRVP Temporary Common Area Parking Pass.

Non-commercial utility trailers, motor vehicle transport trailers and tow dollies may only be parked temporarily on your Unit or a Unit you are legally entitled to use. Parking of these items shall not exceed a period of more than 24-consecutive hours in any 7-consecutive day period. Any other uses/time allowances for these items, require prior director approval.

Boats, boat trailers and motorized watercraft (and their trailers) may only be parked temporarily on your Unit or a Unit you are legally entitled to use and any such parking shall not exceed a period of more than 24-consecutive hours in any 7-consecutive day period. Any other uses/time allowances for these items, require prior director approval.

A Lot Owner may grant permission to another owner/renter to park a vehicle on their Unit, provided all parking rules are followed. If such permission is given, the Owner should notify the Board.

### **Nuisances**

No nuisance shall be allowed upon the Condominium Property or within a Unit, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and property use by its residents, etc. The determination of what constitutes a nuisance shall be at the sole, reasonable discretion of the Board of Directors.

### **Garbage/Recycling/Yard Refuse**

Garbage is to be bagged and deposited in the garbage dumpster. Paper and cardboard (boxes to be broken flat) are to be deposited in the special dumpster for recycling. In addition, there are separate containers for plastic, glass and aluminum recycling. Yard waste consisting of tree/shrub trimming, leaves, etc. should be placed in the special area around the corner from the dumpsters. The disposal of construction materials and/or trash from outside sources in our garbage dumpster is prohibited. When the trash or recycling dumpsters are full, please wait to dispose of your trash or recycling until there is room.

Please do not dispose of anything other than human waste and bathroom tissue down the sewer. Our sewer is on a grinding system and cannot tolerate foreign materials, which includes sanitary products, grease, paper towels, etc.

### **Gate Access**

PPRVP has a secure entry gate accessible by transmitters (clickers) that are assigned to Lot Owners and Renters. The Gate Managers maintain a list of gate transmitter assignments and physically distribute and collect gate transmitters each time there is a change of residency. This will occur for Lot Owners when a lot is sold/purchased and for Lot Renters upon arrival and departure per their lease. At the end of each lease and on sale closing date, gate transmitters allocated to the Lot will be disabled.

The following occurrences require the Owner or Renter to notify the PPRVP Gate Managers by sending an email to PPRVPgate@gmail.com.

- **Renter departure date.** Gate transmitters must be surrendered to the PPRVP Gate Managers and a "credit" for each gate transmitter received will be recorded.
- **Renter arrival date.** The PPRVP Gate Managers will provide a new gate transmitter(s) at no additional charge provided that the Lot has "credit(s)" for previously returned gate transmitter(s)
- **Lot Sale/Purchase date.** The PPRVP Gate Managers will collect gate transmitters from the Seller and provide new gate transmitters to the Buyer.
- **Report a lost/not returned gate transmitter**
- **Report a damaged/not operating gate transmitter**
- **Purchase another gate transmitter**

New gate transmitters must be purchased from The Gate Manager. New Lot Owners are required to purchase new gate transmitter(s) during the purchase application process. The replacement of lost, unreturned or damaged gate transmitter will be the responsibility of the Lot Owner.

The sale or transfer of a gate transmitter by a Lot Owner to another party is only permitted if arrangements are made to exchange for a new gate transmitter. Gate transmitters are for use by Lot Owners and Renters only.

Guests and privately hired contractors are permitted to enter the park only when the Lot Owner or Renter gives access. Gate access is granted via the front gate calling directory (#001 - #081). It is the Lot Owner/Renter's responsibility to only allow gate access to authorized persons. Do not give gate transmitter to anyone that does not reside in the park.

### **Confidentiality**

Names of owners, renters and/or guests will be kept confidential, including personal email addresses and phone numbers.

### **Quiet Hours**

Please respect our quiet hours between 11:00 p.m. and 8:00 a.m.

### **Signs / Flags**

All "For Sale" signs are prohibited anywhere on condominium grounds with the exception of the designated bulletin board in the Clubhouse.

### **Guests**

A guest is defined as someone residing in an owner or renter's unit for up to 14 nights in a calendar year. Guests that stay more than fourteen nights must complete the application and screening process, including a background check and approval from the board of directors. Immediate family members may visit when the owner/renter is not present. Non-family member guests that stay when owners/renters are not present must complete the application and screening process for any visit. Guests do not need to be members of AANR or another nudist organization. Guests must adhere to the Paradise Pines RV Park rules. The requirement of a background check may be waived at the discretion of the Board of Directors for medical related circumstances. Day visitors are allowed and must be accompanied by the Owner/Renter in Common areas.

**Owners/renters are responsible for the behavior of their guest(s).**

### **Children**

Children under 16 must be supervised at all times

### **Pets**

Pets are limited to two domesticated animals only. Owners/renters and their guests must provide vaccination records of the pet(s) and a copy of the pet license (if applicable) to the association property manager before arrival in the park. Rottweilers, Dobermans, and Pit Bulls are not allowed.

The common area along the retention basin has been designated as our pet walk. Always clean up after your animal.

When walking, pets must be leashed on no more than a 6' leash and not allowed to trespass on private lots.

Be courteous and control your dog's barking.

Pets that pose a potential threat to residents shall not be allowed.

Paradise Pines RV Park's pet(s) policy applies to all service animals and support animals, unless otherwise specified by a certified medical professional stating a certain breed is required for the individual's medical conditions. (ie: Diabetic sensing, Cancer or specific illness requiring a specified type of service animal) Owner/renter must provide documentation to property manager for review prior to service animal being permitted in the park.

## **Complaints**

Owners should report any noncompliant conditions or offensive behavior to the association property manager (contact information listed below). A written description of the situation including the date, time and location should be sent by hard copy or email. Complaints submitted in hard copy must be signed and contain a contact number. Renters should contact their landlord with all concerns.

The Vanguard Management Group, Inc.  
Attn: Alice Kuhn  
10500 University Center Dr. Suite 190  
Tampa, FL 33612  
[Alice@vanguardmanagementgroup.com](mailto:Alice@vanguardmanagementgroup.com)

## **Lease procedure**

Any person(s) wishing to lease a lot will need to contact the lot owner to arrange the terms of the lease.

- The lease will be provided by the lot owner.
- The maximum lease term is 12 months. Long-term leases must be renewed each year. All leases and renewals require approval of the PPRVP Board of Directors.
- The "Application and Screening Information Form" must be completed and submitted to Vanguard Management. A background check is part of the Application. (See Application Form)
- Four photographs of the RV must be submitted along with the application for approval by the board. Photographs must be of sufficient quality to determine the condition of the RV and must be taken from all four sides.
- You will be notified by the property manager of your approval status on or before 15 days after receipt of a completed application. (see Application and Screening Information Form or Lease Renewal-Lot Change Form for information regarding expedited review and rush fees)
- Part time returning renters must re-submit the "Application and Screening Information Form" with RV photos. A new application background check will only be required if it has been more than 12 months since the end of the previous lease.
- Current lease residents that renew an existing lease, move to another lot and establish a new lease or purchase a lot should complete the "Lease Renewal – Lot Change Notice"
- All lease renewals must be submitted to the property manager 30 days prior to the expiration of the lease.
- **Moving in prior to qualifying** may invoke a fine. In addition, a fine of no more than \$100 a day, or a max \$1000 may be assessed for moving in prior to providing the association with a complete, truthful, signed application, payment all fees. Fines may also be imposed for other violations of the governing documents.
- The renewal of any lease may be denied based on failure to abide by park rules, including but not limited to practicing social nudism.
- The "Application and Screening Information Form" and "Lease Renewal – Lot Change Notice" can be obtained from the [thepinesrvp.com](http://thepinesrvp.com) website under the applications section.
- The completed lease form should be returned to the Owner
- The completed "Application and Screening Information Form" together with all attachments should be sent to Vanguard.
- The completed "Lease Renewal – Lot Change Notice" should be sent to Vanguard
- New renters may be subject to an interview with a member or members of the Board of Directors regarding our rules and regulations, including the social nudism policy.

## **Purchase Procedure**

Any person(s) wishing to purchase a lot will need to contact the lot owner to arrange the terms of the purchase.

- Purchase agreements are the responsibility of the owner and purchaser.
- The "Application and Screening Information Form" must be completed and submitted to Vanguard Management. A background check is part of the Application. (See Application Form)
- Four photographs of the RV must be submitted along with the application for approval by the board. Photographs must be of

sufficient quality to determine the condition of the RV and must be taken from all four sides.

- A current renter who is purchasing a lot should complete the "Lease Renewal – Lot Change Notice"
- The "Application and Screening Information Form" and "Lease Renewal – Lot Change Notice" can be obtained from the [thepinesrvp.com](http://thepinesrvp.com) website under the applications section.
- The completed "Application and Screening Information Form" together with all attachments should be sent to Vanguard.
- The completed "Lease Renewal – Lot Change Notice" should be sent to Vanguard.
- You will be notified by the property manager of your approval status on or before 15 days after receipt of a completed application. (see Application and Screening Information Form or Lease Renewal-Lot Change Form for information regarding expedited review and rush fees)
- Prospective buyers may be subject to an interview with a member or members of the Board of Directors regarding our rules and regulations, including the social nudism policy.
- **Moving in prior to qualifying** may invoke a fine. In addition, a fine of no more than \$100 a day, or a max \$1000 may be assessed for moving in prior to providing the association with a complete, truthful, signed application, payment all fees. Fines may also be imposed for other violations of the governing documents.

#### **Access/Copies of Records**

Any requests by members of the Association to inspect official records or obtain copies of such records shall be in writing and shall be sent by Certified mail to the office of the Association's Management Company, Vanguard Management Group, Inc 10500 University Center Dr. Suite 190, Tampa, Florida 33612. No communication or requests by facsimile or email will be accepted.

Each request must include an address and a telephone number where the owner may be contacted. An email address is also recommended.

Any owner requesting that records be produced must state in detail the specific records that they wish to inspect or copy.

Inspections will be arranged at a time and a place to be designated by the Association, during business hours, Monday through Friday. All inspections are limited to a maximum of one request per month for any member. At the discretion of the Association, or its agent, the inspection time(s) can be scheduled on more than one day, based upon the amount of time and number of records involved.

Inspections are generally intended to take place at the offices of the Association's management company, but under special circumstances the Board of Directors or the manager may designate that such inspections take place at another location.

The cost for copies will be \$.25 cents per page, and all copying must be done by the personnel at the office where the records are inspected, unless the Association chooses to have the copies made by an outside vendor, in which case the actual cost of copying will be charged to the member requesting the records. Additional charges for the salary, time or other administrative costs of personnel that are necessary to respond to any extensive requests for documents, as determined by the Board, or any research required which is approved by the owner, may also be charged to the requesting owner to the maximum extent permitted by law.

#### **Financial**

Late fee of \$25 is charged to all account balances equal to or greater than one month's assessment amount. 1 ½% interest will be charged on any arrears due.

#### **Improvement Procedures**

An "ARCHITECTURAL REVIEW APPLICATION" must be submitted to the association property manager for all Unit improvements with the exception of pavers and fences. Pasco County fence regulations must be observed. The Unit Owner is also responsible to obtain any permits and approvals as required from Pasco County. The form can be found on the Paradise Pines RV Park member website.

The Board of Directors must approve all applications. Note – Pasco County does not require permit for plastic sheds that are 7'x7' or less, however an "ARCHITECTURAL REVIEW APPLICATION" is still required. Small plastic sheds should be anchored.