

CRYSTAL BAY MOBILE HOME CLUB, INC.  
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## RULES AND REGULATIONS PREFACE

The purpose of these Rules and Regulations is to assure your comfort and health and to protect your investment in your home and park.

The observance of these Rules and Regulations by you, your guests and renters, is expected and required and will from this date forward be strictly enforced.

Any and all requests, complaints, etc, from shareholders to the Board of Directors must be in writing, dated, and signed. This will enable all members of the board to review the correspondence and to make proper decisions based on our By-Laws and Rules and Regulations.

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# 1. MOBILE HOMES

- A. The Board of Directors reserves the right to establish universal standards that apply to all shareholders equally, for any and all buildings and appurtenances placed on each home site.
- B. Proposed installation of home requires a written application and written approval of the Board of Directors before proceeding. Board of Directors approval does not relieve the shareholder of the responsibility of obtaining required county permits and abiding by county requirements. The above also applies to carports, attached storage sheds, porches and decks. Any work that requires a county building permit must have written approval of the Board of Directors. (See items 10 and 11 of your lease)
- C. A small name sign and/or the name of occupant on the mail box or near the house number will be permitted. Only one for sale sign per property or per lot, which should be such as the size of an acceptable realtor sign (approximately 18" x12") placed at least five feet (5') back from the sidewalk.
- D. Do not store lumber/wood of any kind under coaches because of termite problems. All other storage should be in the shed or out of sight from the street. The shareholder's premises including the mobile home thereon shall be maintained at the shareholder's cost in a neat and attractive manner.
- E. Solicited business activities may not be carried on within a mobile home or on a mobile home site.

## 2. SITE

- A. Other than in raised planters, written permission must be obtained from the Board of Directors to plant trees or shrubs. This is to protect underground utilities, the rights of neighbors and to facilitate lawn cutting.
- B. Davits, boat lifts, ladders and other mooring devices may be erected on seawalls only with the written permission of Board of Directors and in accordance with plans and specifications provided by the Board of Directors. Only one lifting device will be permitted for one lot number (example, one boat lift or one set of davits). The boat length will be limited to 26 feet overall, at shareholder's lot only, including bow pulpits and swim platforms. Mooring cleats or other attachments shall not affect the structural integrity or the warranty on the new seawall. To avoid hitting the steel reinforcing rods in the cap, holes shall not be drilled closer than 6 inches from any edge. Any modification to the seawall requires the Board of Directors approval before work is started, this includes mooring cleats or other attachments.
- C. All boats placed at Clubhouse moorings must be registered to a CBMHC shareholder. Shareholders must be residing in their CBMHC residence to leave boats at clubhouse mooring.
- D. The Board of Directors will assume the responsibility of direction of the Crystal Bay Boat Club. The Board of Directors will appoint a Dock Master to uphold the Crystal Bay Docking Facility Rules & Regulations and to ensure the full utilization of the boat moorings along the seawall adjoining the clubhouse and the responsibility of maintaining related equipment.
- E. All appliances shall be kept within an enclosed area with exception of air conditioners.
- F. The Board of Directors reserves the right of access to all lots at all times to inspect the use of said lot for utility maintenance and for the purpose of cleaning or trimming the premises.
- G. The Board of Directors may require a shareholder to remove from the lot or correct anything which is considered to be unacceptable.
- H. Mowing and edging will be done by an outside contractor hired by the Board of Directors. Other than this each shareholder is responsible for keeping the mobile home, its setup, planters, plantings, sod, down spouts, carport supports, etc., neat and orderly at all times. For the protection of all, the Board of Directors reserves the right, after proper notification to the shareholder, to have such maintenance work done and billed to the shareholder.
- I. Permanent or piped in sprinkler systems will not be permitted.
- J. Carports may be used for minor repairs to boats, cars and other vehicles. Any repairs which require dismantling the vehicle or leaving it jacked up on blocks overnight must be approved by the Board of Directors in writing. No machinery, boxes, junk

cars, junk vans, building materials, junk debris or similar property shall be parked, stored or kept on any lot within the premises of the park. Lot #1A (107 Yawl Lane) is only for storing boat trailers and for storage of corporate supplies and equipment.

- K. Any aerial, transmission or reception equipment, large satellite dish-type antennas to be installed, constructed or operated on or from any lot must have the approval and prior written consent of the Board of Directors. This approval and consent will be determined in accordance with FCC, state and county zoning laws and regulations.
- L. All free-standing items such as sheds, sinks, showers, may not be installed on the home site, unless incorporated within the footprint of the home. No personal property or other items shall be attached to, fixed or otherwise placed on the mobile home, mobile site or common areas without prior written approval by Board of Directors.
- M. Small fences which do not interfere with the grass cutting equipment or fire and safety equipment may be permitted with written Board of Director approval.

### 3. PARKING

- A. Personal cars, trucks, utility trailers, vans, recreational vehicles, water-recreational vehicles, boats, golf carts, and all other vehicles must be parked in the carport/driveway without impeding sidewalks. No vehicles or equipment may be parked or driven alongside of, in front of, or behind the mobile home. Violations of these rules and non-compliance within 24 hours of written notification from Board of Directors, may result in said vehicle(s) being towed.
- B. Only boat trailers may be parked on Lot #1A (107 Yawl). Storage of boat trailers depends on availability of space (see Dock Master). The dumpster will remain on Lot #1A.
  - 1. The back portion of Lot # 42, approximately 2/3rd of the lot, is to be used for the overflow of lot #1A, storage of boat trailers only from the approved shareholder boat trailer list. Boat trailers must have current registrations with a copy in the office, be maintained in good road condition, and labeled with shareholder lot number. If not, the trailer will be subject to towing at shareholder expense. Only registered boat trailers may be parked in any CBMHC trailer lot.
  - 2. Recreational vehicles (RV's) may not be parked within CBMHC property and are subject to being towed at shareholder expense.
  - 3. Lot #42 is not to be used for storage of shareholder boats on trailers, unauthorized boat trailers, vehicles, recreational vehicles (RV's), trucks, utility trailers, vans, or vehicles of any kind.
  - 4. Visitor's vehicles and RVs may be parked outside the back gate with a CBMHC parking permit for up to 7 days.
- C. Parking in front of clubhouse, shuffleboard courts or pool, in front of lot 42 and outside the back gate is:
  - 1. Reserved for anyone visiting a shareholder (maximum 7 days), our facilities, the park office or clubhouse events. Shareholders may park in front of clubhouse temporarily to use facilities, park office, pool and events. Shareholders may use their parking permit for their vehicle when allowing their visitor(s) the use of their driveway for a maximum of 7 days.
  - 2. Only for temporary (maximum 7 days) parking situations for shareholders such as mobile home repairs, painting of carports or driveways, etc.
  - 3. Not for permanent or repetitive parking of shareholder vehicles.
- D. Street parking will not be permitted except for deliveries, pick-ups, drop offs, short time visitors (dinners, card night, etc.), and loading or unloading of vehicles.
- E. Street parking of recreational vehicles (RV's) is only permitted to load and unload before and after trips, but not overnight.

- F. Shareholders must park their vehicles in their own carport/driveway. Parking in other shareholder carports will only be allowed with the written permission from the owner and said permission visibly displayed on dashboard.

#### 4. SHAREHOLDERS' RESPONSIBILITIES

- A. Each shareholder or lessee shall use his/her lot and the improvements thereon in such a manner as to not interfere with the neighbors' rights to equally enjoy the use of their assigned lots. Radios, record players, televisions, voices and other sounds should be kept to a moderate level, and observe an 11:00 PM to 9:00 AM quiet period. Personal radios, record and tape players, are not allowed in the pool area, the clubhouse or the shuffleboard court areas except for community activities.
- B. It is the responsibility of all shareholders and their agents to require their guests and renters to comply with the Park Rules and Regulations.
- C. Minors are not permitted as residents of the CBMHC and may not visit more than a total of 30 days in a year commencing October 1 – September 30. Use of recreational facilities by minors will be governed by clubhouse rules. The Board of Directors reserves the right to limit the length of any particular visit if it is causing a problem for another shareholder. (See Article XIV, Section I of the By-Laws).
- D. The pool and recreational areas are to be used only by residing residents or renters and their guests. There will be no smoking in the clubhouse or pool area within 25 feet of said structures.
- E. It is mandatory for a prospective buyers' application to be presented to the Board of Directors sufficiently in advance of making a final sale agreement to allow the Board to make whatever investigation (credit, criminal, etc.) is deemed necessary. (See Article XI of the By-Laws regarding buyers and see Item 12 of your Ninety-Nine Year Lease regarding buyers.) A non-refundable application fee for each prospective buyer will be charged by the park.
- F. Shareholders shall be held responsible for damage to the property of others (including park facilities and equipment) caused by shareholders, his/her guests or renters whether caused by negligence or deliberate act.
- G. For use in the event of emergencies, the Board of Directors should be provided the name, address and telephone number of a family member or friend we can contact. For your protection a key or keycode for your home should be in your file in the CBMHC office.
- H. Pets:
  - 1. One small domestic house pet, weighing a maximum of 25 lbs. at maturity is permitted.
  - 2. Your pet must not be tied outside if unattended.
  - 3. Your pet must be kept on a leash at all times when outside the house.
  - 4. Your pet must be kept quiet at all times. If a pet annoys or becomes a nuisance to another resident, the owner of the pet will be required to correct the problem immediately.



5. When the loss of current pet occurs, all shareholders shall conform to and abide by the aforementioned rules prior to obtaining a new pet.
  6. All pet messes are to be picked up immediately and disposed of properly.
  7. The Board of Directors shall screen all pets. Pet restrictions also apply to renters. (See Article XIV, section 2, of the By-Laws)
- I. All garbage and trash must be sacked or wrapped and placed in plastic or metal trash cans with a tight cover. The cans must be kept closed, in good condition, and out of sight from the street. Collection from curbside is provided each week. The dumpster on Lot #1A is for resident use only for your clippings, shrub trimmings and small items only. To prevent rodent and health problems, this is not to be abused and used for garbage.
  - J. Our streets as well as our grounds are private property. Therefore, do not hesitate to call the Sheriff's office (727-582-6200 for non-emergencies) if there are troublesome or suspicious trespassers. (Call 911 for emergencies).
  - K. With written permission from the Board of Directors shareholders may place poured concrete or decorative blocks, at ground level, up to the edge of the sea wall cap. At the time of approval to do such work, said shareholder must sign a waiver stating that they are responsible for the cost of removing and/or replacing the concrete or blocks should the Board of Directors deem underground work is necessary.
  - L. Renting Units: Any shareholder who wishes to rent their home may do so once a year, between the months of October 1<sup>st</sup> and September 30<sup>th</sup>. Rental may be for a minimum of one month, with a maximum of six months. Renters must be 55 years of age or older with no minor(s) residing. The party or parties renting the unit must reside in the unit. It is the shareholders responsibility to provide the renter with a copy of The Rules and Regulations and By Laws. A rental agreement must be presented to the Board of Directors for approval prior to the renting of said unit, showing the names of the parties residing in the home, a copy of the renters' drivers licenses and an administrative fee. If the parties have rented in the past the administration fee is waived, but the other items listed above are still required. When a shareholder rents their unit, their own personal use of all facilities and amenities are suspended for the duration of the rental agreement.
  - M. Visiting Family and Friends: When the shareholder is not in residence, use of their home by friends or family will be permitted with a maximum stay of 30 days per year, October 1 – September 30. It is the shareholders responsibility to provide the guest with a copy of the Rules and Regulations and By Laws. Shareholder must provide to the Board of Directors in writing, by phone or email the names of who will be residing in the unit, the time frame that they will be staying, and an emergency number.

When the shareholder is in residence family and friends are welcome to visit. The shareholder is responsible to ensure all Rules and Regulations and By-Laws are followed.

## 5. GENERAL

- A. The Board of Directors reserves the right to control traffic in the park and to establish speed limits. The speed limit is 10 MPH for cars, golf carts, bicycles, etc.
- B. Peddling, selling and soliciting are prohibited. The only way to control these activities is with the cooperation of each shareholder. When unauthorized solicitors come to your door, call a Board Member.
- C. The Board of Directors has the right to prohibit the operation of bicycles, scooters, skateboards, motorbikes and motorcycles etc. in the park.
- D. The Board of Directors, individually or in conjunction with the proper government authorities, shall post the necessary rules for use of the pool and pool area. Heat pump for the pool will be set to maintain the water temperature at 85 degrees.
- E. The use of personal golf carts in this park is as follows:
  - 1. Driver is required to have a driver's license.
  - 2. Driver must abide by park speed (10 miles per hour)
  - 3. Owner of cart must abide by all parking regulations. (Section 3, Page 4 & 5)
  - 4. Driving of golf carts will be allowed on Clubhouse property. They can be used to drive over the grass to boat docks to unload boating gear and then must be parked in the golf cart parking areas south of Clubhouse or by the pool in cart parking only.
- F. Any shareholder or renter in violation of these Rules and Regulations will be given written notice by the Board of Directors to correct the violation within fourteen (14) days of said notice date. They will be subject to action to be determined by the Board of Directors on the advice of legal counsel except where otherwise stated within these Rules and Regulations. Enforcement of these Rules and Regulations shall be in accordance with the provisions of Chapter 719 of the Florida Statutes.
- G. The Rules and Regulations cover items for the common enjoyment of the shareholders. Any changes to the Rules and Regulations must have the input of the shareholders at workshop(s) held in season (October – April). The resulting consensus of the workshop(s) will be presented to the Board of Directors for their vote and approval. No change to the Rules and Regulations will be made without the agreement of the workshop attendees and the Board of the Directors.

End of Rules and Regulations