

TOWN PARK CONDO ASSOCIATION, INC.
RULES & REGULATIONS
(Board approved)

1. Lot Improvements - Lot changes and additions must be documented by the lot owner and submitted to the Architectural Committee for approval prior to the start of work.
2. Temporary Structures - Folding portable canopies may be put up for the day and must be taken down that evening and stored away properly.
3. Screen Rooms/Gazebos/Pergolas - Screen rooms/gazebos/pergolas require permits and must be earth tone color, only one per lot, may not exceed 13'6" in height, may not extend over the RV unit, must be anchored and meet wind code standards, must not be used for storage, and cannot exceed impervious surface limits.
4. Pool & Clubhouse -
 - Pool Hours are from 7:00 am to 10:00 pm.
 - No person under the age of 18 is allowed in the Clubhouse or Pool unless accompanied by an adult.
 - The pool bathing maximum load is 20, the spa maximum load is 5. No pets in pool or Clubhouse areas.
 - No smoking inside Town Park Clubhouse facilities. Please dispose of butts properly.
 - Person last leaving pool area is responsible to see that the pool gates and bathrooms are locked.
 - DO NOT turn off hot tub timer, it will run its course automatically.
 - All furniture should be kept 4 feet from the pool/spa edge. Pool and Clubhouse rules will be strictly enforced.
5. Pets - All household pets (dogs/cats) must be on a leash when outside RV and are not allowed to be left unattended outdoors at anytime. Resident must pick up all waste and dispose of properly. You may only have two pets; aggressive breeds (Rottweiler, Chow, Pit Bull or combinations) are not allowed. No pets in pool or Clubhouse areas. Temporary fences are allowed, but may not exceed 64 square feet. Temporary fences must be taken down when not in use and must be down during lawn mowing.
6. Tarps - No tents, tarps, unfitted covers or similar items are allowed on RV sites.
7. Fires - No open pit fires except in designated areas. Only clean burning logs may be burned on site and contained within manufactured fire pits. No burning of trash, shrub, tree or lawn clippings. Wood stored on lot must be in a deck box. Failure to control fire or smoke to a minimum may result in a call to 911 and corresponding fine.
8. Quiet Hours - Quiet hours are from 11pm to 7am. Please be courteous to others.

9. **Parking** - Two vehicles per lot plus RV. Vehicles must be parked on concrete or asphalt. Golf car may be parked on approved surface. No parking on grass. All vehicles and RV's must have current tags displayed. Tow dollies may be stored on the lot, provided they are stored off the grass, under the rear of the unit.

10. **Boats/Trailers** - Additional articles, trailers, boats and enclosed trailers not used in lieu of a shed, must be parked in offsite storage. Storage fees will apply.

11. **Repairs** - Major RV or vehicle repairs are prohibited on RV site.

12. **Storage** - Storage of anything including refrigerators is NOT allowed underneath or outside of your recreational vehicle.

13. **ATVs** - No ATV's are to be driven in park, must trailer in and trailer out.

14. **Fencing** - Fencing or skirting of any type around bottom of RV unit is NOT ALLOWED.

15. **Complaints** - All Town Park complaints must go through your lot owner. Confrontations with other renters/lot owners will not be tolerated and may lead to eviction for renters and penalties for owners.

16. **Business on Lot** - No unit owner shall engage in any business upon his lot. This does not include having a contractor provide you services on your lot.

17. **Renters** - All long term renters (greater than 1 month) must be approved by the Association. Contact Bosshardt Property Management, LLC. for occupant application.

18. **Children** - Maximum Length of stay for children (under 18 years of age) is two weeks.

19. **Golf Cars** - Must be 16 years of age or older and have a valid driver's license to drive golf cars.

20. **Maintenance** - All units must be kept in a clean and well maintained condition.

21. **Damages** - Be careful backing rigs onto lots. You are responsible for damages to common area, neighboring property, and all roadways.

22. **Clotheslines** - Per Florida Statutes: Clotheslines/drying racks are allowed on RV sites, but must be located at the back of the lot. No tying of clotheslines to trees. Clotheslines must be removed and stored when the RV/Park model is vacant.