

# TOWN PARK CONDO ASSOCIATION, INC.

## 2011 RULES & REGULATIONS

### 1. Pool & Clubhouse –

- a. Pool Hours are from 7:00 am to 10:00 pm.
- b. No persons under the age of 18 is allowed in the Clubhouse or Pool unless accompanied by and Adult.
- c. The pool bathing maximum load is 20, the spa maximum load is 5. No pets in pool or Clubhouse areas.
- d. No smoking inside Town Park Clubhouse facilities. Please dispose of butts properly.
- e. Person last leaving pool area is responsible to see that the pool gates and bathrooms are locked.
- f. DO NOT turn off hot tub timer, it will run its course automatically.
- g. All furniture should be kept 4 foot from the pool/spa edge. Pool and Clubhouse rules will be strictly enforced.

- 2. 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. No outside cages/crates; pens/temporary fences allowed at any time. Proof of current rabies vaccine is required to be shown when requested. Violations of pet policies may lead to fines or eviction from the park.

- 3. Tarps** - No tents, tarps, unfitted covers or similar items are allowed on RV sites.

- 4. Temporary Structures** – No unattached gazebos or outside screen rooms are permitted. Folding portable canopies may be put up for the day if taken down that evening and stored away properly.

- 5. Fires** – The only fires allowed must be clean burning, manufactured logs and cannot produce a smoke nuisance. Fires must be burned in an approved manufactured fire pit. Wood fires are permitted in the Resort Fire Pit located across from the laundry. Any wood stored on lot shall be in an ARB approved container such as a deck box or in a shed to prevent bugs and rain decaying the wood. Covering a wood pile with a tarp or similar item is PROHIBITED.

- 6. Quite Hours**- Quite hours are from 11pm to 7am. Please be courteous to others.

- 7. 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.

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

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

- 10. Storage** – Storage of anything including refrigerators is NOT allowed underneath or outside of your recreational vehicle.
- 11. ATVs** – No ATV's are to be driven in park, must trailer in and trailer out.
- 12. Fencing-** Fencing or skirting of any type around bottom of RV unit is NOT ALLOWED.
- 13. 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.
- 14. 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.
- 15. Renters-** All long term renters (greater than 1 month) must be approved by the Association. Contact Bosshardt Property Management, LLC. for occupant application.
- 16. Children-** Maximum Length of stay for children (under 18 years of age) is two weeks.
- 17. Golf Cars-** Must be 16 years of age or older and have a valid driver's license to drive golf cars.
- 18. Maintenance-** All units must be kept in a clean and well maintained condition.
- 19. Damages-** Be careful backing rigs onto lots. You are responsible for damages to common area, neighboring property, and all roadways.
- 20. Clotheslines-** 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.