

# Venice Ranch Mobile Home Estates Rules and Regulations

- 1.** Welcome to Venice Ranch Mobile Home Estates. Consideration and courtesy to others plus your cooperation in maintaining an attractive home, will help sustain the high standards of this community. The following rules and regulations are intended for the comfort, welfare and safety of you and your visitors, and are to maintain the appearance and reputation of our Park. They may be amended from time to time to achieve this purpose. Your cooperation will be greatly appreciated.
- 2.** It is required that all tenants and their guests must be registered. No charge is made for guests up to thirty (30) days per calendar year. Please acquaint your guests with the Estates rules and invite them to enjoy the facilities. Tenants are responsible for their guests' actions. There will be a charge for guests visiting longer than a thirty (30) day period within one calendar year.
- 3.** All visiting children must be accompanied by an adult when not on tenant's lot.
- 4.** Parking permitted only in driveways, carports and designated areas.
- 5.** No commercial vehicles, motor homes, trailers, boats, or trucks over 3/4 ton will be permitted on a mobile home lot. Major repairs, or overhaul, or construction of any vehicle, boat, trailer, motor engine, or similar equipment, or similar activities, will not be permitted on a mobile home lot.
- 6.** The recreation hall or rooms thereof may be reserved by residents for private parties by applying in writing to the landlord stating nature of the party, number of guests and date desired. The request will be granted provided the date and space do not conflict with previous commitments. (It must be understood, however, that other tenants not included in the private party may have access to the premises and cannot be excluded.) It shall be the responsibility of the applicant to leave the facilities in a clean and arranged condition.
- 7.** Adults only, with at least one-person age 55 or older as owner/occupant, shall be permitted to purchase a home in the park. In no event shall a person under the age of eighteen (18) years be permitted to reside in the park.
- 8.** No pets (cats and/or dogs) are permitted.
- 9.** All construction and planting of trees on lots must have prior written approval of the landlord. No planting will be removed without permission of landlord. Please do not dig holes without approval. All utilities are underground.
- 10.** Each new home entering Venice Ranch Mobile Home Estates must have
  - (a) Minimum 10' x 20' raised screened patio with 11' x 22' aluminum roof.
  - (b) Minimum 12' x 50' concrete driveway starting from street with a minimum 13'x30' aluminum roof.
  - (c) Concrete decorator block or brick extending around perimeter of home.
  - (d) Concrete or brick steps.
- 11.** Painting of driveways is forbidden, outside fuel tank(s), TV antenna(s), and/or FM antenna(s) are not permitted. Storage outside mobile homes will be permitted in approved utility building only.
- 12.** All tenants will have a uniform mailbox
- 13.** Any changes in utility service to meet requirements of tenant will be done at tenants' expense. Any repair or replacement of "water service pipe" or "drainage system" (as defined by Standard Plumbing Code 1982 Edition) shall be done by licensed plumber at tenants' expense.

- 14.** All clothes drying will be done in approved areas only.
- 15.** Alcoholic beverages are not allowed in any area outside your mobile home; no excessive or loud noises will be tolerated, and no motorcycles will be permitted.
- 16.** One sign only may be displayed on home. It may read "FOR SALE" or "OPEN" and must not be larger than 6" x 8" overall. It shall only be displayed in front window of home.
- 17.** The speed limit is 10 mph.
- 18.** The landlord reserves the right of access onto all lots at all times for purposes of inspection and utility maintenance.
- 19.** Venice Ranch is not responsible for losses, injuries, or accidents.
- 20.** Garbage disposals and/or water conditioners are not permitted.
- 21.** Potable water shall be used for domestic purposes inside the home only. A separate irrigation system with lake water is available on each site for watering lawns and washing homes. All lawn watering must be done by hand. There is a separate charge for water and sewer services.
- 22.** Prospective residents must be approved by the landlord based upon (a) a completed questionnaire provided by Venice Ranch Mobile Home Estates for this purpose, and (b) an interview by the manager (or a delegated representative) of all persons planning to occupy a residence.
- 23.** All rents shall be paid on or before due date. There are penalties for delinquent payment(s) and/or checks returned for insufficient funds.
- 24.** Tenant shall not sublet the leased premises or any part thereof, or allow any other persons to occupy or use the leased premises.
- 25.** It shall be the responsibility of the tenant to keep his or her home and home site clean, presentable, and/or mowed. Grass clippings, tree branches, palm fronds, trash, garbage, etc., shall be brought to a Sarasota County approved dump site by tenant or tenants' agent at tenants' expense. Grass clippings, tree branches, palm fronds, trash, garbage, etc., that emanate from a particular home site and fall to a blacktop surface, neighboring home site, drainage ditch, recreation area, etc., shall be promptly removed by tenant or tenants' agent of that particular home site. The landlord reserves the right to perform any of the above services for a tenant that fails to abide by this rule. A fee will be charged and added to rent for such services.
- 26.** No waiver by the landlord of any rule or regulation on occasion shall prevent him from enforcing these same rules and regulations at a later date, nor shall be deemed to constitute or imply a further waiver of any other rules or regulations. The invalidation of any one or more of these rules and regulations, or any part thereof, by judgment, court order or decree, shall in no way affect the validity of any of the other rules and regulations, which shall continue to remain in full force and effect.
- 27.** These rules and regulations are written for your benefit and convenience. Your cooperation in carrying them out will be greatly appreciated by your neighbors as well as the management.