

## GETTING ALONG IN PARADISE PARK

Paradise Park is a 55+ land owned condominium, with each lot owned as a condominium unit. Each unit owner owns an equal share of the common areas, recreational facilities, and utility plants. Costs of these common areas, trash collection, lawn care, etc. are paid from a condominium fee paid by unit owners each quarter. The unit owners' operate the park as Paradise Park Condominium Association, Inc. A Board of Directors, elected by the unit owners, handles the day-to-day management of the park. There is a full-time Park Supervisor and a full-time Office Manager. Airstream products and all Class A Motor Homes, with RVIA Seal, are acceptable living quarters that can be placed on lots in Paradise Park by owners and/or renters.

### GENERAL INFORMATION

1. All residents and guests are requested to check in and out at the office when arriving or departing or when leaving for a period of a time.
2. The maximum speed limit all **ALL** locations within the park is 10 mph.
3. A phone is located in the Recreation Hall, Exercise Room for local, 911, 800, internet and credit card calls.
4. When children visit the park their parents/grandparents are responsible for their safety and behavior. Children under 21 are allowed to stay a maximum of twenty-one (21) days in any seasonal year (a seasonal year shall be defined as the twelve (12) month period beginning September 1<sup>st</sup> of a given year through August 31<sup>st</sup> of the following year.
5. Laundry or articles of clothing must not be hung outside of your trailer, motor home, screen room or utility shed. A drying area is provided at the west end of the water plant.
6. Check Office door postings for Office hours.
7. Mail is received and picked up daily. Check office for schedule.
8. Activities and notices are listed in the monthly activities calendar. Changes will be posted on the office door with daily announcements.
9. An air hose is provided on the West side of the Water plant and Maintenance building (for large tires) for filling tires on your vehicles and bicycles
10. Propane is delivered in the park weekly, in season. Place your tanks at the edge of the street for refilling. Motor Homes, please display sign. (Signs and schedules are available in office.
11. A vehicle ramp is available in the vehicle storage area for oil changes, but you are responsible for disposal of used oil, batteries and tires. (See the shop or park supervisor for places to dispose of used oil and batteries.)
12. This is a rural area and is inhabited by many animals, reptiles and insects. For safety, do not approach anything wild unless you are certain of its characteristics. State Law prohibits and fines feeding of or harassing alligators.

## GENERAL RULES

1. Sewer connections must be air tight. A rubber “doughnut” must be used at your sewer connection.
2. It is requested that dumping of the main holding tank be done during the evening hours.
3. Quiet is to be maintained from 11 p.m. until 7 a.m.
4. Water should be conserved and not wasted.
5. Grass in this area is dormant during the winter.
6. Watering of lots must be done with hand-held sprayers only –**NO SPRINKLERS, SOAKERS OR UNATTENDED HOSES** may be used.
7. **NO** advertising or “for Sale” signs of any kind or purpose are allowed on lots, vehicles, trailers, cabanas or other items within the park.
8. Units must be used for residential purposes only, and occupancy of individual units may not exceed six (6) persons without advance written permission from the Board of Directors.
9. **ALL** persons occupying units other than the owners shall be registered with the Office at or before the time of occupancy of the Unit. This includes renters and house guests.

## PARKING

1. Owners and renters must be parked on each lot so the front end of the recreational vehicle does not extend beyond their pad.
2. Tow/towed vehicles must be parked directly in front and in line with the trailer or motor home (the only exceptions are corner lots with side driveways), and tow/towed vehicles must not extend beyond the lot line.
3. Any Combination of three (3) of the following may be parked on a Unit except that only one (1) vehicle as listed.
  - a. An automobile, van or pick-up truck which is used as a tow vehicle or as a tow vehicle or for the Unit owner’s personal transportation
  - b. A battery powered golf cart
  - c. A gas motor or battery powered cycle.
4. Parking is not permitted on neighbor’s lots without written permission from the owner on file in the office.
5. Parking will be permitted in the Recreational hall parking lot in the parking spaces at the North end of the lot for a period of two weeks or less by passenger vehicles of guests of lot owners or renters. For periods of more than two weeks, vehicles must be parked in the Storage Area.

## TRASH DISPOSAL

1. All garbage and trash must be placed in plastic bags, securely tied, and placed in the dumpsters at the North east corner of the park.
2. Empty cardboard boxes must be collapsed or crushed and placed in the recycle dumpster.

## TRASH DISPOSAL (continued)

3. The disposal of used tires, oil, batteries, paints or other toxic waste materials are the owner's responsibility. Large durable goods such as furniture are to be placed in the Roll off dumpster in the storage area. Refrigerators, washer and dryers shall be placed on the concrete beside the roll off dumpster. Do not load in roll off dumpster.
4. Burnable such as grass clippings and tree trimmings will be placed in the burn pit near the South end of the Driving Range. (**NO** tires, plastic bags, foam rubber, plastic or styrofoam is allowed in the burn pile).
5. There is a Recycle bin at the trash location. Items accepted are listed beside bin.

## PETS

Usual household pets may be kept on a unit. Pets shall be kept leashed at all times when outside except in the designated enclosed Pet Park. A six foot (6') leash must be used while walking on streets and while in front of your unit. Please attempt to curb pets in the areas designated by the Association. **ALL PETS "DROPPINGS" MUST BE PICKED UP.** Any pet that becomes a nuisance may be ordered off the Condominium property by the Association. All pets should be vaccinated following their home state laws.

1. Please use the Dog Walk provided at the West and North end of the Park and all of Phase 3.
2. No aggressive breed or trained aggressive behavior dogs will be allowed.
3. A Pet Park is available adjacent to the sewer plant for your convenience.

### ***Pet Park Rules:***

1. ***Open hours are from Sunrise to Sunset***
2. ***Use at your own risk***
3. ***Remain in the pen with your pet at all times***
4. ***Accidents happen; clean up immediately***
5. ***Limit use of 15 minutes of someone is waiting***
6. ***Pets must have necessary inoculations and be in good health***
7. ***Owners must mutually consent before entering pen with another pet and both must indicate if their pet has behaved aggressively with other pets previously***

## SEWAGE

1. Do **NOT** flush items such as towels, napkins, pills, leftovers, vegetables, paper, grease or any other non-human waste. These do not digest and must be scooped out of the plant daily.

## CONSTRUCTION & LANDSCAPING

1. Prior approval is required for **ANY** planting, concrete work, building or physical changes to a unit. Owners may pick up a Construction packet at the office.
2. One TV or radio antenna mast is allowed on a unit with a maximum height of 20'. These may be only located at the center rear or right rear of the utility shed or the right rear corner of the screen/Florida roof.

## VEHICLES

1. All detachable mirrors and hitches must be removed if the tow vehicle is used within the Park.
2. Mopeds, cycles, electric golf carts, etc. must be operated on the streets equipped with appropriate mufflers and observe the mph speed limit. All such vehicles including bicycles operated after dark must be equipped with lights.
3. Golf carts are not to be driven on any common area lawns.
4. Golf carts are not to be driven by children under 16.
5. All motor vehicles must display the Paradise Park vehicle registration tag on the bumpers or Pass Tags hung on the mirror while in park.

## STORAGE

1. Odds and ends of boxes and equipment (car carriers, boats, tires, mowers, lumber, pipe, etc.) must not be stored under or about your recreational vehicle or storage shed.
2. Boats, trailers, extra cars, and RV's belonging to residents may be placed in the vehicle storage area provided they are registered at the office and identified with a Paradise Park vehicle registration tag obtained from the office.

## RECREATION FACILITIES

1. Observe posted regulations for the use of the swimming pool. Shower thoroughly to remove oils, lotions, perfumes, perspiration, etc. from your body before entering the pool. This helps reduce maintenance costs.
2. Please **NO NOT** use soap or shampoo in the swimming pool.
3. Occupants of each unit shall not be permitted to have more than two guests at a time utilize the pool. All outside guests under 18 using the pool must be registered with the Park Office prior to using the pool and must be accompanied by the registered occupant of the unit.
4. Fishing is permitted in lakes on condominium property. Some restrictions have been established by Florida Game and Fresh Water Fish Commission. They are posted at the Lake.
5. A nine hole golf course is located at the North end of the park. Regulations are posted on the Shell Lake Golf Course bulletin Board.

## VISITOR PARKING

1. The Visitor parking area is not available to the general public. Visitors are welcome as guests of unit owners or renters. Potential owners are always welcome.
2. The use of the visitor parking area may be limited to four weeks with a two week interval between visits.
3. Check out time for visitor parking will be 11:30 a.m.
4. No car, trailer or motor home washing is allowed in the visitor parking area.
5. No oil changing is allowed in the visitor parking area.
6. All users, when leaving the visitor parking area with their RV must sign out.
7. All parking will be on the assigned space unless changes are checked out with the office.
8. As in all other areas of the park, no clothing may be hung outside. Please use the clothes drying lines located at the West end of the Water Plant.
9. Sewer connections must be secure and air-tight. A rubber "doughnut" is required.
10. Vehicle Pass Tags are to be hung from the mirror at all times in the Park.
11. Gate operating remote units are available at the office for a nominal deposit. Deposits will be returned when the remote is returned to the office. A usage fee may be charged.

## IN CASE OF EMERGENCY

1. In the case of a real emergency and need help call 911
2. Turn on the outside lights on your rig and property
3. Send someone on the Recreation Hall to push the "**RED BUTTON**" this will activate the siren. They must remain until a first responders arrive. Give the first responder the street name, lot number and name of person needing help. If you must leave write information on wipe off board.
4. Notify the Park Supervisor and or Office immediately when 911 is called.
5. Emergency equipment is stored in the Southeast corner of the Recreation Hall off the Laundry Room including the AED.
6. We want our park to be as relaxed and enjoyable as possible. Friendliness is our greatest asset.

Our web site is [www.paradisepark.us](http://www.paradisepark.us)

Our email is: [infor@paradisepark.us](mailto:infor@paradisepark.us)