



TAMIAMI VILLAGE RULES, REGULATIONS AND GENERAL GUIDELINES

February 29, 2024

Office Hours: 8:00 a.m. – 4:00 p.m. Monday through Friday
(Subject to Seasonal Hours)

QUIET HOURS:

Please be courteous to your neighbors and observe quiet hours between the hours of 10:00 p.m. and 8:00 a.m.

INTRODUCTION:

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 community. They may be amended from time to time to achieve this purpose. Your cooperation in observing these rules is greatly appreciated. Any act which endangers the life, health, safety, property or peaceful enjoyment of the Community or its occupants is a violation of the Rules and Regulations. The Tamiami Master Association, Inc., (hereinafter referred to as the "Association" or "Management") intends to enforce these Rules equally and fairly and reserves the right to pursue further action as allowed by applicable governing documents and Florida State Statutes against any resident for violation of these Rules and Regulations.

1) EVERY PERSON DESIRING TO BECOME AN OCCUPANT IN THE COMMUNITY MUST FILL OUT AN APPLICATION FORM.

- a) The Association will use the application which may include a credit report, verification of monthly income and/or background check to determine if the applicant is qualified to become an occupant under these Community Rules and Regulations. In determining whether an applicant is qualified to occupy in the Community, the Association will apply the criteria contained in Exhibit "A" attached hereto. The applicant must present with the application for copying by the office, documentation of the age of the proposed occupants of the manufactured home within the Community. Documentation will include one of the following: driver's license, birth certificate, passport, immigration card or documents containing a birth date of comparable reliability. As used herein "occupant" and "resident" shall mean an individual or individuals who are occupying any home in the Community for more than thirty (30) days in a twelve-month period.
- b) This is a Retirement Community and is intended to provide housing to occupants fifty-five (55) years of age or older according to HUD Guidelines. No children will be accepted as occupants. Occupancy of a manufactured home will not be permitted unless at least one person is fifty-five (55) years of age or older. All other occupants of the manufactured home must be at least fifty (50) years of age.

2) GUEST/VISITING PRIVILEGES

Definition of a Visitor – a visitor is someone who visits a resident for any period of time but does not stay overnight.

Definition of a Guest – a guest is someone who visits a resident and stays on property overnight. Any individual who occupies any home for more than thirty (30) days in a twelve-month period shall be considered an occupant and must be approved as provided herein.

- a) Guests staying overnight must be registered with the office by the homeowner or tenant for no more than thirty (30) nights per one (1) year period. The one (1) year period will be calculated from the first night of stay. Registered guests who will be present in the home while the homeowner or the tenant is

away must be 55 years of age or older. Registered guests under the age of 55 are not permitted to be in the home within Tamiami Village while the homeowner or tenant is away. Guests/Visitors who are unruly or who create disturbances will be asked to leave. Residents are responsible for the conduct of their Guests/Visitors.

- b) Recreational areas are restricted to residents and their registered Guests/Visitors. Guests/Visitors must wear/display their registration ID bands when using any of the recreational facilities if not accompanied by the resident. Guests/Visitors must observe all posted Rules when using recreational areas. Residents will be held legally and financially responsible for any damage by the Guests/Visitors.

3) DOGS, CATS AND OTHER PETS

Residents may have a combination of not more than two (2) dogs or cats per household. They are restricted to twenty-five (25) pounds each or less at maturity unless approved as a service or support animal. When dogs and cats are outdoors, they must be kept on a leash no longer than ten (10) feet. No curbing (potty) is permitted except on the residents own property or at a designated pet area where disposal is available. The resident is responsible for any clean up. Dogs and cats are not allowed at the pool or recreational areas. Repeated complaints about barking dogs or pets which are nuisances or create unsanitary conditions, will be considered cause for the animal to be removed from the Community. The following criteria must be followed:

- a. All Pets must be registered with the office by completing the Pet Agreement
- b. Current license
- c. Proof of vaccination/shots

Service and/or support animals require a special application, supporting documentation and review by the Association Attorney and also require Board approval prior to being on Association property.

In addition to all other rights and remedies contained herein, if, in the sole judgment of the Association, it is determined that a pet(s) is causing excessive disturbance and annoyance to other occupants, or if the owner of the pet(s) is failing to follow these Rules regarding the pet(s), the owner will be required to remove the pet(s) from the Community. Further, no breed of dog listed on the Association's insurance carriers "vicious breed list" is permitted in the Community unless approved as a service or support animal.

Feeding of wildlife or feral animals (including feral cats) in the Community is prohibited.

4) DOOR-TO-DOOR SOLICITATION

No soliciting is allowed. Please notify Management of any soliciting.

5) RENTAL LOT FEES

Rental lot fees are due and payable on the 15th of each month and a late fee is assessed on the 21st day.

6) BICYCLES

Florida State Laws require all children less than sixteen (16) years of age to wear a helmet when riding a bicycle. Bicyclists must ride on the right side of the street, obey all traffic laws and have a white light in front of their bicycle and a red light on the rear.

7) SPEED LIMIT

The speed limit within the Community is FIFTEEN (15) miles per hour.

8) VEHICLES

- a) Vehicles must be registered in the office and the registration number displayed.
- b) Vehicles must be parked on the driveway or in the carport area of the lots. No vehicle may be parked on the streets and lawns, except that service vehicles providing service to a home may park on the street and on-street overnight visitor parking is permitted on an occasional basis, as long as such parking does not impede the right-of-way. Long term storage space is available to all residents in the park, including RV Residents. Parking of recreational vehicles, campers, boats, trailers, commercial vehicles and other similar vehicles, except in designated parking areas, is strictly prohibited. Any vehicle parked in violation of this rule may be towed at the owner's expense.
- c) A parking tag for the overflow parking area at Flamingo Easement will be issued after the vehicle is registered in the office. Recreational vehicles or motor homes of guests are allowed in the designated area (Flamingo Easement). Such vehicles must be registered with the Association's Office and have a parking tag for up to thirty (30) days, and at no time can anyone occupy any recreational vehicle or motorhome parked in the designated area. If there is an event scheduled in Flamingo Hall or Flamingo Lounge, and the car lot is full, residents may park in the overflow parking for the duration of the event. A pass is not needed for this parking as it will not be overnight. Any vehicle parked in violation of this rule may be towed at the owner's expense.
- d) The following areas are designated for overflow parking for properly licensed motor vehicles:
 - The corner of Sky Villa Lane and Saturn Circle for properly licensed motor vehicles with no restrictions.
 - The following locations are available for overnight parking without a permit from 7:00 p.m. to 9:00 a.m.
 - Friendship Hall (Front)
 - Flamingo Hall (West Side)
 - Pluto Hall
- e) Parking is prohibited on all vacant lots owned by the Master Association.
- f) Motorbikes, motor scooters, mopeds and motorcycles are allowed in the Community but must be registered in the office and the registration number displayed. To operate any of the vehicles listed herein, operators must have a valid driver's license. Persons owning such vehicles will be held responsible for any personal injury, or property damage, caused by the operation of such vehicles in the Community. Operators must obey the rules of the road.
- g) Golf carts are allowed in the Community. Golf carts must be registered with the Association and the registration numbers must be displayed. Person(s) owning such vehicles will be held responsible for any personal injury, or property damage caused by the operation of such a vehicle in the Community. Operators must obey the rules of the road and be at least sixteen (16) years of age. Golf carts must have lights mounted in front and back so they can be visible in all directions.

9) REPAIRING OR OVERHAULING VEHICLES

Other than in case of an emergency, repairs to vehicles or other equipment may not be performed in the Community.

10) CLOTHES LINES

Only umbrella type clothes lines are permitted.

11) LAUNDRY FACILITIES

The laundries are open from 7:00 a.m. to 9:00 p.m. Dyeing of clothes is not permitted in any of the machines.

12) SWIMMING POOLS

- a) Pool hours are from dawn to dusk per the Board of Health Lighting Restrictions.
- b) The pools are for the exclusive use of the residents and their registered Guests/Visitors. Residents are responsible for their Guests/Visitors. All minors under the age of sixteen (16) must be accompanied by an adult who will be responsible for their conduct. Guests/Visitors are required to wear a wrist band unless accompanied by a resident.
- c) The RV Pool is for the exclusive use of paying customers and their guests staying in the RV Park.
- d) Use the pools at your own risk. No lifeguards are on duty.
- e) Proper swimming attire is required. No cutoffs are allowed.
- f) Children not toilet trained must wear approved diapers such as "Huggies Little Swimmers".
- g) Due to the Board of Health Regulations, you must shower before entering the pool.
- h) No diving, jumping or running is permitted on the pool deck. Please refrain from splashing and roughhousing. Skates, bicycles and golf carts are not allowed in the pool area.
- i) Safety devices for small children are permissible. Rafts, beach balls, etc. are not allowed in the pools. Noodles are acceptable
- j) Due to the Board of Health Regulations, the pools are closed to all persons who have open sores or are wearing bandages.
- k) Due to the Board of Health Regulations, no animals are allowed in the pools or pool area.
- l) Due to the Board of Health Regulations, no food, drinks, breakable objects (glass) or smoking is allowed in the pools.
- m) No soap and/or shampoo is permitted in or around the pools and or pool showers.

13) YARD/CARPORT SALES

Any items for sale in your yard/carport constitute a yard/carport sale. All yard/carport sales must be registered in the office. A maximum of two (2) yard/carport sales per household are allowed per calendar year. Multiple consecutive days (not to exceed three (3) consecutive days) will count as one sale. No signs advertising the sale may be posted on lawns or any common elements of Tamiami Village. Only one sign may be posted on the house on the day(s) of the sale and should be removed immediately upon conclusion of the sale. Garage sales should not be scheduled on Trash/Recycle/Horticulture pick up days.

14) PROPANE GAS TANKS

Propane gas tanks in excess of twenty-five (25) pounds must be placed at the rear of the home.

15) IMPROVEMENTS

Any plans for improvements to the lot and/or exterior of the home, or alterations to the landscaping of the lot, including the addition, removal and/or replacement of trees and shrubs, must be submitted in writing to the Architectural Committee for prior approval. All work approved by the Architectural Committee

must be completed within one (1) year of such approval or as otherwise authorized in writing by the Architectural Committee. Residents are responsible for contacting the County and obtaining the proper permits if required. In the event that any resident makes unauthorized improvements or alterations to the lot and/or home, following reasonable notice, except in the event of an emergency, the Association shall have the right to enter upon the lot and remove such improvements or correct such alterations and such **entry will not be deemed a trespass**. Any expense associated with such action shall be charged to the resident.

16) OUTSIDE CONTRACTORS – WORKERS

Management may deny a contractor admission to the Community if not properly licensed or insured. At no time can a worker's equipment block the street. No work, including lawn care, will be done before 8:00 a.m. or on Sundays, except in an emergency situation

17) GARBAGE

Trash bags, recyclables and horticulture waste may be set out at the curbside no earlier than 6:00 p.m. the night before pick-up. All bags must be placed in hard-sided containers if put out the night before pickup.

18) LAWN AND PLANTS

Lawns and plants are the responsibility of the resident. Each resident is required to regularly trim, weed and maintain their lawn and plants and keep their area free from harmful insects year-round. Management has the right to inspect a resident's lot and if found to be neglected, provided necessary labor and bill the resident for the service. Residents planning to be away for extended periods should arrange for lawn and yard maintenance. Lawns may not be mowed before 8:00 a.m. and contractors may not perform lawn care services on Sundays.

19) REMOVAL OF HOME

Any resident moving a home from a rental lot is responsible for removing all debris, steps and utility sheds from the lot. The resident moving the home will be responsible for repairs or damages to any property damaged during the removal process. The lot must be cleaned, completely cleared and approved by Management. Utility connections will be sealed, protected and identified. Maintenance fees will continue to be paid until compliance with this paragraph is achieved and the lot is approved by Management. If the resident fails to clear the lot, Management may assess a cleanup maintenance fee.

20) MAINTENANCE

Residents are responsible to maintain their lot and homes year-round. No homes or lot may be kept in a state of disrepair. No weeds, underbrush, unsightly growth, unsightly objects or refuse piles will be allowed on any property. The exterior of the house must be kept clean. The owner or occupant will not allow the home to become unsightly and become covered with mold and mildew. In the event the owner/resident/lessee fails or refuses to properly maintain their lot and/or home, after written notice, except in the event of an emergency, Management may enter upon the lot and take any action necessary to bring the lot and/or home into compliance, at the expense of the owner/resident/lessee and such entry will not be deemed a trespass.

21) MOBILE HOME PARKS

Mobile Home Parks contain extensive underground facilities. Therefore, prior Management approval is needed before digging or planting shrubs and trees. Management has the right of access to all lots at all times for the purpose of inspection and utility maintenance. In Phase I, notwithstanding the residents' maintenance obligations as provided by Rules 18 and 20 herein, anything planted in the ground will be considered Community property. Upon leaving the Village, no resident will remove trees, bushes or plants.

22) RESTRICTION CONCERNING PLACING/PLANTING WITHIN EASEMENTS

Nothing will be placed and/or planted in or on the easements by any resident

23) REALES – RENTAL

- a) Management must be notified of the resident's intention to sell or lease their home. The prospective new residents must complete an "Application for Occupancy". They must be approved by Management and meet the prerequisites of the Rules and Regulations of the Community.
- b) The minimum period for all leases is one (1) month. Owners and occupants may sell their homes and assign their lots leases subject to prior approval of the new occupant by Management. One small "For Sale" sign totaling one hundred and forty-four (144) square inches is allowed inside the window of the home. Only entire homes/lots may be rented, no "rent-a-room" arrangements or subletting is permitted.

24) CHILDREN

The Community is a fifty-five (55) and over Community. All minors under the age of sixteen (16) must be supervised by a responsible adult. No minors are permitted in any recreation facility, including but not limited to, the pool areas unless accompanied by a responsible adult. Residents are responsible for the conduct of all Guests, Visitors and Family Members and invitees, including any minors, while in the Community.

25) RESPONSIBILITY FOR DAMAGE

Any damage to the Community, including other lots, or equipment of the Association caused by any owner or resident, family member, guest, invitee or lessee shall be repaired or replaced at the expense of such owner or resident.

26) DRAINAGE, UTILITY AND RELATED EASEMENTS

The Association is responsible for the maintenance and operation of the common areas and facilities, and has as easement not to exceed five (5) feet on each side and ten (10) feet along the rear and front of the lots (unless wider width is otherwise stated in the governing documents) for drainage and utilities. The Association shall not be responsible for damage to plants, grass or trees within the easement area. No structure of any nature shall be placed or built within these easements. The Association shall have the right of access onto the lots for inspection and any and all maintenance or repairs, including but not limited to maintenance and repairs to all facilities, including drainage facilities and utilities. In the event that any portion of any roadway, walkway, driveway, service or utility lines, as originally constructed (and as repaired and maintained) encroaches on the lots, it shall be deemed that a perpetual easement has been granted to the Associations for the continuing maintenance and use of such encroaching improvement or structure.

27) POSTING RULES AND REGULATIONS

In accordance with Florida Statutes, the Rules and Regulations will be posted in the recreational facilities.

28) ENFORCEMENT

These rules shall apply to all owners and residents, their families, guests, tenants and invitees. Owners and residents shall be responsible for all violations by person(s) on the property by permission or invitation of the owner or resident. In the event of a violation of these Rules, in addition to any specific enforcement rights otherwise contained herein, the Association shall have the right to take any appropriate legal action to enforce the Rules, including but not limited to, the filing of a lawsuit in the court of appropriate jurisdiction. In the event the Association must take such legal action, it will seek to recover from the owner or resident, all attorneys' fees and costs associated with such action. Additionally, the Association shall have the right to impose fines and common facility use right suspensions, as applicable.

29) MASTER ASSOCIATION RIGHT

The Master Association has the right to amend, alter, delete or add to the Rules and Regulations at their discretion according to Florida State Statutes. These Rules and Regulations will be reviewed every five (5) years from the revision date of this document.



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February 29, 2024

EXHIBIT "A"

Criteria for Disapproval for Application for Occupancy

Disapproval for Good Cause. Disapproval of Application for Occupancy shall be made only if the potential Occupant does not facially qualify for membership, the proposed transaction will result in a violation of Governing Documents, or disapproval is otherwise legally justifiable. Only the following may be deemed to constitute good cause for disapproval on the grounds that the proposed purchaser does not facially qualify for membership in the Association or the proposed transaction will result in a violation of the Governing Documents:

1. The application for approval on its face, or subsequent investigation thereof, indicates that the person seeking approval (which shall hereinafter include all proposed occupants) intends to conduct himself/herself in a manner inconsistent with the Governing Documents;
2. The person seeking approval (which shall hereinafter include all proposed occupants) has been convicted of, pled no contest to, or has been released from incarceration, probation of community control for:
 - a. A felony involving violence to persons, theft, arson or destruction of property within the past twenty (20) years; or
 - b. A felony demonstrating dishonesty or moral turpitude within the past ten (10) years; or
 - c. A felony involving illegal drugs within the past ten (10) years; or
 - d. Any other felony in the past five (5) years; or
 - e. A felony involving sexual battery, sexual abuse, or lewd and lascivious behavior regardless of when that conviction occurred;
3. The person seeking approval has been labeled a sexual offender or a sexual predator by any governmental or quasi-governmental agency regardless of when that conviction occurred or when that label occurred;
4. The person seeking approval has a record of financial irresponsibility, including without limitation prior bankruptcies, foreclosures, or bad debt;
5. The person seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other social organizations or associations, or by his conduct in this Community or other residences as a tenant, occupant, guest or owner.
6. The person seeking approval failed to provide the information, fees or appearance required to process the application in a timely manner;
7. The owner requesting the transfer has had fines assessed against owner or their lot which have not been paid; or,

8. All assessments and other charges against the residence have not been paid in full. If the Board disapproves a transfer for good cause, the Association shall have no duty to purchase the residence or furnish an alternate purchaser, and the transaction shall not be made, or if made, shall be rescinded in the manner determined by the Board.