



BONITA TERRA`S RV RULES AND REGULATIONS 2021/2022 **PLEASE KEEP FOR REFERENCE**

The following rules and regulations are for the safety and enjoyment of everyone and will help make your stay with us more comfortable.

QUIET TIME: From 10:00 pm to 8:00 am

POSTED RULES: Rules regarding each facility, i.e. recreation buildings, pools, shuffleboard courts, tennis courts, etc., are posted for your safety and convenience in the respective areas and must be adhered to by all residents and guests. Equipment and facilities are used at your own risk. Hours of use for recreational facilities are posted.

VISITORS AND OVERNIGHT GUESTS: ALL DAY VISITORS must be registered at our security gate using our automated system (239) 992-8144, and guests staying overnight must be registered at the administration office. All **daytime** visitors/guests must be **accompanied** by the homeowner when using any of the Amenities. Homeowner must register all overnight guests and pay **\$8.00** if the household exceeds 2 people.

SWIMMING POOLS: **The pools are not attended by Lifeguards! Use of the pools is at your own risk.** Pool and Spa hours are from Dawn to Dusk. Guests must be accompanied by the resident. Children under 14 must be accompanied by an adult who must supervise them at all times while they are at the family pool. Check other regulations on the pool signs. The **CLUBHOUSE** pool is designated for **ADULTS 21** years or older!

MOTORIZED VEHICLES: All motorized vehicles, including golf carts, must fit on your paved driveway. All vehicles must be operated in a normal manner; speed limit is 15 mph throughout the park. Operation of vehicles **ONLY BY LICENSED DRIVERS. NO children under 16 years of age are permitted to drive golf carts without being accompanied by an adult.** All golf carts must have lights, mirrors, horns and most importantly proper ownership identification displayed on the cart (name or address). Please follow all one-way traffic signs and refrain from taking shortcuts. **NO ATV`s are permitted!** Note: Trost Blvd. is for licensed vehicles only!

PETS:

- A. One pet per household is permitted in the Community. All pets must be kept on a leash when outside of resident's home and be accompanied by the resident when they walk their pet. Feces must be picked up immediately. No dog houses, dog runs, or fenced pet areas of any kind are permitted. Pets that are noisy and unruly or cause complaints will not be permitted to remain in the Community. No exotic pets, such as snakes, parrots, etc. are permitted. Service animals, such as seeing-eye dogs, are allowed in the Community.
- B. Certain breeds of dogs [including but not limited to Doberman Pinschers, German Shepherds, Rottweilers, Staffordshire Terriers, Presa Canarios, Boerboels, Cane Corsos, Akitas, certain bulldog breeds (including pitbulls), wolf breeds and Chows] are not permitted in the Community due to their size and/or aggressive natures. Aggressive breed dogs and dogs which demonstrate threatening or harmful behavior directed toward another individual, including dog on dog aggression, aggression toward people, and aggression toward other animals, are not allowed in the Community.

- C. Pets may not be tied or chained outside.
- D. Your guests and friends must be aware of and abide by these rules. Residents will be held responsible for any violation by the resident's guests.
- E. All pets must be registered in the Community office. The resident must have proof that their pet has had all required and current vaccinations.
- F. Pets are specifically prohibited from the office and from recreation buildings and/or facilities.
- G. Feeding of stray or wild animals is prohibited, including but not limited to, feeding alligators, raccoons, foxes, opossums, or stray dogs and cats. Residents are discouraged from doing anything to attract wild or stray animals into the Community. The feeding of small wild birds in the Community is acceptable with one feeding station per homesite. Residents shall not feed or otherwise attempt to attract into the Community other types of birds (including, but not limited to ducks, geese, and swans; herons, cranes, and other large wading birds; or seagulls, gulls and terns) which because of their size, nature or feeding habits might disturb other residents. Fishing is prohibited.
- H. Service and assistance animals as defined under the Americans with Disabilities Act and fair housing laws are not considered pets and are permitted as defined by Federal, State or local laws.

HOME MAINTENANCE: Residents/Owners in the RV section are responsible for insuring their unit. The RV resident/owners are also responsible for maintaining their units and sites, except for mowing. This includes pressure washing of unit and trimming of plants/shrubbery. The mowing of your site is the responsibility of Bonita Terra, however, resident is responsible for the overall appearance of the home site. Site must be kept clean, orderly and free of litter and resident must maintain all plantings, including trees and shrubbery thereon including trimming, watering, weeding, and the general care thereof. If park management is forced to trim and maintain your site beyond its responsibility, there will be a charge of **\$200.00** each time we do it.

YOUR SITE: One unit per site. All seasonal residents are required to provide Management with proof of ownership (by providing Management with a copy of official certificate of title or registration) at occupancy. If unit is to be left in Florida year-round, it must be registered in Florida. No unit may be used solely for the renting to others! Business ventures may not be conducted on or from the sites. Outside storage of any household appliances such as washers, dryers, refrigerators, stoves and shelving units are not permitted. Umbrella clotheslines are permitted **ONLY** and must be removed at night. Any sleeve for clotheslines must be flush with existing grade. No outside laundry lines are to be strung.

ANTENNAS: Residents are advised before spending money on an antenna that such an antenna may later be prohibited. Prior written permission from Community Management must be obtained before installation of any kind of antenna (over-the-air antenna, DBS satellite dish or multichannel multipoint antenna) to ensure that the device is located in conformance with the aesthetic standards of the Community. Antennas may not be installed or located on the front of the home unless such location is the only one which would allow reception of a high-quality signal and then must be attractively hidden or shielded from view to the extent feasible.

2 CAR MAXIMUM: Permitted to be parked on your lot. All vehicles, boats and personal watercraft left on property in the summer months must be parked in the storage area. Aluminum carports are permitted with written management approval and appropriate permitting from the City of Bonita Springs and/or Lee County. Existing soft carport canopies as of 1/31/20 are permitted as long as you have a paved driveway and they are properly secured or anchored. Soft canopy

tops **MUST** be removed during the summer months or upon residents' departure. Any home sold after 2/1/20 must have soft canopy carports removed. If your site has a driveway your vehicles must be parked on them and **NOT IN THE GRASS!**

All items that may cause a hazardous situation during our summer weather conditions must be removed from the outside of your unit. If left after your departure you will be charged for its removal. The first 3ft. from the roadway is reserved for a utility and maintenance easement. Encroachment of this easement with plantings, trees and yard decorations is not permitted!

WATER/SEWER CONNECTIONS: The Lee County Health Department requires that **ALL** RV's use a white hose for a drinking water connection and a blue/green sewer connection hose. **Any hose coming from your water service must have a vacuum breaker installed including both sides of a "Y" splitter. Removal of a vacuum breaker or adding Y's without breakers shall be a \$250.00 fine.** Your sewer line must be free of breaks or cracks. Taping is not permitted!! Sewer line must fit snugly into sewer connection and be visible on the outside of your skirting or unit. You must install a sewer cap upon departure. If a Resident/Owner breaks a water line and/or water service for any reason, additional fees and expenses for the repair may apply.

WATER USAGE: Bonita Terra has its own water and sewer plant and will conduct and update the watering schedules as needed on a conservative schedule OR according to our County Regulations. **NO in ground irrigation system connecting to our drinking water is permitted without written permission from management!!**

SITE IMPROVEMENTS (ADDITIONS): All permanent units must receive approval from the park with specific authorization forms and guidelines. Construction of sheds, screen rooms, decks, carports, driveways, and **ALL CONCRETE** work must have **PRIOR** approval from the office and where necessary, the proper City or Lee County permits!

SALES LISTINGS: Units in the RV section must be maintained to meet park standards. Do not "assume" your unit can be sold and stay in the Park. Consult your Rental Agreement and get prior written consent from Bonita Terra **BEFORE** placing the unit for sale. The overall age/condition of the unit, its appearance, electrical, water and sewer connections will be included in evaluating whether the Unit will be permitted to stay on the park upon resale.

SIGNAGE: Unit Owner may display one "For Sale" sign, no larger than 12 inches x 16 inches, inside the unit window. This sign may display only the words, "For Sale" or the equivalent plus an address or telephone number where further information may be obtained. The display of information on the sign regarding any commercial enterprise is prohibited. No other type of sign may be placed in or on the unit so as to be in public view. No sign of any type may be posted in the yard or on golf carts. A "No Trespassing" sign may not be displayed anywhere in or on the unit so as to be visible from the street or from another unit, or in the yard. Because of safety and security considerations, any unit offered for sale must be registered with the Community Office before a sign is displayed. For new inventory units, community owner reserves the right to utilize additional flags, signs, and/or banners in addition to the one for sale sign.

GARBAGE AND RECYCLING: All garbage is to be placed in the compactors located at each hall. **NOTHING IS TO BE LEFT OUTSIDE OF THE CONTAINERS.** Recycling containers are located at our Clubhouse. There will be a \$250.00 fine for anyone caught dumping or leaving items outside of the proper containers! Curbside pickup is performed weekly. Grass clippings, leaves and other organic garden debris shall be placed in a single small pile curbside. Excessive debris must be scheduled for curbside pickup (at the Administration Office), and excessive piles will have additional fees. No garden debris shall be put in compactors or left on islands.

HAZARDOUS ITEMS: It is illegal to deposit oil, batteries, and your propane tank **ANYWHERE** in Bonita Terra! Please take all hazardous waste to designated recycling locations. **VIOLATION OF THIS RULE IS A MATERIAL AND IRREPARABLE BREACH OF YOUR RENTAL AGREEMENT.** Violators will be prosecuted to the fullest extent of the law, and their Rental Agreements terminated. If necessary, eviction proceedings will be commenced against the violator/ and the Resident/ Owner, if applicable.

GENERAL:

*Firearms and air rifles are not to be discharged in the park.

*NO open fires

*Properly supervised grills only

FLAGS: Residents may display one portable, removable, cloth or plastic national flag, not larger than 4½ feet by 6 feet, in a respectful manner on a flagpole attached to their home. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, residents may also display in a respectful way portable, removable official flags, not larger than 4½ feet by 6 feet, including POW/MIA flags or flags that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. No other flags may be displayed on the home or in the yard. Flag poles that are currently on lot, are grandfathered but must be removed when owner sells home/unit.

LAKES AND CANALS: Do not throw **ANYTHING** in the canals/lakes. Do not feed or tease wildlife in the lakes or canals, for your safety and theirs. Wading in the lakes is not permitted! Do not cut or remove vegetation in the canals. As a reminder, the edge of the canal is not your site. Do not plant, grow, or place trees, shrubbery or decorative plantings. These plantings will inhibit the maintenance of the canals by park personal.

EQUAL HOUSING PROVIDER: Bonita Terra is an equal housing provider under Florida and Federal Fair Housing laws. The Community will not refuse to rent or otherwise make unavailable any RV site to any person because of race, color, national origin, sex, handicap, or religion. However, the RV Park is intended and operated as 55+ housing. Residents must provide acceptable proof of age upon initial entry into park, or upon request thereafter. Under the law, Bonita Terra may (but is not required to) make certain exceptions to allow a limited number, no more than 15% of occupied units, to be occupied where no occupant is 55+ years of age. If that limit is reached, however, all subsequent applications for occupancy will be strictly limited to maintain Bonita Terra's status as a 55+ community under the law.

MOST IMPORTANTLY: The interest of Bonita Terra, as Lessor, shall not be subject to Liens for improvements made by the Lessee, Resident/Owner, under any circumstances. All of the leases entered into by Bonita Terra, as Lessor, for the rental of premises (lots) within the RV Park, prohibit such liability and a notice of such prohibition is recorded by Bonita Terra in the Public Records of Lee County, Florida, in accordance with the provisions of Section 713.10(2), Florida Statutes.

Please take note that our rules and regulations will be enforced. Any costs for replacement to damaged property will be passed on to the violator. If the violator is not found, the cost eventually is passed on to **ALL** residents, so it is important that EVERYONE cooperate. It is for the wellbeing of our community as a whole! **We reserve the right to select our guests.** Failure to follow the rules and regulations will result in termination of any rental agreement.

CPI CITRUS PARK OWNER, LLC DBA BONITA TERRA

Updated January 2021