

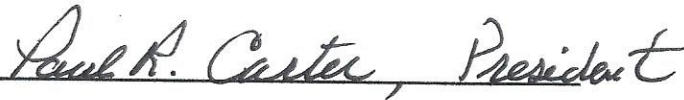
GOLDEN GATE

A RESIDENT OWNED COMMUNITY

**GOLDEN GATE RESIDENTS' ASSOCIATION
OF PINELLAS PARK, INC
8201 40th Street North
Pinellas Park, FL 33781**

GOLDEN GATE RULES AND REGULATIONS

**Revised Edition
Effective March 21, 2023
By majority vote of the shareholders
And registered with Pinellas County
Clerk of the Circuit Court March 31, 2023**



Carter Paul R.

President

Golden Gate Mobile Home Community is a community for older persons and with that in mind the following rules and regulations are set out for your comfort, safety, and well-being, and to protect your investment, and insure your enjoyment of your retirement years as a resident of the Golden Gate Community.



GOLDEN GATE RESIDENTS' ASSOCIATION OF PINELLAS PARK, INC. RULES AND REGULATIONS

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I. General:

- 1. Golden Gate is a community for residents 55 years of age and older that provides facilities and services specifically designed to meet the social and physical needs of persons 55 years of age and older.
- 2. The second resident, if present, must be 50 years of age or older.

II. Definitions:

- 1. Board of Directors - the board responsible for administration of the Association.
- 2. Home - physical structure which is subject to exclusive use and possession.

3. Unit – Any mobile home lot within the Community as shown on the plot plan which is subject to exclusive use and possession of the Shareholder(s).
4. Shareholder - a person or persons named on a share.
5. Association - Golden Gate Residents Association of Pinellas Park, Inc.
6. Resident - a person who lives within the community more than thirty (30) days per year.
7. Guest - includes family members, friends, partners, and caregiver.
8. Easement - City right of way, any open or unopened street, avenue, roadway, alley, or access road with power, cable, water, and sewage is not to be blocked. (Chapter 14 - City right of way, Section 14-102)

III. Maintenance Fees / Assessments:

1. Maintenance fees / Assessments are due and payable on the first day of every month.
2. There will be a late payment charge of \$25.00 per month for maintenance fees received after the 15th day of the month.
3. In addition to the regular maintenance fees, the City of Pinellas Park individually invoices shareholder for water, sewer, trash usage.
4. However, if shareholder fails to pay the water, sewer, trash invoice imposed by the city, the Association may assess the Shareholders the same. Such charges shall not be a common expense. The Association shall have collection rights for such assessments as stated in Section 15 of the Bylaws, including the right to lien or foreclose as provided by the Cooperative Act, as amended from time to time.

IV. Prospective Residents:

1. New resident(s) must have a welcome meeting by board member(s).
2. Prospective resident(s) - must first meet required qualifications.
3. Every person desiring to reside in the community must fill out an application form.
4. The Board of Directors reserves the right to require an application fee per person allowed under 719.106(1)(i), Florida Statutes, to defray cost connected with the screening process. The failure of any prospective member to provide general background information, personal references, and proof of financial responsibility shall be deemed a cause for refusal.
5. Approval is at the sole discretion of the Board of Directors but shall not be unreasonably withheld.
6. The Board of Directors may disapprove any such proposed Resident based on his/her credit or criminal history.
7. Any convicted or registered sexual predator listed in any state or federal sex offender registry shall be prohibited from residing in this community.
8. A person who has an arrest awaiting final deposition, has been found guilty of a crime, or who has entered a plea for nolo contendere, or guilty to a crime may be rejected from residency.
9. The Board of Directors may perform and review such background and/or credit check at any time, but no fee shall be charged for background checks performed after initial application.

10. The Board of Directors will have the authority to prohibit any individual from residing in the community at any time if a new background check/credit check provides information not available at the time of a prior background check.
11. If the Board of Directors denies residency, and the person is residing in the community, the Association may eject such person after giving the resident written notice of the denial, within thirty (30) days to move.
12. At the time of application, the applicant must also present to the Board of Directors for copying, documentation of the age of all proposed occupants of the unit, documentation shall be a photo ID containing a birthdate, such as current driver's license or such documentation of comparable reliability.
13. All subsequent Residents must also present to the Board of Directors for copying, documentation of the same type as above.

V. **Home Sites:**

1. All outside additions or renovations to your home, including outside painting of any type, room additions, utility rooms or extensions, cement work, ramps, pavers, gravel, etc., must be approved by the Board of Directors and a permit obtained from the office at least 5 business days in advance before starting work. A sketch of the work plan and paint color must accompany the request.
2. All required City permits are the responsibility of the Resident.
3. The permit must be displayed in a clearly visible area.
4. All work must be complete within terms of the written approval/improvement permit.
5. All homes/units must have their house numbers visible on the front of the home. This is essential to help emergency services.
6. Each Shareholder is required to keep their home, lot and driveway free from debris. Patios/carports may not be used for storage and only furniture designed for outdoor use is allowed outside the home.
7. The association reserves the right to require repairs as needed, repainting, or other maintenance that is needed to comply with all applicable law, ordinances, and regulations.
8. Each Shareholder is responsible for the **appearance**, condition of their **weeds**, planter boxes, trees, shrubs and plants at all times.
9. Residents leaving Golden Gate for extended periods of time must make arrangements to have bushes trimmed, planters, gravel/stones, and flowerbeds on the unit weeded.
10. The Board of Directors or their appointees have the authority to notify and enforce violations of homes which are not properly maintained.
11. The Association is responsible for lawn mowing and maintaining the association planted trees and bushes.
12. Flowers, plants, trees, and shrubs enhance the appearance of your lot but a permit is required from the Association before planting other than in the planters.
13. Trash and recycle pick up will be established according to the City guidelines.

- a. Residents are requested to refrain from putting garbage out on the curbside the night before, unless in a secure covered receptacle, and are also requested to promptly remove any trash receptacles after pickup.
 - b. All trash, garbage, or recyclables must be placed in appropriate containers or in securely tied trash bags. Brush should be tied in lengths not to exceed 3 feet.
 - c. The trash, garbage, brush, and recyclables are to be placed at the curbside not blocking driveways on established collection days. At all other times trash and recycle containers shall be stored neatly and securely on the property, but not in front of the Home.
- 14. No shopping carts may be left or stored overnight in the carport or yard.
 - 15. No fences are permitted without approval of the Board of Directors.
 - 16. Only umbrella type drying lines may be used and should be set in the back of the home. No clothes or towels hanging on the carport, including swimwear. Accommodations may be given to residents that reside on the center island of New Circle.
 - 17. Shareholders are to adhere to the County and City water conservation Rules and Regulations.
 - 18. No unattended sprinklers allowed.
 - 19. The Association shall have the right at any time to cause the water to be individually metered at each home if excessive/frequent use of water is determined due to car washing, carport washing, or lawn watering.
 - 20. Home sites are for residents only and are not allowed to be used for business. A business is identified as a commercial enterprise which has one or more of the following characteristics:
 - a. Requires frequent traffic from outside the community to enter for the purpose of dealing with said business.
 - b. Requires any type of sign (except as permitted for the sale of the home) or advertising on the exterior of the home.
 - 21. Patio or rummage sales are permitted with approval of the Board of Directors.
 - 22. Residents leaving for the summer or extended periods of time should obtain a Check In / Check Out form from the office and return the completed form to the office.
 - a. A Shareholder needs to provide for the care of their home in his or her absence prior to leaving.
 - b. The Board of Directors will have the work done and the unit will be assessed if not properly maintained.

VI. Community Dumpster Rules:

- 1. Dumpsters are for use by Residents only. No contractor dumping.
- 2. Dumpster covers are to be kept closed at all times.
- 3. No garbage (food based) in the dumpsters.
- 4. Do not insert articles or trash which will not allow the covers to be completely closed.
- 5. Do not leave any debris or articles on the ground.

VII. Mobile Home Replacement:

1. The installation of a new or used mobile home as a replacement Home within Golden Gate must first be approved by the Board of Directors in writing.
2. The proposed replacement home must be inspected and approved by at least two (2) Board of Directors or by a proper committee of Shareholders designated to do so by the Board of Directors.
3. Any used mobile home being considered for movement into Golden Gate must meet and comply with the HUD building code standards, permits, used and adopted for all manufactured homes built in Florida.
4. All new home contractors must complete the form of Compliance before starting installation is performed.

VIII. Selling Unit:

1. The Board of Directors must approve all persons prior to closing of unit.
2. No more than two (2) signs per unit not to exceed 24"x24", are permitted, and if not in the window of the unit the sign must not interfere with lawn maintenance.
3. Shareholders may sell their units or may utilize any outside brokerage service.

IX. Subleasing:

1. A Shareholder shall not allow other person or persons to rent, sublet, lease, or sublease a room or the home.

X. Fines and Suspensions:

1. The Association may levy reasonable fines against a shareholder for failure of the Shareholder to comply with any provision of the Association's Rules and Regulations. No fine may exceed \$100 (\$1000 total) nor any fine be levied except after giving reasonable notice and opportunity for a hearing to the shareholders pursuant chapter 719.303(3) Florida statutes, as it may be amended from time to time.
2. If unit owner is more than 90 days delinquent in paying monetary obligation due to the Association, the Association may suspend the right of the Shareholder to use community amenities or any other association property until monetary obligation is paid in full.
3. The Association may suspend the voting rights of a Shareholder due to the nonpayment of any monetary obligation due to the Association which is more than 90 days delinquent. The suspension ends upon full payment of all obligation currently due the Association.
4. A Rule violation committee will convene to meet with shareholder and provide opportunity for a hearing regarding the violation. The result of the review, the Rule Violation Committee will be provided to the board of directors for enforcement.

XI. Extra Occupancy Fees and Guests:

1. Overnight Guest(s) must be registered upon arrival, and they must agree to abide by all the rules of the Association.
2. Occupancy by guests of the Shareholder shall be for a period of time not exceeding 15 (fifteen) consecutive days and 30 (thirty) total days per year, unless a longer period is approved in writing, by the Board of Directors.
3. A shareholder who has a guest over to stay longer than 30 days will be assessed at current rate per month for each guest.
4. Use of unit by a Shareholder's guest, when not in residence, is permitted, provided the Shareholder notifies the office prior to the arrival of the guest and assumes responsibility for the water, sewer, and garbage charges and designate the length of stay.
5. Shareholders are responsible for their guests and for informing them of all the Rules and Regulations related to usage of the recreational facilities of Golden Gate.
6. Children under the age of 18 must be accompanied by an adult and will be responsible for their children's activities.

XII. Pets/Animals:

1. The following rules are specific to Resident/Shareholder pet/animal owners of the Golden Gate community; and have been listed to reinforce the Pinellas Park Animal Control laws. Resident/Shareholder may call the Townhall or look on the internet to obtain a complete list of the Pinellas Park animal control laws. The Internet address is Pinellas-park.com.
2. Pets of visitors are under the same Rules and Regulations as pets/animals of residence. Resident will be held responsible for any violation by their guests.
3. Assistance animals that have been approved by the Association for guests are permitted.
4. The maximum number of approved outside pets allowed in each home site is one (1) and shall not exceed 20 pounds.
5. Exceptions to this rule are approved assistance animal and strictly homebound pet(s) that never go outside the home.
6. All Residents (who were granted permission) prior to these revised rules, in violation of the rule, shall be allowed to keep their present pet(s), with the understanding and condition that upon the death or removal of their present pet(s) from their existing unit, said pet cannot be replaced.
7. Pets/animals must be registered with Golden Gate and owners must provide proof of rabies immunization.
8. Pets/animals are never allowed in the recreation or pool areas with the exception of approved assistance animals.
9. It is mandatory that a resident pick up after dogs, cleanup bags must be carried at all times.
10. No animal/pet will roam the community at large.
11. At large shall be deemed to be "at large" when it is off the property of its owner and not under control of a competent person.

12. Roaming of dogs, cats, and other non-domesticated animals should be reported to Animal Control.
13. Pets may not be tied unattended outside of Residence home at any time.
14. The feeding of non-domestic animals, birds, roaming cats and dogs is STRICTLY not permitted on Association grounds.

XIII. Vehicles and Golf Carts in the Community:

1. All Residents and guests must obey all local and state rules related to the operation of vehicles.
2. The 15 (fifteen) MPH speed limit must be observed by all residents and guests.
3. No persons under 16 years of age shall be allowed to drive vehicles/golf carts.
4. No unlicensed vehicles are allowed in the community.
5. Residents are not allowed to park around the clubhouse on a continuous basis. A permit obtained from the Association office is required. A permit will be issued and must be displayed on the windshield of the vehicle.
6. Guests may park around clubhouse for a period of 15 days with a permit obtained from the office and displayed on the windshield.
7. A permit obtained from the Association office is required to park any recreational vehicle and or boat in the parking area around the clubhouse on a short-term basis.
8. No overnight parking of any vehicle on the Streets, Avenues, Roadway, Alley, or any Easement will be permitted between 1am-5am.
9. Reoccurring violations will result in vehicle being towed at owner's expense.
10. Shareholders assume all liability and responsibility for any injuries and damages occurring from the operation of their golf carts.
11. No parking on sidewalks or blocking of driveways. Do not park near or on corners or close to intersections.

*Please Park on the same side of the street to avoid traffic having to zig-zag to get by. This means if you decide to park on the street please park on the same side of the street as the car that is already there.

XIV. Pool, Therapeutic Spa/Hot Tub, Recreation Areas, and Laundry:

1. There is no lifeguard on duty. The use of the pool and Spa/Hot Tub is at your own risk.
2. You must shower before entering the pool, rules are posted at the pool and Spa/Hot Tub.
3. No one under the age of sixteen (16) is permitted without adult supervision.
4. The pool enclosure is open from 8:00 AM to 11:00 PM. The time between 2:00 PM and 4:00 PM and 9:00 PM and 11:00 PM is reserved for adults 18 years and older.
5. Individuals who exit the pool or spa and apply suntan oil or soap must shower before re-entering the pool or spa/hot tub.
6. No one in diapers in pool or spa/hot tub. Appropriate swimwear are allowed.

7. Pregnant woman, small children, people with health problems, and people using alcohol, narcotics, or other drugs that can cause drowsiness should not use the spa/hot tub without first consulting a doctor.
8. No one is allowed in pool area when pool covers are in place.
9. No running in the pool enclosure. No diving or jumping into the pool or spa/hot tub.
10. No beverages are allowed while in the pool or spa/hot tub.
11. No food allowed in pool enclosure
12. Non-alcoholic beverages are permitted in an unbreakable container with a lid. Glass containers of any kind are not permitted in the pool enclosure
13. No coolers are allowed in pool enclosure.
14. The therapeutic spa/hot tub is for the exclusive use of the Residents and their adult (18 years of age or older) guests.
15. Board of Directors approved assistance animals are permitted to accompany their owners into the pool enclosure but are not allowed in the pool or spa/hot tub.
16. Do not attempt to change the settings of the jets or the thermostat.
17. No more than 15 minutes in the spa/hot tub
18. Rules posted in the billiards room, shuffleboard, and bocce courts must be adhered to on all occasions by Residents and guests.
19. Cooperation in keeping the Clubhouse, restrooms, and other utility buildings clean and serviceable is required. The Board of Directors requests that special attention be given to turning out lights and turning off water and shower faucets at the completion of use.
20. A coin-operated laundry is available to Golden Gate Residents only. Laundry room equipment, tubs, and floors must be left clean after use. Report any equipment not working to the office. Golden Gate is not responsible for any damage to articles washed or dried in the laundry.
21. The right is reserved to change hours of operation or close the laundry for maintenance as needed.
22. Golden Gate shall not be responsible for loss or damage caused by accident fire, theft, or any other causes. Golden Gate shall not be liable for accident or injury to any person or property through the residence or guest use of the recreation facilities. The Resident and their guests may avail themselves of these facilities at their own risk and assume liability for any physical damage or personal injury caused by such use.
23. The above Rules and Regulations are to be observed by everyone, and it is hoped you will assist us in enforcing them.

XV. Mail:

1. For prompt delivery of mail, it is essential that all correspondence bear your correct address including the Pinellas Park ZIP Code 33781.
 2. Do not use the Association address for any personal mail.

XVI. Smoking:

1. Smoking of any kind including vaping is not permitted in the clubhouse, pool area, or shuffleboard court at any time.

XVII. Golden Rule:

1. The Golden Rule is in effect at Golden Gate.
2. Please be considerate of others.
 - a. TVs, radios, musical instruments, and all power equipment should be used so as not to disturb your neighbors, especially prior to 8 AM and after 11 PM.
 - b. Please ask permission of Shareholder before walking between houses or cutting through yards.

XVIII. Conduct, Complaints, Compliance, and Default:

1. Any and all acts which endanger the life, health, safety, property of the park or its occupants will not be permitted and are violations of the rules of Golden Gate Shareholders
2. Any complaints regarding breaking any of the rules in the governing documents by a Shareholder or their guests are to be written on a complaint form (available in office) and must name the resident or guest against whom the complaint is being filed, specify the rule being violated and date when alleged violation occurred, be signed, and dated and presented to the office.
 - a. After a thorough investigation, the Board of Directors may send a Notice of Violation to the party noted in the complaint containing a description of the alleged violation, statement identifying which provision of the governing documents has been alleged violated, a reasonable time to address the violation, and a statement that a hearing may be held and requested
 - b. The Board of Directors will notify the person registering the complaint as to what action the Board of Directors has taken in addressing the complaint.
3. Personal conflicts and domestic quarrels are not within the scope of the Association's responsibility; the Association will not become involved unless the dispute is deemed detrimental to other residents of the community.
4. The Board of Directors will not share the signed complaint or name of the complainant. The Association reserves the right to pursue all remedies permitted under Chapter 719 Florida Statutes.

XIX. Security:

1. The clubhouse is not a designated storm shelter. Residents should seek shelter in buildings provided by local government and announced on local radio and television stations. These stations can be changed from time to time. All Residents should acquaint themselves as to the "evacuating roads" posted on roads and on highways.
2. Each home within our community will be issued two (2) Fobs which are needed to enter and exit the pool area, as well as enter the recreational hall (Fobs are not required to exit the recreational hall).
3. Residents are responsible for the proper use and maintenance of the security Fobs.
4. Fobs are not to be given or loaned to anyone other than permitted Residents or signed in guests within their household.
5. No child under the age of 16 shall be given a Fob.
6. Fobs are the property of the Association.
7. If the home is sold the Fobs are to be returned to the Office to be reassigned to the new owner by the Director.
8. If the Fob is lost or misplaced the office must be notified immediately. If the Fob is lost there is a current replacement charge.

XX. Golden Gate Resident Association's Liability:

1. The Board of Directors of Golden Gate disclaims any and all liability from loss by fire, theft, or accident involving residents or guest.
2. The Association shall not be responsible for loss or damage caused by accident, fire, theft, or act of God to any manufactured home, personal property, or vehicle left by Residents or their guests within the community.
3. The Association will not be responsible for supplies or equipment sent to the Clubhouse for private use by any resident.
4. The Association shall not be liable for accident or injury to any person or property, through the Shareholder or their guest use of recreational facilities.
5. Shareholders are responsible for damages caused by their guests.