

# **ROLLING RIDGE RV RESORT, A 55+ CONDOMINIUM RULES AND REGULATIONS**

The purpose of these Rules and Regulations is to promote the comfort, welfare and safety of the Owners, Residents and Guests of the development known as ROLLING RIDGE RV RESORT, A CONDOMINIUM, as more particularly described in the Declaration of Rolling Ridge RV Resort, a Condominium.

These Rules and Regulations may be changed from time to time to achieve this and other purposes. Notice of changes in these rules shall be given to the Owners at least thirty (30) days prior to the date of the implementation of the changes. If any provision of these Rules and Regulations be contrary to any law of any jurisdiction in which the Condominium is located, it shall not apply or be enforced. However, the other provisions of these Rules and Regulations as presented herein are adopted by the Board of Directors of the ROLLING RIDGE RV RESORT CONDOMINIUM ASSOCIATION, INC. ("Association") and supersede and replace all Rules and Regulations previously in effect.

## **DEFINITIONS**

1. "Approved Colors" shall mean light variations of grey, tan, beige, white, linen, yellow, blue and green.
2. "Association" shall mean Rolling Ridge RV Condominium Association, Inc., a not-for-profit Florida corporation, and its successors, which is responsible for the operation of the Condominium.
3. "Carports" shall mean a covered structure used to offer limited protection to vehicles including RVs. Not permitted in Resort.
4. "Covers" shall mean a fitted commercially designed specifically to fit a car, motorcycle, or golf cart for the purpose for storage and protection from the elements. No tarps permitted.
5. "Existing Structures" shall mean structures currently on a lot, including sheds, gazebos/ pergolas, etc. (once any existing structure is relocated or replaced it will need to come into compliance with Revised Rules and Regulations and in accordance with local or state ordinances).
6. "Fences" shall mean a structure(s) constructed of wood or wood products, wire, PVC, or metal erected to enclose an area or to act as a barrier to restrict access to/from a Lot. When questions arise regarding whether a structure meets that definition of a fence, the Board of Directors will make the final decision. Pet enclosures that meet the specified requirement are not considered a fence (Please see Pet Section on Page 7).
7. "Gazebo" or "Pergola" shall be defined as an unroofed or roofed structure that offers an open view of the surround area; typically used for relaxation or entertainment.

8. "Governing Documents" shall mean any and all documents relating to the formation and administration of Rolling Ridge RV Resort Condominium Association, Inc. which may be referred to as Declaration, Articles of Incorporation, Bylaws and Rules and Regulations.
9. "Guests" shall mean as a person or persons, welcomed by a Resident for the purpose of visiting the Resident. A second live-in Resident shall not be considered a Guest.
10. "Lot Modifications" shall mean any visible structural modification or visible additions to a lot that are fixed and not easily moved.
11. "Park Model" shall mean a manufactured home, which cannot be larger than 500 square feet as defined in HUD Title 23 Florida Statute Motor Vehicle Chapter 320, Section 320.01 definitions.
12. "Pets" shall mean a domesticated animal such as a dog, cat, bird, rodent (including rabbit, fish, or turtle) that is kept in the home for pleasure rather than for commercial purposes; it does not include reptiles other than turtles.
13. "Resident" shall refer to Owners and/or Renters who reside on the Lot. No more than two Residents may reside on the Lot without prior Board approval.
14. "RV" shall refer to a Resident's recreational vehicle, including 5<sup>th</sup> wheels, Class A or Class C motor homes, destination trailers, park models, and travel trailers (21 feet or longer not including the tongue) which occupy Residents Lot in the Condominium.
15. "RV Covers" shall mean a tarp type material that is wrapped around an RV for the purpose of storage and protection from the elements. Not permitted in Resort.
16. "Service Animal" shall mean an animal that is trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.
17. "Shed" shall mean a manufactured simple roofed structure, typically made of metal/wood.
18. "Signs" shall refer to any wooden, plastic, cardboard, cloth, metal (or the like) poster that is openly displayed on a Lot or RV/Park Model or Common Element.
19. "Storage Cabinets" shall mean a small outside storage container not exceeding an interior dimension of 4 feet in depth and 6 feet in length. Light colors of beige, white, linen, yellow, blue, grey, tan, and green.
20. "Storm Readiness" shall mean secure any and all objects on Lots for pending storms, hurricanes, tornadoes and excessive winds.
21. "Structure" shall mean structures that are meant to be stationary, and not easily moved or rearranged, such as park models and manufactured sheds, gazebo/pergolas.
22. "Yard Waste Trailer" shall mean a trailer used only for plant material/small branches no larger than 4" inch diameter or no longer than 4 fee. NO plastic.



**LOTS**

- I. AGE RESTRICTION:** Owners refer to Declaration Article 12.13 for specific information regarding owner's family using the Lot. The Condominium complies with the Housing for Older Person Act (HOPA), and is intended to be reserved for occupancy by persons fifty-five (55) years of age or older, with certain exceptions as allowed by HOPA, (80% 55+, 20% under 55). Residents must be at least forty (40) years of age. Prospective Residents of the Condominium will be screened for compliance with these provisions. This includes Renters.
- II. COMPLAINTS AND NOTICES:**
1. Interaction between the Board of Directors and Residents must be courteous and respectful.
  2. Residents who wish to make a recommendation or file a complaint must deliver documentation to the Association office by email ([admin@rrrvcondo.com](mailto:admin@rrrvcondo.com)) ; mailing or delivery thereof to the Association's office, 20285 US Hwy 27, Clermont, FL 34715. **MUST BE SIGNED AND DATED BY OWNER.**
  3. The Board of Directors will not become involved in personal conflicts or domestic quarrels unless such activities become detrimental to the Association at large.
- III. CONDUCT:** Residents are to behave in a civilized manner and be a good neighbor, respecting the rights of the surrounding residents. Quiet hours are from 10 p.m. to 8 a.m. Do not trespass on other Residents' Lots.
- IV. DUTY TO REPORT:** Complaints/concerns and vandalism, damages, violations, nuisances, vendors, or door-to-door soliciting are to be reported to the Board. Unless it is an emergency, such complaints or concerns are to be communicated in writing and delivered to the office.
- V. FIRE:**
1. Open fires such as wood or trash burning are not allowed on a Lot.
  2. Propane cooking grills, charcoal grills, pellet grills, propane heaters and propane warming pits that are off/above the ground and controlled are permitted.
  3. **Attended** Tiki torches and citronella candles are permitted.
- VI. FIREARMS:** The illegal use of weapons within the Lot by Residents or Guests is prohibited.
- VII. FLAGS:** Country and State Flags must be displayed in accordance with Federal and State Law Flag Etiquette.
- VIII. GUESTS:** Residents are responsible for their guests. Any and all damages caused by a guest will be the responsibility of the Resident and/or the Owner.
- IX. INSURANCE:** The Association does not provide insurance for Owner's Lot. Refer to Declaration, Article 10.6.

X. **LAUNDRY:** Drying laundry outdoors on your Lot should be as inconspicuous as possible. The State of Florida encourages residents to use solar energy.

XI. **LOT MAINTENANCE: ALL LOTS REQUIRE YEAR-ROUND MAINTENANCE. A MAINTENANCE FREE LOT DOES NOT EXIST.**

1. The Association will provide mowing and trimming on Lots up to personal landscaping for Lots that meet the "**serviceable criteria**". The Association will provide weed control on pavers and graveled parking areas on Lots up to personal landscaping. on Lots that meet the "serviceable criteria". The Association does not guarantee the Lot will be weed free. No lawn service will be provided around such plantings or items or in any area as to which easy accessibility has been blocked or limited by the action of the Owner. If the Owner requests "no service", then it shall be the responsibility of the Owner to maintain their Lot grass/weeds and to paint a yellow bar under the street lot number. Refer to the "Serviceable Criteria" in the Policy & Procedure for Lawn Care located in the Library and on the Association's website.
2. Yards must be kept mowed, trimmed, and watered as needed.
3. Water Systems are to be adjusted to prevent wasting water. Automatic sprinklers are to be set to operate according to City of Groveland schedule.
4. Landscaping, including plants (flowers, trees, and shrubs), pavers and rock beds must be kept maintained all year.
5. All Lots require year-round maintenance which is the responsibility of the owner regardless if the Lot does/does not have personal landscaping.
6. Be aware of dangerous wildlife such as alligators, snakes, coyotes, armadillos, spiders, and others.

XII. **LOT MODIFICATIONS:**

1. Owners who plan to make any visible structural modifications or visible additions must submit plans showing placement and measurements on paper to the Board of Directors for approval before making modifications or additions.
2. City of Groveland approval for modifications or additions may be required and it is the owner's responsibility to apply for such permits. Refer to Outdoor Structures and Features below.
3. **CALL DIG-RITE** prior to digging to ensure no interruption of any utility service if a line is hit.

XIII. **OUTDOOR STRUCTURES AND FEATURES:**

1. **Park Models:** Park models must have Board approval. Park Models must be from the approved colors list (see definitions). Plot plans for placement of park models must be submitted showing measurements of placement in relation to Lot property lines. Lot property lines must be clearly marked on the Lot before the park model is placed. Park Models must be placed a minimum of 5 feet from side and back property lines of Lot. The front placement of the Park Model will be based on the City of Groveland Code.



2. Sheds: Only one manufactured one story shed per Lot, not over 12 feet X 16 feet or 192 square feet. Shed must be a from the approved color list. Board approval must be obtained before placing the shed on the Lot. Sheds must be placed a minimum of 5 feet from lot property lines.
3. Existing Structures: Existing structures that do not meet the 5' foot setback from Lot property lines will be accepted "as is" until the structure is modified, moved or replaced.
4. Gazebo/Pergola: Gazebo/Pergola size must not be over 12 feet X 16 feet or 192 square feet. The structure may have a solid roof and must be placed a minimum of 5 feet from lot property lines. The structures may have screen or sunshades on the sides.
5. Covered Parking:—Permanent or temporary carports or RV ports are not permitted. Parking is allowed under gazebos or pergolas.
6. Portable/Pop-Up Canopies: Portable/Pop-Up Canopies are permitted for only temporary use no longer than 24 hour period. Be aware of weather conditions.
7. Fences: Fences are not permitted on Lots.
8. Storage Cabinets: Only standard manufactured outdoor storage cabinets are allowed. A small outside storage container, such as those made by Rubbermaid, Craftsman, Heartland, Suncast, etc. must not exceed an interior dimension of 4 feet in depth and 6 feet in length. Container must be from the approved color list. Containers must be placed in such a manner, that they blend into the community, and they are to be secured. A maximum of 3 per lot. Not to exceed the height of the shed.
9. Outdoor Features: Only standard outdoor features, lawn furniture, and equipment are allowed and must be kept within the Lot property line and the Lot airspace.
10. Securement of Outdoor Features: All outdoor furniture and ornaments must be secured during a storm or when leaving for the extended period of time.
11. Hot Tubs: Owners must receive Board approval to place a hot tub on their Lot. Refer to the Policy & Procedure for Hot Tubs on Lots. Additional fees apply.
12. Screen Room Additions: Florida Room/Sun Room/Enclosed Porch must have prior Board approval, meet City, and County Ordinances, be commercially built, and must be a minimum of 5' feet from side and back property lines of Lot. Ingress and egress must be within the Lot property line.
13. Hurricane Shutters: Hurricane shutters are permitted with the following criteria:  
Manufactured hurricane shutters only, may be accordion shutters or roll down shutters, may be motorized or manual, and may be installed by owner or professionally installed.  
Appearance is to have a minimal visual impact on the lot. Color is to be from the approved color list and compliment the structure. The hurricane shutters are designed for permanent attachment. Hurricane shutters that do not meet these specifications, require Board approval.

*Exception to this rule:* Owners in residence during hurricane season may install temporary cover over windows and doorways which must be immediately removed after the hurricane threat is over.

- XIV. OWNER SALE OF LOTS:** Owners refer to Declaration, Article 13 and the Policy & Procedure for the Sale of Lots. Existing RVs and Outdoor structures on lots will need Board approval to remain in the resort when the Lot is sold. Board will inspect lot to ensure that all existing structures are within specifications according to Rules & Regulations. Photos will be added into lot file at that time.

**XV. PETS:** Residents shall be entitled to keep a maximum of two (2) commonly accepted household pets plus additional two (2) caged birds may be kept on a Lot, subject to other reasonable regulations by the Association. Commercial activities involving pets, including, without limitation, boarding, breeding, grooming, or training, are not allowed. For further information, refer to Article 12.4 in the Declaration.

1. Pets shall be leashed or kept within the Lot.
2. Pets may not be left outside if the Resident is not on the Lot.
3. Pets are not to trespass, void or defecate on other Resident's Lots.
4. Immediately pick up and remove any waste on the Lot and dispose appropriately. Owners report to the Board or speak directly to the Offender.
5. Residents are responsible for any damages caused by their pet.
6. Keep pet noise to a minimum, inside and outside of your unit. Pets are not to be an annoyance to neighbors.
7. Residents are to always have control of their pet.
8. Pet Collapsible Enclosures are permitted. One enclosure on a Lot. No larger than thirty-six (36) square feet & no larger than three (3') feet in height. Enclosure must be specifically manufactured as a pet enclosure. Enclosure must be disassembled and securely stored when the Pet is not in residence.

**XVI. RENTAL OF LOTS:** Owners refer to Article 12.18 of the Declaration.

1. Owner is to screen renters for compliance of Governing Documents, such as age occupancy restriction, RV acceptability, and pet conformity.
2. Owner and/or renters must complete the Renter Registration Form and provide a copy of age verification (personal ID, driver's license or passport) to the Board.
3. Owner and/or renters must submit above documentation within 48 hours of arrival at Rolling Ridge RV Resort.
4. Owners are responsible for provided renters not in compliance of the Governing Documents or Rules and Regulations will be asked to leave.
5. Lots shall be rented for residential use and occupancy of the Residents.
6. Lots must be rented by no more than two (2) residents.

**XVII. RVS AND VEHICLES:**

1. Vehicles and RVs are to be in a good state of appearance and repair.
2. Only 5th wheel trailers, Class A or Class C motor homes, destination trailers, park models, or travel trailers, (must be 21 feet or longer not including tongue) are allowed.
3. Camping tents, pop-up campers, truck campers, Tiny Houses, Class B-Vans or permanent dwellings other than park models are not allowed.
4. Only one RV is allowed on the Lot.
5. RVs must have a factory installed Recreational Vehicle Industry Association (RVIA) seal on the RV unless Board prior approval is given.
6. Two cars or trucks are allowed on the Lot not including visitor cars or trucks.
7. Utility trailers, motorcycle trailers, car dollies, personal watercraft and boats are not to be parked on a Lot. Exception would be for temporarily loading and unloading. These are allowed on lot for a maximum period of 48 hours. Contact Board if an extension may be needed from time to time.
8. No permanent or temporary RV covers.



9. Custom fitted vehicle covers are permitted.
10. No repairing or reconditioning of vehicles on a Lot, except for emergency repair.
11. Residents may wash RVs, outdoor structures, and vehicles on the Lot.

**XVII. SERVICE AND TRADE WORK:**

1. Owners are required to provide a 24-hour notice to the Board and surrounding owners prior to water being shut off.
2. Lot repairs and lot maintenance work by vendors should be scheduled between the hours of 8 a.m. and 10 p.m. Exceptions are made for emergency work.
3. Trash accumulated by tradesmen must be removed by the tradesmen from Rolling Ridge property.
4. The cutting of pavers or concrete requires a water hose or water saw to be used. Owners who contract a vendor for a project must inform the vendor of this requirement. Owner is responsible to ensure vendor is compliant.
5. The street area must be clean from all project debris at the end of the work day and when the project is complete. Owner is responsible to ensure street is clean of all project debris.

**XVIII. SIGNS/SIGNAGE:**

1. Lot numbers, Resident identification and Welcome signs may be displayed on each Lot.
2. Decorations and signs for Holidays, Athletic Teams, Political or events may be displayed but must be removed within one (1) week after the Holiday Season, Athletic Season, Election Day or event.
3. Standardized "For Sale" and/or "For Rent" signs as approved by the Board may be displayed (See Policy and Procedure Book in the Library or on the Association's website).

**XIX. SOLICITING OR SELLING:** Door-to-door selling, soliciting, peddling or commercial activities that would bring in outside traffic are not permitted.

**XX. USE AND OCCUPANCY:** Owners refer to Declaration, Article 12. The Lot shall be used solely for the purposes of placing a RV or Park Model thereon for the residential use and occupancy of the Resident(s).

**XXI. WASTE MATERIALS:** These Rules are in addition to the requirements in the Declaration, Article 12.

1. If dumpster is **full, do not place** garbage or trash on ground by dumpster. Dumpster lids must be completely closed. If the dumpster lid cannot close completely, TAKE GARBAGE HOME otherwise there will be a violation to the owner and/or additional cost to the Association.
2. Cameras are in use to help ensure safety of dumpster area
3. Garbage and trash are to be put in tied plastic bags or similar containers before placed in the provided trash dumpster.
4. All boxes are to be broken down prior to placement into trash dumpster.
5. If recycle dumpsters are available, recyclable items are listed on Recycle Dumpster. Items are to be placed loosely in the dumpster. Plastic bags are not permitted in the Recycle Dumpster.

6. Yard Waste Trailer provided—only plant material/small branches—no bags, no wood products, no big branches, and no items with metal. Branches are to be no longer than four feet (4') in length and less than four inches (4 ") in diameter. No stumps or roots permitted. Yard waste must meet current Lake County requirements.
7. As required by city and state laws, hazardous materials must be taken to special collection centers provided by the city/county.

## **XXII. WI-FI SERVICE:**

1. Access points may not be available in all areas of the Park, will be available in Clubhouse and Library only and may not always be operational.
2. Users of the Wi-Fi System must comply with the Acceptable Use Policy (AUP) found when accessing the Internet or found in the Library Policy and Procedure Book and on Association's website.
3. The Association is not liable for any kind of loss or damage to equipment or data.

## **SERVICE ANIMALS**

"Service animal" is an animal that is trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. The work done or tasks performed must be directly related to the individual's disability and may include, but are not limited to, guiding an individual who is visually impaired or blind, alerting an individual who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting an individual who is having a seizure, retrieving objects, alerting an individual to the presence of allergens, providing physical support and assistance with balance and stability to an individual with a mobility disability, helping an individual with a psychiatric or neurological disability by preventing or interrupting impulsive or destructive behaviors, reminding an individual with mental illness to take prescribed medications, calming an individual with posttraumatic stress disorder during an anxiety attack, or doing other specific work or performing other special tasks. A service animal is not a pet. (Florida Statute 413.08, 1(d))

**Service Animals And/Or Emotional Support Animals—Service Animals and Emotional Support Animals are not pets.** Please refer to the *"Policies and Procedures for Disabled/Handicapped Owner, Tenant or Guest to Request a Reasonable Accommodation for a Service/Support Animal"*. The information is available on the Association's website.

## **COMMON ELEMENTS**

The sidewalks, entrances, passages, pathways and like portions of the common elements surrounding the clubhouse and laundry building shall not be obstructed or used for any purpose other than ingress and egress of the Condominium property. Be aware of dangerous wildlife such as alligators, snakes, coyotes, armadillos, spiders, and others.

Personal property, such as bicycles, personal equipment, golf carts, tables, vegetation, or any other similar objects are not to be stored on such Common Elements or within the airspace of Common Elements without approval from the Board of Directors. No Additions or Changes to Common Ground are to be made without prior Board Approval.



- I. **ASSOCIATION:** The Association will not be responsible for supplies or equipment sent or delivered to the Common Elements and recreational facilities for private use by any Resident. The Association shall not be liable for accidents or injuries to any person or property through the Resident's use of recreational facilities. Residents and their Guests shall use these facilities at their own risk and assume liability for such physical damage or personal injury caused by use.
- II. **CHILDREN:** Children under the age of 16 must be accompanied by an adult when entering or utilizing the recreation areas and/or the facilities.
- III. **COMPLAINTS AND NOTICES:**
  1. Courteous and respectful interaction between the Board of Directors and Residents is expected.
  2. Residents who wish to make a recommendation or file a complaint must deliver documentation to the Association office by email ([admin@rrrvcondo.com](mailto:admin@rrrvcondo.com)); mailing or delivery thereof to the Association's office, 20285 US Hwy 27, Clermont, FL 34715. *Must be signed and dated by owner.*
  3. The Board of Directors or agent will not become involved in personal conflicts or domestic quarrels unless such activities become detrimental to the Association at large.
- IV. **CONDUCT:** Residents are to behave in a civilized manner and be a good neighbor, respecting the rights of the surrounding Residents. Quiet hours are from 10 p.m. to 8 a.m. Attire appropriate for the purpose is required when walking through Common Elements or attending functions.
- V. **DUTY TO REPORT:** Unless it is an emergency, residents should report to the Board in writing any Condominium Property defects or needs for repair. Residents should be aware of water leaks, electrical shorts, and such. Residents should report vandalism of Condominium Property to the Board of Directors.
- VI. **FIRE:** No fires allowed on Common Elements.
- VII. **FIREARMS:** The illegal use of weapons within the Condominium Property by Residents or Guests is prohibited.
- VIII. **NOTICES AND INFORMATION:** Notices from the Board of Directors will be posted on the Board of Directors' Bulletin Board in the main hall of the Clubhouse.
- IX. **OPERATION OF VEHICLES:**
  1. Comply with posted traffic signs.
    - 10 MPH speed limit applies to all motorized vehicles/golf carts/bicycles (motorized or unmotorized).
    - Vehicles/golf carts/bicycles are to stop at stop signs.

2. Motorized vehicles/golf carts are to be operated by a person of driver's license age.
3. Pedestrians have the right of way.
4. Be aware of Residents' safety when operating vehicles.

**X. PARKING:**

1. Parking space is available at the Clubhouse for events.
2. Guests are to park in the parking spaces at the Clubhouse if the lot does not accommodate guest parking. If a visitor is staying overnight and has their own vehicle, parking near pickleball court is allowed by informing a Board member.
3. Handicap Parking is designated and requires a handicap parking sticker.
4. Do not block handicap ramps.
5. Do not park in front of the dumpsters or yard waste trailer.

**XI. PETS: Refer to Article 12 of the Declaration.**

1. Pets are not allowed to roam the Common Elements and are not allowed in the buildings or pool area.
2. Pets are not allowed on sidewalks and/or Veranda areas.
3. Pets are to be leashed when walking.
4. Pet waste is to be picked up, put in a pet waste bag, and disposed in the trash dumpster.
5. Pets are not to be tethered to Common Grounds. Residents will be responsible for damages caused by their pet(s).

**XII. RESIDENTS AND GUESTS: Residents and Guests are legally obligated to comply with the Governing Documents and Rules and Regulations.**

**XIII. RETENTION POND: Residents walk at your own risk around the retention pond. Be aware of dangerous wildlife. No swimming in the Retention Pond. Fishing is at your own risk. Residents only. Not accessible through any owner lots.**

**XIV. SERVICE/TRADEWORK ON COMMON ELEMENTS:**

1. Repairs and maintenance work are to be scheduled between the hours of 8 a.m. and 10 p.m. Exceptions will be made for emergency work.
2. Residents are NOT permitted to give instructions or make requests of contracted maintenance personnel. Communications to contractors must be through the Board.

**XV. SIGNS: No signs on the Common Elements unless approved by the Board.**

**XVI. SMOKING: Smoking is ONLY allowed on private lots.**

**XVII. SOLICITING OR SELLING: No door-to-door soliciting, selling, or peddling is permitted within the Condominium Elements unless prior written approval from the Board of Directors is obtained.**



**XVIII. WI-FI SERVICE:**

1. Access points are available in Clubhouse and Library only and may not always be operational.
2. Users of the Wi-Fi System must comply with the Acceptable Use Policy (AUP) found when accessing the Internet or found in the Library Policy and Procedure Book and on the Association's website.
3. The Association is not liable for any kind of loss or damage to equipment or data.
4. The WI-FI system is provided on an "as is" and "as available" basis, without warranties of any kind.
5. It is the user's responsibility to safeguard against the risks of hacking, viruses, eavesdropping, and all other such hazards.

**AMENITIES AND FACILITIES**

- I. **BILLIARDS/POOL ROOM:** Equipment is located in the pool room. Return equipment to proper location when finished and cover the table. DO NOT place items unrelated to playing pool on the felt table whether covered/uncovered. Rules posted in Pool Room. DO NOT MOVE POOL TABLE.
- II. **CLUBHOUSE:** Available 24 hours; use key pad for entry. Residents using the main meeting room are to keep the room clean, return furniture to original place and empty trash containers after use. If temperature has been adjusted, return to original setting when leaving (68 degrees for Heat and 78 degrees for A/C). Turn lights and fans off when not in use. After an event in the evening hours, lock all outside doors.  
  
Clubhouse may be reserved by Residents for Private Parties. Refer to Policy and Procedure Book in Library and on Association's website.
- III. **CORN HOLE:** Corn Hole boards to play are located outside on the Veranda. The Corn Hole bags are located in equipment cabinet near water fountain in exercise room. Return all equipment to original location when finished.
- IV. **EXERCISE AREA:** Read and follow the Gym Rules posted. Clean exercise equipment after use. Use equipment at your own risk.
- V. **KITCHEN:** Keep kitchen area clean. Clean and return items to proper place after use. Residents are to empty trash containers after using the kitchen. Do not store personal food/alcohol or kitchenware in the kitchen area. Refer to Operational Manual located in the Kitchen.
- VI. **LAUNDRY ROOM:** Open 24 hours; keypad code needed to enter. Become familiar with the posted Rules. Clotheslines are not permitted on the Common Elements.

- VII. LIBRARY ROOM:** Books may be added to the bookshelves. Keep bookshelves orderly. A computer is available, and usage must comply with Wi-Fi Services Rules. Printer/copy machine is available for use. Donations to cover the cost of ink and paper is appreciated. Sponsored by Activities.
- VIII. RESIDENTS AND GUESTS:** Use of any and all Condominium amenities and facilities are at your own risk.
- IX. RESTROOMS AND SHOWERS:** Restrooms and showers are located in the Clubhouse Building and in the Laundry Building. Squeegee after each shower.
- X. SHUFFLEBOARD COURT:** Do not walk on the shuffleboard court. Equipment to play is located in cabinet near the water fountain in the Clubhouse. Return equipment when not in use.
- XI. SWIMMING POOL: NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK.**
1. Proper swimwear required to be worn in the pool area. Pool shoes (not street shoes) are allowed in the pool.
  2. Children under 16 must be accompanied by an adult.
  3. Babies and children not potty trained must wear a swim diaper.
  4. Dry off prior to entering the clubhouse
  5. No running or diving. Unnecessary disturbances are not permitted.
  6. No glass containers are allowed in the fenced pool area.
  7. No pets are permitted in the fenced pool area.
  8. No smoking on common ground/pool area.
  9. Chairs, lounges, or tables may not be reserved.
  10. Return chairs/lounges to original position and close/secure umbrella.
  11. No furniture or equipment shall be removed from the fenced pool area.
  12. The pool gate must be locked once the last person has left the pool area regardless of the time of day.
  13. Swimming Pool hours are adjusted to weather conditions, ie lightning and/or storms.
  14. The pool gate is locked with a code lock. There is an additional lock to prevent entry during maintenance.
  15. No swallowing pool water.
- XII. TENNIS/PICKLEBALL COURT:** Players need to have their own equipment to play and wear appropriate shoes. A code is needed to enter the court and found on the Resident Information Sheet.
- XIII. VERANDA:** Residents using the veranda are to clean up after use, return furniture to original place and empty trash containers. The Veranda may be reserved by Residents for Private Parties. Refer to Policy and Procedure Book in Library and on the Association's website.



## **NON-COMPLIANCE OF GOVERNING DOCUMENTS AND RULES & REGULATIONS**

Non-compliance with the provisions of the Declaration, Articles of Incorporation, Bylaws, and these Rules & Regulations will be handled as follows:

### **I. Enforcement:**

- First Step—A warning from the Board or its agent to the violator outlining the violation and compliance requirements.
- Second Step of the Same Offense—A written notice of the violation will be given to the violator and/or Owner specifying: 1) The violation; 2) The action required to remedy the violation; 3) A date by which the violation must cease or be corrected without the imposition of a fine or suspension of use rights.
- Third Step of the Same Offense—A follow-up written notice specifying: 1) The violation; 2) The action required to remedy the violation; 3) A date by which the violation must cease or be corrected without the imposition of a fine or suspension of use rights including a statement informing the violator and/or Owner for the opportunity for a Violation Hearing in accordance with Florida Statutes, Section 718.

### **II. Violation Hearing:**

A Violation Hearing Committee is comprised of Association Members, who are not Board Members or its agent, persons residing in a Board Member's household, persons residing in the violator's household, or violator's relatives. The purpose of the hearing is to problem-solve and make recommendations to the Board. If the Violation Hearing does not resolve the problem, the Board will follow Chapter 718.303, Florida Statutes. If there is an issuance of a fine, the fine will be in compliance with the Condominium Documents and Florida Law. The Owner is responsible to correct the violation.

If any Owner/Resident fails to cease the violation, the Association will take steps to correct such violation and shall charge and collect from said Owner the entire cost and expenses, including reasonable attorney fees.

## **MISCELLANEOUS**

If a Resident is without a telephone, every effort will be made to promptly notify the Resident of emergency calls received by the Association (such calls are interpreted as having to do with serious illness, accident, or death). The Association does not assume responsibility for delivery of any messages or for failure to report such messages.

If any provision of these Rules and Regulations be contrary to any law of any jurisdiction in which the Association is located, it shall not apply or be enforced. However, the other provisions of these rules and regulations shall not be affected and shall continue in full force and effect.

The Rules and Regulations as presented herein are adopted by the Board of Directors of the ROLLING RIDGE RV RESORT CONDOMINIUM ASSOCIATION, INC. and supersede and replace all rules and regulations previously in effect prior to the creation of the Association.