



## Imperial Bonita Estates Co-op, Inc.

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### RV RESORT AREA RULES AND REGULATIONS FOR ALL UNITS

Welcome to Imperial Bonita Estates, Inc. – a 55-plus community!

This document was written to create a single reference for all units in the RV Resort area.

The term “unit” will be used for all recreational vehicles, motor homes, fifth wheels, travel trailers, and Seasonal tie-downs.

Imperial Bonita Estates has two (2) recreation halls, an information center, a billiards area, a library, a heated swimming pool, horseshoe, bocce, shuffleboard, pétanque, tennis and pickleball courts, basketball area, putting green, boat launch, fish cleaning station, picnic area and two (2) rest areas along the Imperial River for residents and their registered guests. Put your boat or kayak in at our launch area on the beautiful Imperial River, which goes all the way to the Gulf of Mexico!

Restrooms and showers are provided in two separate buildings within the RV area.

Two laundry areas are provided for our guests. Laundry hours are 7:00 AM to 10:00 PM. Cards to activate the laundry machines are available in each laundry room and are accessible during open hours. Card machines do not accept cash. They accept only Visa, MasterCard, or Discover credit cards. Amex is not accepted. There are soda vending machines in both laundry areas and an ice/water vending machine in Laundry 1.

Mail is delivered and picked up at designated areas.

There is a boat storage area and a recreational vehicle storage area for RVs only. Storage is available for a fee to those who have a three-month or longer reservation, subject to availability.

The following rules and regulations are intended for the comfort and safety of all residents, guests, and visitors in the Seasonal RV Resort. They are also intended to maintain the appearance and the reputation of the resort. Your cooperation will be appreciated.

Management will enforce these rules equally and fairly. IBE reserves THE RIGHT TO CANCEL THE SIGNED OR UNSIGNED LEASE of any resident for violation of these Rules and Regulations.

Under Florida law, any act(s) that endangers the life, health, safety, property, or peaceful enjoyment of the IBE community or its occupants is a violation of the Rules and Regulations of the RV Resort area and is grounds for eviction.

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## **1. Occupancy**

- a. Imperial Bonita Estates is intended and operated for occupancy by households of which at least one person is fifty-five (55) years of age, and the second occupant must be at least forty-five (45) years of age. If the occupants of a Unit who are fifty-five (55) years of age or older shall cease occupancy of the Unit, IBE Co-op Board reserves the right to cancel the occupancy of the Unit by all persons.
- b. If a Unit owner owns two (2) units in the IBE Resort Area and/or the Co-op, one must be for sale and not available for occupancy or renting.
- c. All prospective tenants must be approved by the IBE Co-op Board before purchasing a unit Seasonal tie-down. Approval is initiated by submitting a completed application to management at the park office.
- d. All units must be approved by management. Management must approve all units prior to the transfer of ownership. A Condition of Sale (COS) must be submitted, and a condition of sale form must be submitted for approval. An interior inspection, completed by a licensed inspector, must be submitted and approved before selling a tied-down.
- e. All units must remain vacant except during the six-month occupancy period. Entering any such unit during these periods where vacancy is prohibited, except for short periods of time needed in connection with securing and/or safeguarding the unit, is a violation of the Rules and Regulations.
- f. A tenant shall not assign his or her lot lease, or any interests therein, and shall not sublet the leased premises or any portion of it, or allow any persons to occupy or use the leased premises without the specific prior written consent of the Landlord, Imperial Bonita Estates, Cooperative, Inc. Any assignment or subletting without the Landlord's prior written consent shall be void and shall constitute a default by the tenant under the Lease, signed or unsigned.
- g. No person may purchase or own a unit for the sole purpose of renting or subletting. Only rentals of a Seasonal Tie Down will be allowed for two times a year, not to exceed a total of four months per calendar year. Units can be occupied by the owner or their immediate family for the remaining months of the six (6) month lease. Rental Applications must be submitted for approval no less than 30 days before expected arrival. Management will inspect the unit prior to the approval of any rental agreements. Applications will not be approved if in violation.
- h. All new owners of Seasonal tie-down units must submit a deposit to the office at the time of transferring the unit. The deposit will be refunded once the unit is transferred or removed.
- i. Leases
  - i. Seasonal units require a yearly lease with current registration of the unit.
  - ii. Travelers staying more than three months are required to sign a lease, and provide a driver's license for all occupants, and current registration for the unit.

- iii. Occupancy in the RV section is limited to six months between the twelve-month period of June-May

## **2. Guests**

- a. All visitors and guests must be registered with the office. Guests under 45 years of age may visit up to thirty (30) days per calendar year, and no more than fifteen (15) of these days shall be consecutive. Guests between the ages of forty-six (46) and fifty-four (54) are permitted to stay thirty (30) days in a calendar year. Immediate family members (adult children and grandchildren) may occupy the unit in the absence of the owner for a period not to exceed thirty (30) days in a calendar year. Guests staying more than 30 days must submit an extended stay application for approval. Fees will apply.
- b. Daytime and overnight guests using recreational facilities will be issued a guest tag for a nominal fee. Guests staying longer may apply for key cards issued by the office with a refundable deposit. The tags must be in the possession of the guests at all times. All persons who are registered with the park office as guests, must state their name, lot number, arrival, and departure dates.
- c. Guests and family usage will be counted toward 6-month occupancy limitation.

## **3. Lot Rental and Regulations**

- a. Lot rents are to be made payable to Imperial Bonita Estates and mailed to 27700 Bourbonniere Dr., Bonita Springs, FL, 34135-6083. It is necessary to put the lot number on the bottom of the check. The lot rental includes water and sewer for two (2) occupants.
- b. It is the responsibility of the tenants and guests to ensure that all loose items are picked up and stored inside the unit when they leave for the season. No bricks, ornaments, decorations, patio furniture, satellite dishes, bicycles, etc. may be left outside during hurricane season (beginning June 1). No items are to be tied to trees or to the units. Any items left will be disposed of. Do not use blue tarps as covers during the off-season.
- c. Tenants shall be responsible for their daytime and overnight guests' conduct while in IBE and shall be responsible for acquainting their guests with the Rules and Regulations.
- d. Guests under the age of fourteen (14) must be supervised by an adult anytime they leave the residence they are visiting.
- e. Please consider your neighbors and refrain from making excessive noise, intrusive lighting, or other disturbing activities after 10 PM or before 8 AM.
- f. Soliciting in IBE by commercial, non-profit organizations, churches, charitable groups, or individuals is not permitted.
- g. Individual yard sales for those selling their units must be approved by the park manager. Those people holding the yard sale must abide by the rules.

- h. On the rare occasion when it may become necessary to remind someone of the Rules and Regulations, please refer the problem in writing to Imperial Bonita Estates Cooperative, Inc., 27700 Bourbonniere Dr., Bonita Springs, FL, 34135- 6083, Attn: Park Manager.
- i. Pets are limited to two (2) per unit and MUST be registered with the Office. Please see the complete Pet Policy.
- j. No outdoor appliances are permitted except for a small dorm-sized or beverage refrigerator.
- k. Fire and insurance restrictive codes MUST be followed. Propane gas tank lines, electric connections, and water supply hoses shall conform to Federal and State codes. Since the units are so close together, open or contained fires are not allowed. This includes Tiki Torches and campfires. A fire pit is available for campfires. It is located between the bocce courts and the back of the maintenance complex. Certain rules and fees apply. This must be scheduled with the park office. Gas and charcoal grills are allowable for cooking purposes only.

#### **4. Maintenance and Alterations**

- a. All units must be properly licensed or registered. Applicable units must be in working order with the capability to move the unit upon request.
- b. All residents must provide for the upkeep of the unit and lot, which shall include washing of the unit, maintaining exterior cleanliness, trimming shrubs, and weeding of flower beds planted by the resident. Lots must be kept orderly, neat and clean and free of clutter. There shall be no fences, borders, or obstructions, or planting between units that will obstruct mowing and maintenance. All skirting must be compliant with either vertical vinyl skirting or horizontal aluminum skirting. Lattice is not permitted as skirting. If assistance or directions is required, please contact the park manager. Any modification to the site (adding pavers, gravel, dirt, planting trees, shrubs or flowers, etc., MUST be requested in writing to the park manager. Modifications not pre-approved may be subject to removal.
- c. No new hard construction is permitted on existing units, such as screen rooms. Other changes, such as painting the leased premises, must have written consent of the park manager.
- d. No units older than ten (10) years are permitted to be permanently installed in the park. Any anchored unit purchased for a tenancy period of longer than six (6) months must be anchored, per state codes, and have skirting. Prospective purchasers must sign a statement of condition before an Application for Residency will be approved by IBE.
- e. Tenants may install outdoor dishes and antennas which shall comply with the Telecommunications Act, Section 207, regulated by the FCC, with a diameter of not greater than one meter, with no more than one dish or antenna of the same service. The location of the installation must be approved by the park manager.

- f. No sheds or other structures are allowed without the prior written permission of the park manager. Approved sheds MUST be attached to the rear of the unit.
- g. Only drying racks are permitted and are to be attached to the rear of the unit. Approved racks are available at the office for a nominal fee.
- h. No stand-alone screen rooms, canopies, tents, or fences are permitted. Note bike storage pop-up tents with a maximum capacity of two bikes are the exception. Permits must be secured from the office which will state what is being stored inside.
- i. If an RV unit is moved, the unit owner must remove all other structures, including tie-downs. The lot and the cement pad must be left clean and with no damage to the utility hook-ups or pad when the unit is removed. For any site damage, a deposit of \$200 is required of the owner before the removal of a unit.
- j. Signs are permitted for unit identification and Real Estate sales. All other signs are prohibited including banners, political flags, or any other political advertising.
- k. Units must be washed at least once a year. For each wash, you must request a wash permit issued by the park office.
  - i. First wash is complementary.
  - ii. Additional washes will be charged a minimal fee. A dated permit will be issued by the office.
  - iii. A Professional who supplies their own water may also be hired.

## **5. Recreational Facilities**

- a. Cell phones must be muted in the recreation halls, and calls must be taken outside.
- b. The recreation hall will be open 30 minutes prior to events.
- c. The recreation halls, pool area and other activity areas are for the mutual use of all residents and their registered guests.
- d. IBE badges are mandatory at all facilities and functions. Key card usage is mandatory where admittance to a facility requires the swipe of such card.
- e. Rules regarding the use of each facility, recreation building, pool, shuffleboard, bocce, horseshoe, tennis and pickle ball courts, pétanque courts, and billiard room are posted in their respective areas and must be observed by all users of the facilities.
- f. Children under the age of fourteen (14) will not be allowed to use any of the facilities unless accompanied by an adult member or registered guest.
- g. Neither bare feet nor beach or swimming attire will be permitted in the recreation halls or office area.
- h. No alcoholic beverages shall be used in excess by any member or guest in the common areas.
- i. No food or beverage, EXCEPT plastic or metal water bottles, is permitted in the pool or deck area. Food and drinks (NO glass containers) are permitted under the pool shelter. Alcoholic beverages are prohibited inside the pool enclosure. There is no smoking, e- cigarettes, or vaping allowed at the pool or any IBE recreational facility.

## **6. Garbage and Trash**

- a. Garbage and trash collection is provided by the park. All pickups must be at roadside by 8:00 AM. Per Florida Administrative Code 64E-15, garbage put out for pickup.
- b. MUST be in a can with a tight-fitting lid. No garbage is to be set outside overnight. Newspapers should be put in recycling bins or paper bags. Aluminum cans should be put in semitransparent plastic bags. Horticulture must be put at the roadside on the appropriate day. The shrub or tree trimmings must be cut into lengths at a maximum of six (6) feet and bundled or put in a receptacle.
- c. The days of the above services can be found in the park office. If a holiday falls on any pickup day, pickup will commence the next collection day.
- d. The Park will be responsible for the collection of items listed in Section 6a. Disposal of all other items must be handled by the resident with disposal facilities external to the park. There are community disposal points for tires, batteries, oil, propane tanks, paint, etc. This information is available in the park office.

## **7. Vehicles**

- a. Tenants may only park one vehicle per lot. If there is sufficient room to park a second vehicle on the lot, permission from the office is required.
- b. Parking is not allowed between units. NO PARKING is allowed on VACANT LOTS OR CEMENT/PAVER PADS. Parking anywhere other than your own site must be approved by the park manager.
- c. Trucks over 1 ton are not permitted, except for commercial purposes in IBE. Larger vehicles must be parked elsewhere.
- d. Tenants who own a motorized watercraft, RV, or utility trailer may park on their site for the purpose of loading and unloading, providing there is space to do so, for a period no longer than eight hours. Parking of these vehicles on unoccupied sites is prohibited. Boats and jet skis must be stored in the boat storage area.
- e. The Storage facilities are available to all tenants that are here three (3) months or longer and must comply with all applicable rules and regulations, subject to availability. Tow dollies may be stored underneath the unit. Nothing except picnic tables is to be stored on concrete pads or patio blocks.
- f. Major repairs and overhauling of cars, trucks, motorcycles, boats, etc. is not allowed onsite.
- g. The Speed Limit is 10 MPH throughout the RV Resort area.
- h. Motorcycles, mopeds, bicycles, and golf carts are permitted in IBE. However, go-carts and ATVs are prohibited. Tenants are strongly encouraged to have insurance on the golfcarts. Each tenant is responsible for all damage or injury caused by the operation of their vehicle. Golf cart drivers MUST be fourteen (14) years old per FL law. All drivers of vehicles are required to obey the rules of the road including driving on the right side of the road, obeying all stop signs, one-way signs, etc. Vehicle lights must be on at night. Pedestrians should carry safety gear after dark and walk against traffic.

- i. Unlicensed or inoperable vehicles or boats will not be permitted in IBE and will be towed at the owner's expense to the extent allowed under Florida Law.
- j. NO OVERNIGHT PARKING is permitted at the Recreation Center or Founders Hall. These spaces are restricted for use of visiting the office, laundry center or for hall events.
- k. Washing of personal vehicles is NOT permitted on site or anywhere on IBE property.
- l. Any watercraft must be washed at the dump station.

## **8. Utilities**

- a. Sewer hookups and water are provided at no additional cost throughout the Seasonal RV Resort. Upon completion of a rental period, water supply lines are required to be turned off or removed at service points.
- b. All Federal, State, County, City and South Florida Management rules, along with local insurance codes are to be followed. Propane gas lines, electric connectors, and water supply hoses shall conform to laws and codes.
- c. It is the unit owners' responsibility to contact FPL to have the electric meter charge addressed to them. This is mandatory for 6-month leases, or any on-site storage arrangements. Check with the park office for further information.
- d. Hooking into another site or into one at a common facility for electricity or water is strictly prohibited unless you have express directions from the park office to do so. Unauthorized use of another site's power or water will result in a violation and fine.

## **9. Weapons and Fireworks**

- a. The use or display of weapons in the community is prohibited, including firearms, rifles, slingshots, or any other type of weapon.
- b. The use of fireworks in the community is prohibited.

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