

# **FOREST PARK PROPERTY OWNERS ASSOCIATION RULES, REGULATIONS AND PROPERTY STANDARDS**

**Purpose:** The purpose of these rules and regulations is to ensure property values and maintain the properties in such a manner as to enhance the desirability of living in Forest Park and secure to each owner the full benefit and enjoyment of their property and recreation facilities.

## **1. HOMEOWNERS AND GUESTS**

- A. Homeowners and their guests and/or renters are responsible for the proper use and care of park facilities and equipment. Anyone misusing facilities and equipment should be addressed directly. If the problem persists, it should be reported to an appropriate FPPOA committee member. Homeowners are responsible for their guests and/or renters and must make sure that they comply with all FPPOA Rules, Regulations and Property Standards.
- B. All renters and overnight guests should register at the FPPOA office for their own protection, in case of an emergency, and to ensure security in our park.

## **2. NEW OR REPLACED HOMES IN FOREST PARK**

(Refer to Deed of Restrictions)

## **II. EASEMENTS**

(Refer to Deed of Restrictions)

## **IV. MAINTENANCE OF HOME AND PROPERTY**

- A. Property owners must keep their lawns, trees, shrubs, flowerbeds and planters neatly trimmed and free of unsightly weeds year-round. Lawns will not be allowed to become unsightly because of uncut grass or weeds. If grass or weeds become 12 inches or higher and is not corrected by the lot owner within thirty (30) calendar days after notification by the FPPOA, then the Board of Directors may have the lawn mowed and charge the owner for such services as deemed reasonable by the Board of Directors. The lot owner hereby agrees to pay for such charges within 30 days.
- B. Homeowners must keep the exteriors of their homes clean. Allowing the exterior of the house to become unsightly because of dirt, mold, mildew or lack of paint, and/or using driveway/carport to store

household appliances, furniture (other than patio furniture), boxes, crates/containers, garbage or trash will be a violation.

- C. Unsightly lots that are overgrown with weeds and/ or not trimmed will not be allowed.

## V. **CARPORT SALES**

In the interest of keeping Forest Park attractive and safe, homeowners will be allowed two (2) carport sales a year on a date set by the Social Club and approved by the Board of Directors. In cases of death, estate settlements or moving, permission may be granted for a special carport sale upon submitting a request to the Board of Directors.

### **3. PROHIBITIONS**

- D. Changing the grade of any lot. \*
- E. Erecting a laundry drying line. \* Florida Law allows a clothesline installation however, FPPOA has the authority to apply guidelines on the style and placement of the clothesline on the property. FPPOA would prefer the use of the umbrella type clotheslines. All clotheslines must be retractable and be placed as far as possible from the view of the main street past your property. All clotheslines must be retracted at night.
- F. Storage of boats, boat trailers, travel trailers, campers and commercial trucks either under the carport or in the owner's yards. \*
- G. Keeping animals other than normal household pets (e.g. dogs, cats, birds). Only two (2) pets per household allowed. The following breeds are prohibited from the park: Doberman Pinchers, Akitas, Chows, Pit-Bull, and Rottweilers. Pets allowed only in the pet section and on a leash while outside. Anyone walking pets must pick up after them.  
**NO PETS ALLOWED IN THE RECREATION AREAS.**
- H. Burning trash, garbage or refuse. \*
- I. Signs or advertising, other than a small residence name sign and street address.\* Exception: Magnetic signs: The Board approved the use of magnetic signs on vehicles. There is a limit of two signs per vehicle. There is an application for sign variance in the office. You must submit an application with the wording on the sign a picture of the sign if possible to the legal committee for approval. Final approval will come from the Board of Directors.
- J. "For Sale" signs are permitted. However, except for vacant lots, they must be placed next to the house, in the front, and must not exceed 24 in. x 24 in.
- K. Storage under open carports. This includes appliances. Exceptions are recycling bins, barbecues and bicycles.

- L. Cars, vans, trucks or motorcycles are not allowed to park on resident's lawns overnight. Visitors may temporarily park in designated parking areas providing it does not interfere with any club activities. Street parking is permitted from dawn to dusk only.
  - M. Motorcycles are prohibited from cruising the park and only permitted access and egress from the park.
  - N. Golf carts shall follow the same rules as autos regarding parking, etc. and are not to park on lawns.
  - O. Commercial type vehicles (except for services being temporarily rendered) Installation of any satellite dish in excess of thirty (30) inches must be approved by the FPPOA Board of Directors.
  - P. A land owner may own a maximum of two (2) parcels (with or without membership), one of which must be occupied by the owner. This provision will not apply retroactively, and owners who currently hold title to more than two (2) parcels shall not be affected.
- (\* per Deed of Restrictions)

### **III. VIOLATIONS**

- A. Violations may be reported by any resident on the approved reporting form. The report must be signed and dated by the complainant. If violations are not taken care of by the property owner, the FPPOA Board of Directors will take appropriate action. If such condition is not corrected by the owner within thirty (30) days, the FPPOA Board will rectify the situation and charge the owner. Upon completion of such services, the charge(s) will be presented to the violator for payment. If payment is not made within thirty (30) days after presentation to the violator, the FPPOA Board of Directors will proceed to recover the amount owed in accordance with Florida law in the amount of the services and any additional fees.
- B. Notification of violations will be done by certified mail.

#### **4. REIMBURSEMENT TO THE F.P.P.O.A.**

In the event the F.P.P.O.A. retains the services of any professional, including but not limited to Attorneys, C.P.A. and/or Security Personnel, to enforce the Deed Of Restrictions, By-Laws and Rules and Regulations, the homeowner and/or the assigns shall be responsible for reimbursement to the F.P.P.O.A.

### **IV. CLUBHOUSE**

The FPPOA shall provide, manage and maintain the association clubhouse and recreation area (including swimming pool, picnic area, shuffleboard, bocce, etc. and any future recreational facilities) for the use and benefit of lot owners in Forest Park. The FPPOA shall have the right

to use a portion of the clubhouse for offices. The following regulations governing use and activities in the clubhouse and of the recreational facilities are to be strictly adhered to:

- A. Smoking is not permitted in any FPPOA enclosed buildings.
- B. Use of the clubhouse by any club or organization must be sanctioned by the FPPOA Board of Directors and scheduled by the Social Club. Anyone using the clubhouse for various activities shall be responsible to replace all tables and chairs in their proper place and leave the building in a clean and respectable condition. All overhead lights are to be turned off prior to leaving building and all doors locked if after 10pm.
- C. Use by individual (or family) residents will be restricted to personal celebrations of anniversaries, birthdays, memorials and weddings and must not conflict with any Social Club or FPPOA functions. A \$100.00 deposit is required and will be refunded if there is no damage and the premises are left as they were initially. A special request form must be obtained at the FPPOA office. After approval by the FPPOA Board, the request will be directed to the Social Club for scheduling.
- D. Any permitted borrowable items must be returned in the same condition as when borrowed.
- E. Notices placed on the outdoor bulletin board must be removed the day after the event/function.
- F. Dances – Property owners will be allowed to bring guests to dances in the clubhouse and must be responsible for their actions.
- G. All residents and guests must follow the rules posted by the various facilities. Failure to do so may result in being asked to leave the area.
- H. Consumption of alcoholic beverages at any official meeting of the FPPOA or Social Club is prohibited.

## **X. RV AREA**

- A. Each Forest Park resident may apply for the use of one space in the RV area. Spaces will be allocated on a “first come–first serve” basis if available, and restricted to motor homes, boats and all trailers. Cars, trucks and vans are not allowed. If space is relinquished, the office must be notified so it can be reassigned. Spaces are non-transferable. Upon initial assignment of a space, such a space must be occupied within sixty (60) days. If space is not occupied for a nine (9) month consecutive period, it may be reassigned.
- B. Boats (including trailers), motor homes, travel trailers and utility trailers must be registered in the name of the resident and have a current license tag to occupy a space; must be documented in the FPPOA office and must be anchored down to meet county requirements. The space must be identified with a nametag on the

fence behind the space occupied, to be placed there by the RV Parking Coordinator. All RV units must meet the State of Florida requirements for highway usage.

- C. FPPOA shall be responsible for cutting and mowing the grass.
- D. Each person who has a space in the RV area is responsible for making sure the gate is locked when they leave the area.
- E. No miscellaneous items may be stored on the ground or against the fence. Items inside open RV's must be secured to the unit.
- F. No item that can be blown away in the event of a hurricane or heavy wind is permitted.
- G. Boats and Trailers must be parked in the space assigned to the resident. Exceptions are as follows:
  - 1. Anyone going boating early in the morning, may bring a boat and trailer to their carport the previous evening for preparation and loading. After use, the boat and trailer may be temporarily parked in a driveway for unloading.
  - 2. Permission may be granted from time to time by the FPPOA Board of Directors for longer periods for the purpose of repairs or other reasonable causes.
- H. FPPOA will not be responsible for any lost or damaged property stored within the RV parking area. Insurance on your property is at owner's discretion.
- I. No canopies are permitted.

## **XI. MOTOR HOMES, TRAVEL TRAILERS AND UTILITY TRAILERS**

- A. All motor homes, travel trailers and utility trailers shall be parked in the space provided for them if available. Exceptions are as follows:
  - 1. If owned by a resident, they may be parked in the resident's carport or driveway for no longer than forty-eight (48) hours at one time.
  - 2. Permission may be granted by the FPPOA Board of Directors for a longer period for the purposes of loading, unloading, repairs, etc.
- B. They may not be left parked on the street at any time.
- C. Guest's RV'S may not be parked in a homeowner's driveway for longer than twenty-four (24) hours.
- D. Overnight stay in motor homes or trailers is not allowed.

## **XII. ALL REGULATORY SIGNS MUST BE OBEYED AT ALL TIMES**

The FPPOA shall provide for reasonable street lighting, street maintenance, and maintain all regulatory signs such as stop signs, speed limits, etc.

### **XIII. GARBAGE, TRASH AND HORTICULTURE**

FPPOA will provide garbage, trash and horticulture removal/pick-up service. The following conditions must be met by all residents/occupants:

- A. Pickup is on Tuesdays and Fridays (or as determined by the FPPOA Board of Directors with sufficient notice). (Please keep horticulture separate.) Bundles or bags torn open by animals will not be picked up.
- B. Items are to be placed in front of home on your own property no earlier than 6pm the day before pickup and no later than 7am on pickup day. Do not put on the road as it could create a hazard.
- C. Bags must be plastic of good quality. If they break, you must clean it up.
- D. The filled bag weight must not exceed 30 pounds.
- E. Bags must be tied securely. Please double knot tie strings.
- F. Horticulture limbs must be tied securely and not exceed four (4) feet in length and sixteen (16) inches in diameter. Tree limbs are not to exceed four (4) inches in diameter, and not exceed 30 pounds. Please double knot tie strings.
- G. Do not mix garbage and horticulture in the same bag.
- H. Residents are not permitted in the maintenance area to dump trash in dumpsters at any time except in-park contractors are allowed to dispose horticulture waste, construction waste and grass clippings. In-park contractors must also register with the office and confirm license and insurance.
- I. Boxes (corrugated cardboard) must be broken down, tied and left out with the blue recycle bin on Wednesday (or as determined by the Board of Directors).
- J. All contractors, lawn care companies, etc. working at your home are responsible for removing trash, garbage, construction waste and horticulture waste from the site. They are responsible for sweeping or blowing all grass clippings from the roads. This is a Florida state statute (law). Outside contractors are not allowed to use FPPOA dumpsters unless working for the park.
- K. To have appliances and large items removed, place at the curb for pick-up.
- L. Recycle items will be picked up on Wednesdays. Place at the curb before 7 am.
- M. Aluminum cans are to be placed near your mailbox by 5 pm on Mondays or as determined by the FPPOA Board of Directors with sufficient notice.
- N. Materials such as oil, paint, chemicals, pesticides, fluorescent light bulbs and LP propane gas cylinders are considered hazardous waste. Please place them outside on trash pick-up days (separate from your trash). Maintenance staff will pick them up and take them to the Lee County hazardous waste disposal site.

#### **XIV. QUIET TIME**

**Quiet time year round is 11 PM to 8 AM.**

**Lawn mowing hours are June 1st – August 31st 7 am – 11 pm, and  
September 1st – May 31st 8 am to 11 pm.**

**XV. ALL SELLERS AND REALTORS MUST INFORM BUYERS OF  
PROPERTY IN FOREST PARK OF THESE RULES AND REGULATIONS,  
BY-LAWS AND DEED OF RESTRICTIONS. RESIDENTS – PLEASE BE  
SURE YOUR GUESTS ARE AWARE OF THESE RULES AND  
REGULATIONS – ESPECIALLY THOSE OF THE SWIMMING POOL.**

### **POOL RULES**

- 1. POOL HOURS ARE 8 AM UNTIL DUSK.**
- 2. USE POOL AT YOUR OWN RISK. NO LIFEGUARD ON DUTY. FPPOA WILL NOT BE RESPONSIBLE FOR ANY ACCIDENT OR INJURY.**
- 3. THE POOL IS FOR USE OF RESIDENTS AND THEIR GUESTS. CHILDREN UNDER THE AGE OF 16 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT.**
- 4. NO CHILDREN UNDER 2 YEARS OF AGE, OR THOSE NOT TOILET TRAINED ARE PERMITTED IN THE POOL.**
- 5. POOL SHOWER MUST BE USED BEFORE ENTERING THE POOL BEFORE ENTERING POOL.**
- 6. ALL SUNTAN PREPARATIONS SHALL BE WASHED OFF WITH SOAP.**
- 7. NO DIVING OR JUMPING IN POOL.**
- 8. PROPER SWIMMING ATTIRE REQUIRED.**
- 9. THE POOL IS NECESSARILY CLOSED TO ALL PERSONS WHO HAVE OPEN SORES OR WEARING BANDAGES.**
- 10. NO TOWELS OR WEARING APPAREL ETC. SHALL BE DRAPED OVER THE FENCE.**
- 11. NO FOOD OR GLASS OBJECTS ARE ALLOWED IN THE POOL AREA. NO DRINKS IN THE POOL OR ON POOL DECK.**
- 12. NO RUNNING, SKATEBOARDING, BICYCLES ALLOWED IN POOL AREA. NO JUMPING INTO POOL ALLOWED.**
- 13. NO ANIMALS ALLOWED IN POOL OR POOL AREA.**
- 14. LOAD LIMIT – 18 PERSONS.**
- 15. FOR EMERGENCIES CALL 911. THE NEAREST PHONE IS LOCATED IN THE CLUBHOUSE OR ACTIVITIES BUILDING.**