

MARINERS COVE HOMEOWNERS' ASSOCIATION OF LEE COUNTY, INC
PROPOSED RULES AND REGULATIONS 4-20-18 (includes 4 pages)

The following rules and regulations are intended for the comfort, welfare and safety of Mariners Cove residents, their guests/visitors, and are focused on maintaining the appearance and reputation of our community.

Mariners Cove is privately owned, and we are required by law to abide by certain standards. Many of our rules and regulations are based on what is required by law.

The following rules and regulations are published to additionally protect life, property and privacy. These rules and regulations may be amended from time to time to achieve this purpose.

Visit: www.marinerscoveestero.com for all governing documents for Mariners Cove HOA, located under 2018 Mariners Cove Documents on the website.

1. ACCEPTANCE BUYING OR SELLING OF PROPERTY

1.1 TO RECEIVE AN APPLICATION FOR APPROVAL OF BUYING A HOME, SELLER MUST CONTACT THE MANAGEMENT COMPANY, BUYER MUST BE APPROVED BY MARINERS COVE HOMEOWNERS ASSOCIATION.

1.2 APPLICATION MUST INCLUDE PROOF OF AGE AND DOCUMENTS ARE REQUIRED TO BE KEPT IN PARK OFFICE.

1.3 THERE IS A FEE CHARGED BY OUR MANAGEMENT COMPANY TO COVER ADMINISTRATION FEES.

2. THE MOBILE HOME

2.1 ANY CHANGES OR INSTALLATIONS OF ANY KIND MADE TO HOME OR PROPERTY, OWNER MUST COMPLETE AN ARC FORM AVAILABLE ON THE WEBSITE OR IN THE CLUBHOUSE. YOU MUST HAVE ARC APPROVAL PRIOR TO ANY COMMENCEMENT OF ANY PROJECT. CHANGES/INSTALLATIONS MUST BE APPROVED IN WRITING BY ARC.

2.2 MOBILE HOMES SHALL BE MAINTAINED BY THE OWNER AND NEED TO COMPLY WITH APPLICABLE LAWS, ORDINANCES AND REGULATIONS OF THE STATE, COUNTY, VILLAGE AND COMMUNITY. SINCE THESE REGULATIONS CAN CHANGE FROM TIME TO TIME OUR PARK RULES AND REGULATIONS WILL VARY ACCORDINGLY.

2.3 TV ANTENNAS AND SATELLITE DISHES SHALL BE ALLOWED IN THE PARK WITH THE PRIOR APPROVAL OF THE ARC.

2.4 IF A UNIT IS TO BE DEMOLISHED AND REMOVED, THE OWNER IS RESPONSIBLE FOR A DRY WOOD TERMITE INSPECTION AND TREATMENT, IF NECESSARY. FOLLOWING DEMOLITION AND PRIOR TO A PLACEMENT OF A NEW HOME, A SUBTERRANEAN TERMITE TREATMENT SHALL BE PLACED BY THE INSTALLING CONTRACTOR. A COPY OF THE SUBTERRANEAN AND DRY WOOD TERMITE TREATMENT SHALL BE PROVIDED TO THE ARC.

3. AGE REQUIREMENTS

3.1 THIS COMMUNITY IS INTENDED AND OPERATED FOR PERSONS AGE 55 AND OLDER.

3.2 VISITING CHILDREN ARE WELCOME. WE DO ASK HOWEVER THAT THEIR BEHAVIOR NOT INCONVENIENCE OTHER PARK TENANTS.

3.3 LOT OWNERS ARE RESPONSIBLE FOR ALL VISITING GUESTS AND WILL BE HELD RESPONSIBLE FOR DAMAGE CAUSED BY THEIR VISITING GUESTS.

3.4 ALL VISITING CHILDREN WHO ARE 16 YEARS OF AGE AND UNDER MUST BE ACCOMPANIED BY AN ADULT WHEN AROUND THE BOAT DOCKS, POOL AREA AND SHUFFLEBOARD COURTS.

4. THE MOBILE HOME SITE

4.1 THE LOT OWNER IS RESPONSIBLE FOR THE OVERALL APPEARANCE OF THEIR HOME SITE. IT SHALL BE KEPT ORDERLY, NEAT, AND FREE OF LITTER. THE ASSOCIATION WILL SEE THE GRASS IS MOWED AND QUEEN PALM TREES ON THE STREET SIDE ARE TRIMMED.

4.2 NO VEGETABLE GROWING IS PERMITTED, EXCEPT IN THE REAR OF THE LOT, OR IN SECLUDED AREAS FROM THE VIEW OF THE STREET.

4.3 ANY CHANGES TO THE UTILITY SERVICES TO MEET OWNER REQUIREMENTS WILL BE DONE AT THE OWNER'S EXPENSE. ALL UTILITY CONNECTIONS MUST COMPLY WITH THE COMPANIES' GOVERNING ORDINANCES WITH THE STATE, COUNTY OR VILLAGE.

4.4 MAJOR REPAIRS TO AUTOMOBILES, MOTORCYCLES, OR OTHER VEHICLES (EXCEPT BOAT MOTORS) ARE NOT ALLOWED TO BE MADE IN THE PARK.

4.5 AUTOMOBILES/BOATS LEFT BEHIND WHEN YOU LEAVE MUST DISPLAY A LICENSE PLATE AND BE PARKED ON CONCRETE. VEHICLE AND BOAT REGISTRATIONS MUST BE CURRENT. NON-OPERATIONAL VEHICLES AND BOATS CANNOT BE IN MARINERS COVE.

4.6 NO SIGNS MAY BE PLACED ANYWHERE, EXCEPT FOR ONE RENT OR FOR SALE SIGN TO BE PLACE IN THE FLOWERBED, WINDOW OF THE MOBILE OR OUTSIDE UP AGAINST THE FRONT AND PARALLEL TO THE HOME.

4.7 ALL HOME UNITS MUST HAVE LOT NUMBERS AND THE STREET ADDRESS ON THE FRONT OF THEIR HOMES, SO THEY CAN READILY BE SEEN FROM THE STREET. LOT NUMBER MUST ALSO BE ON BACK OF MOBILE AND ON ELECTRICAL BOX, FOR EMERGENCY PURPOSES.

4.8 TWO ADJACENT LOTS CANNOT BE COMBINED FOR THE PLACEMENT OF ONE HOME.

4.9 OWNERS MUST PROTECT SKIRTING AND LANDSCAPING TO AID MOWING AND TRIMMING BY LANDSCAPERS. RECOMMEND 8" IN HEIGHT AND 16" IN WIDTH.

5. RECREATION FACILITIES

5.1 RECREATION FACILITIES ARE PROVIDED FOR MEMBERS AND THEIR GUESTS. FACILITIES CANNOT BE USED BY ANY OUTSIDE ORGANIZATION.

5.2 MARINERS COVE EQUIPMENT AND FACILITIES ARE TO BE USED AT YOUR OWN RISK.

6.0 GUESTS

6.1 UPON ARRIVAL OWNERS MUST REGISTER THEIR OVERNIGHT GUESTS IN THE GUEST REGISTER BOOK LOCATED IN THE CLUBHOUSE.

6.2 ALL OWNERS AND GUESTS ARE WELCOME TO PARTICIPATE IN ANY, AND ALL ACTIVITIES SPONSORED BY MARINERS COVE.

7.0 VEHICLES, TRAFFIC, TRAILERS AND BOATS

7.1 THE SAFETY OF EVERYONE IN THE COMMUNITY DEPENDS UPON OUR OBSERVANCE OF BASIC TRAFFIC COURTESIES. THE MAXIMUM SPEED IS 10 MILES PER HOUR. IN THE PARK DRIVERS ARE EXPECTED TO DRIVE IN CONGESTED AREAS USING DUE CAUTION. MEMBERS MUST PARK ON THEIR OWN PROPERTY OR HAVE PERMISSION TO PARK ON ANOTHER OWNER'S PROPERTY. TEMPORARY PARKING ON COMMON GROUND IS ALLOWED.

7.2 PEDESTRIANS AND BICYCLES HAVE THE RIGHT OF WAY. NO SKATEBOARDS ARE ALLOWED.

7.3 BOAT TRAILERS MUST BE KEPT ON A CONCRETE SLAB. CAMPERS, UTILITY TRAILERS OR TRAVEL TRAILERS MAY NOT BE PARKED ON INDIVIDUAL LOTS.

7.4 ALL GOLF CARTS MUST BE POWERED BY ELECTRICITY AND HAVE THE REQUIRED EQUIPMENT. PERSONS 16 YEARS OF AGE OR OLDER ARE ALLOWED TO OPERATE THE CART. ALL LIABILITY WILL BE THE SOLE RESPONSIBILITY OF THE OWNER. SEE THE MARINERS COVE GOLF CART REGISTRATION AND REGULATION FORM FOR SPECIFICS, AVAILABLE ON THE WEBSITE OR IN THE CLUBHOUSE.

7.5 RIDING A BICYCLE ON WALKWAY PATHS IS NOT PERMITTED.

7.6 BOATING RULES/INFORMATION IS POSTED ON THE WEBSITE AND ON THE BOATING BULLETIN BOARD.

8. LAUNDRY

8.1 THE LAUNDROMAT IS OPEN DAILY FROM 8:00 A.M. TO 9:00 P.M., PLEASE FOLLOW THE RULES POSTED IN THE LAUNDROMAT.

9. POOL

9.1 THE POSTED RULES TO BE FOLLOWED ARE LOCATED IN THE POOL AREA.

9.2 THE POOL DOORS ARE TO BE KEPT CLOSED WHEN THEY ARE NOT IN USE. THEY ARE TO BE KEPT LOCKED AND CLOSED AT ALL OTHER TIMES. IF DOORS, OR DOOR LOCKS BECOME DEFECTIVE IT MUST BE REPORTED IMMEDIATELY TO A BOARD MEMBER. BOARD MEMBER LIST IS POSTED ON THE WEBSITE AND THE OFFICE DOOR WITH PHONE NUMBERS.

10. REFUSE/TRASH

10.1 EACH LOT OWNER HAS A RESPONSIBILITY TO HELP KEEP THE COMMUNITY CLEAN AND NEAT. GARBAGE COLLECTION IS AT THE DUMPSTER. PLEASE ABIDE BY REFUSE SIGNAGE FOR LARGE ITEMS. ALL GARBAGE MUST BE KEPT IN PLASTIC BAGS AND PLACED IN DUMPSTER. RECYCLE IS AVAILABLE AT THE GARBAGE COLLECTION SITE, PLEASE DO NOT PUT RECYCLCE IN PLASTIC BAGS, ABIDE BY SIGNAGE.

10.2 NO BURNING OF TRASH, LEAVES OR OTHER MATERIAL IS ALLOWED.

11. SOLICITING

11.1 NO SOLICITING AT ANY TIME WITHIN THE COMMUNITY IS ALLOWED.

12. RENTING/LEASING

12.1 OWNERS HAVE THE RIGHT TO RENT THEIR MOBILE HOMES. LEASING PAPERWORK MUST BE COMPLETED ALONG WITH PROOF OF AGE TO BE KEPT IN MARINERS COVE OFFICE. AT LEAST ONE RENTER MUST BE 55 YEARS OF AGE. FORMS ARE AVAILABLE ON THE WEBSITE OR IN THE CLUBHOUSE.

12.2 NO HOME MAY BE LEASED FOR LESS THAN THIRTY (30) DAYS. HOME MAY LEASED FOR A MAXIMUN OF EIGHT (8) MONTHS IN ANY TWELVE (12) MONTH PERIOD. A LEESEE(S) CAN RESIDE WITHIN MARINERS COVE COMMUNITY FOR A MAXIMUM OF EIGHT (8) MONTHS IN ANY TWELVE (12) MONTH PERIOD. IF TWO HOMES ARE OWNED, ONLY ONE MAY BE LEASED. THE OTHER MUST BE KEPT AS A RESIDENCE.

12.3 OWNERS WHO LEASE MUST PROVIDE A CONCRETE AREA FOR VEHICLE PARKING.

12.4 RENTERS HAVE ACCESS TO AMENITIES IN THE PARK, WITH THE EXCEPTION OF THE BOAT SLIPS AND BASIN WALL BOAT SPACES. ACCESS TO BOAT RAMP IS PERMITTED. BOATING RULES ARE POSTED ON THE BOATING BULLETIN BOARD OUTSIDE OF THE CLUBHOUSE AND MUST BE FOLLOWED.

13. RESPONSIBILITIES

13.1 MARINERS COVE HOMEOWNERS ASSOCIATION SHALL NOT BE RESPONSIBLE FOR LOSS OR DAMAGE CAUSED BY ACCIDENT, FIRE, THEFT OR AN ACT OF GOD TO ANY MOBILE HOME OR PERSONAL PROPERTY LEFT BY THE LOT OWNER OR THEIR GUESTS ON THEIR PREMISES.

13.2 MARINERS COVE SHALL NOT BE LIABLE FOR ACCIDENT OR INJURY THROUGH THE USE OF RECREATIONAL FACILITIES. LOT OWNERS AND THEIR GUESTS USE THESE FACILITIES AT THEIR OWN RISK.

13.3 MARINERS COVE SHALL NOT BE RESPONSIBLE FOR REPAIRS OF UTILITIES BEYOND THE PROVIDED CONNECTIONS OF WATER AND SEWER. SAID CONNECTIONS AND EXTENSIONS OF THE MOBILE HOME ARE THE RESPONSIBILITY OF THE LOT OWNER UP TO ROAD RIGHT AWAY LINE. ELECTRIC METERS OR SWITCH BOXES AND SERVICES TO THE MOBILE HOME ARE THE SOLE RESPONSIBILITY OF THE LOT OWNERS.

14. MISCELLANEOUS

14.1 QUIET TIME IN THE PARK IS FROM 11:00 P.M. TO 7:00 A.M. COURTESY SHOULD BE SHOWN TO YOUR NEIGHBORS REGARDING THE USE OF TV, RADIOS, STEREOS, OR WHEN MAKING LOUD NOISES. TRESPASSING IN OTHER YARDS WITHOUT PERMISSION OF LOT OWNER CAN BE ANNOYING AS THEIR SLEEP HABITS, HEALTH, ETC. MAY BE AFFECTED BY THE DISTURBANCES.

14.2 LEGITIMATE COMPLAINTS SHOULD BE REPORTED TO THE MARINERS COVE HOMEOWNERS ASSOCIATION. ALL COMPLAINTS MUST BE IN WRITING **AND SIGNED** USING THE COMMENT AND CONCERN FORMS FOUND ON THE WEBSITE AND IN THE CLUBHOUSE.

14.3 ONE PARK WIDE INDIVIDUAL YARD/GARAGE SALE IS ALLOWED AT A DESIGNATED DATE AND TIME.

15. TREES, PLANTS AND WATERING

15.1 TREES PRESENT SPECIAL PROBLEMS TO SEWERS, UNDERGROUND WIRES, AND STATE AND LOCAL REGULATIONS. PERMISSION MUST BE OBTAINED BY ARC BEFORE ANY TREES CAN BE PLANTED OR REMOVED.

15.2 LOT OWNERS ARE NOT ALLOWED TO WATER THEIR LAWNS AS PER COUNTY LAW, EXCEPT THROUGH THE USE OF HAND HELD SPRAYERS. PLEASE DO NOT LEAVE HOSES UNATTENDED WHEN WATERING. COUNTY WATER RESTRICTIONS TAKE PRECEDENCE OVER THE PARK RULES.

16. FISH AND FISH CLEANING STATION/DOCKS

16.1 ALL FISH MUST BE CLEANED AT THE FISH CLEANING STATION/DOCK. FISH WASTE IS DISPOSED OF IN THE RIVER. DO NOT PLACE ANY FISH WASTE IN DUMPSTERS.

16.2 EACH INDIVIDUAL USING THE FISH CLEANING STATION MUST CLEAN UP AFTER USING IT.

16.3 A FISHING DOCK IS PROVIDED NEXT TO THE FISH CLEANING STATION. THIS SPECIFIC AREA IS THE ONLY AREA TO BE USED FOR FISHING FROM THE DOCKS.

17. PETS

17.1 PETS ARE NOT ALLOWED IN THE PARK AT ANY TIME.

17.2 THE BAITING, TRAPPING AND SHOOTING OF ANIMALS (EXCEPT MICE, RATS AND POISONOUS SNAKES) IS ILLEGAL IN THE STATE OF FLORIDA.

18. SMALL GAMES OF CHANCE

18.1 SMALL GAMES OF CHANCE ARE PERMITTED IN MARINERS COVE CLUBHOUSE. THE STATE OF FLORIDA'S LAW ON SMALL GAMES OF CHANCE SHALL GOVERN.

19. ALCOHOLIC BEVERAGES

19.1 THE ASSOCIATION CANNOT LAWFULLY DISPENSE ALCOHOLIC BEVERAGES TO ITS MEMBERS OR GUESTS. NOTWITHSTANDING, HOWEVER, ANY MEMBER DESIRING TO BRING AN ALCOHOLIC BEVERAGE OF THEIR CHOICE TO THE CLUBHOUSE OR POOL SHALL BE PERMITTED. NO GLASS IS ALLOWED IN POOL AREA.