



TROPICANA VILLAGE RULES & REGULATIONS

1. SET-UP GUIDELINES

- Black vapor barrier must be put under home prior to anchoring.
- Screw in earth anchors or better spaced every 8-feet apart.
- Sewer lines must be black ABS pipe ONLY. Reducing boot at main.
- Water line must be insulated with heat tape. Water line may not touch the ground.
- Electrical wire must be a minimum of 18- to 24-inches deep and be in conduit.
- Home must be level and straight with the lot.
- Hitch must be removed after set-up.
- Steps are required at every door.
- Chimney stack must be a minimum of 24-inches above roof peak.

2. SKIRTING REQUIREMENTS

- Factory made vinyl rock skirting or better is required. No white vinyl.
- All skirting must be installed within forty-five (45) days of lease signing.
- All corners must be molded with a heat gun.
- Skirting must be kept free of holes, mold, dirt, and tears.
- All skirting must be straight and level.
- Landscape timbers are required under bottom track.
- All decks must be skirted within thirty (30) days of deck completion.
- Any skirting that is over 48-inches tall must be braced with wood.
- Skirting that was improperly installed, must be fixed at the homeowner's expense.
- All skirting must be vented with a minimum of six (6) vents.
- All skirting must be approved by management in writing.
- Lattice work of any kind is expressly prohibited as skirting. (Grandfather clause is in effect for the senior section as of January 1, 2005.) Lattice may not be installed without written consent from the management.

3. DECK REQUIREMENTS

- Decks must be installed within **six (6) months** of lease signing.
- **Permit from The City of Moscow Mills required for all structures.**
- Deck size must be a minimum of **4-feet x 8-feet.**
- A drawing must be submitted to the management prior to building the deck.
- All lumber must be ACQ treated lumber. Non-treated lumber is prohibited.
- All decks must have handrails with pickets spaced 4-inches on center.
- All decks must have steps built with handrails on both sides.
- Steps must be 36- to 48-inches wide.
- **Trailer steps on decks are prohibited.**
- All decks must have a **minimum of 4-inch x 4-inch treated vertical posts.**
- Horizontal supports must be a **minimum of 2-inch x 4-inch treated lumber.**
- All decks shall have top and bottom rails for support of balusters or pickets.
- All posts must **set on concrete piers.**
- **Blocks, shims, and posts IN concrete are prohibited.**
- Decks must be flush against home and be level.
- Vertical pickets shall be 3/4-inch thick and 2-inches wide.
- All decks and porches shall be **painted or stained as need and maintained in good condition.**
- **Any warped, rotted, or damaged portion of the deck shall be replaced as needed.**
- All ornamental railings shall be painted and maintained in a rust-free condition.
- **All decks must be skirted on all sides to match the skirting around the home.**



(Deck Example)

4. LANDSCAPING REQUIREMENTS

- One (1) tree and three (3) bushes must be planted within six (6) months of lease signing.
- Landscaping requirements are subject to weather on installation time.
- **Residents are responsible for the care of all landscaping and will be required to maintain all landscaping as needed.**
- **Trees may NOT be planted in front, rear, or back side of home. Trees must be planted in the side yard only. Any tree planted in the front yard will be removed at the owner's expense.**
- All yards must be maintained with **fertilizer, seed, and weed killer** as needed (**at least once a year**). Seeding will be done by Tropicana for **THE FIRST YEAR ONLY**.
- All yards will be graded and leveled as needed at the management's discretion.
- **It is the resident's responsibility to water the yard as needed. If the yard has been seeded and dies due to the lack of care, the resident will be charged for the materials.**
- All landscape beds must have a management approved border installed. **Please contact management prior to purchasing a border material.**
- **Cement blocks are not acceptable for any landscaping decoration.**
- **Vegetable gardens** may **ONLY** be planted at the **rear of the home and kept free of weeds.**
- Mailboxes are designed to be removed for home installation. We will not replace any landscaping around mailboxes.
- **All grass must be cut and trimmed weekly or as needed. If yard is not cut, management will cut it for a fee.**
- **Resident is responsible for trimming around all utility poles (cable, phone, electric, water meter, and mailbox.)**
- **Driveways and sidewalks must be trimmed weekly or as needed.**

5. SHEDS, AWNINGS, CARPORTS AND PATIOS

- All residents must install a **shed** within **six (6) months of lease signing.**
- **Permit** from The City of Moscow Mills **required for all structures.**
- All sheds must be anchored to the ground.
- **Doors** must be **kept shut** at all times unless in use.
- All sheds must be put at the back left corner of the lot.
- **Only one (1) shed per lot is accepted.** If additional storage is needed, a larger shed must be purchased.
- All sheds must be a minimum of **6-feet x 8-feet.** Anything over **10-feet x 10-feet** must be approved by management.

- Patios must be concrete or paver stones, and maintained so that no grass or weeds grow through them.
- **Metal sheds will NO LONGER be allowed as of 6/1/2022.** If you currently have a metal shed it needs to be rust-free and have properly operating, rust-free doors. If the shed needs to be replaced, it must be replaced with a non-metal shed.
- All structures must be painted, stained, or sided in a color closest to the home.
- All structures must be centered and level.
- **Any structure that does not meet these criteria must be replaced at the owner's expense.**
- **If you wish to build your own shed as opposed to purchasing one, then a drawing must be submitted and approved by management prior to building the structure.**
- **All structures must be maintained as needed.**

6. FENCING

- All fencing must be approved in writing by management.
- Only vinyl, wood picket, or coated chain link fencing is permitted.
- Wood fences must have a minimum of 4-inch x 4-inch treated posts and minimum of 2-inch x 4-inch horizontal supports, and 1/2-inch thick pickets.
- All vertical posts must be set at minimum depth of 18- to 24-inches in concrete. 🌍 All fencing must be straight and level.
- All fencing must be well maintained. Wooden fencing must be stained or painted as needed. All fencing must be kept free of rust.
- All fencing must have a gate with a minimum size of 72-inches installed even with the end of the driveway (Double 3-foot gates may be needed.)
- Any fencing must be approved in writing by management prior to installation.
- All fencing must follow the lot line and is only permitted in either the back of home for front facing homes or the side yard for the rest.
- **Any fencing that is improperly installed must be fixed at the home owners' expense.**
- Fencing is optional but encouraged.
- **THERE ARE ABSOLUTELY NO PRIVACY FENCES ALLOWED. All fences must be no taller than 4-feet, or 5-feet for coated chain link.**
- **Residents that install fencing of any type are responsible for weed eating both sides of the fence.**

7. AIR CONDITIONERS

- Air conditioning units may ONLY be installed on the back side of the home near the back door.
- Units must be a minimum of 30-feet from the curb line.
- All air conditioning units must have an approved A/C pad under unit.
- All A/C units must be straight and level.

- Concrete blocks are not permitted.
- **WINDOW UNITS ARE EXPRESSLY PROHIBITED!**

8. TRASH CANS (TOTERS)

- **All trash containers must be stored so that they are not visible from the street.**
- Trash containers need to be set out on **Tuesday no earlier than 6:00 P.M.** and put back **no later than 6:00 P.M. on Wednesday.** All items and containers must be set at the end of the driveway.
- Any trash container that is not put back on time will be **charged \$5.00 per container.**
- Tropicana provides a bulk item pickup quarterly on the first Monday of the quarter. Items may be set out no earlier than 6:00 p.m. on Sunday. During quarterly pickup, anything over 5 items will be charged \$50. **We will no longer pickup mattresses or items being disposed of because of bed bugs.**
- If Tropicana Village does a large item pickup on your behalf outside of the quarterly schedule, there is a fee schedule below:
 - \$ 20 for one item
 - \$ 40 for 2 to 3 items
 - \$ 100 for more than 3 items
- If you choose to use the waste management company to schedule your own large item pickup, please contact Meridian Waste directly at 314-291-3131.
- White goods must have the doors removed before they can be picked up.
- Trash containers are assigned according to lot number. Residents are not permitted to use, take, or borrow the container from another lot. If you are in need of additional containers, please contact city hall.

9. DISTURBANCES

- Any time that the police are called on a disturbance at the resident's home, or the landlord receives **three (3) complaints within a one (1) year period about the resident, their children, or their guests, may serve as a basis for an eviction.**

10. CURFEW, CHILDREN'S, AND GUESTS BEHAVIOR

- **Any person under the age of 18** must be inside **by 10:00 p.m. M-F and 11:00 p.m. on the weekends.** No minors will be permitted to be out after curfew. Each resident will be held responsible for enforcing this curfew for their guests and children.
- Residents are responsible for any and all damages caused by their children or guests.
- There is absolutely **NO TRESPASSING** on any vacant lot or empty home. **Anyone caught trespassing will be subject to eviction.**
- **Cutting through other resident's yards is strictly prohibited** and will not be

tolerated.

- Children are not permitted at the maintenance shed or in the parking facility.
- Tenant agrees at all times to ensure that their family, themselves, their guests and invitees conduct themselves in such a manner so as not to impair the peacefulness and tranquility of the Tropicana Village Community. In addition, to the rules and regulations which may be promulgated by landlord from time to time regarding the appearance, peacefulness and tranquility of Tropicana Village Community. Residents agree to comply with any and all of the rules and regulations of Tropicana Village.

11. STORAGE

- Storage is not permitted under or around the home deck or shed at any time.
- If there is something that needs to be stored, it must go in your shed.

12. OUTDOOR FURNITURE

- Only standard factory style patio furniture in good condition will be permitted.
- All outdoor furniture must be on concrete, wood, paver blocks, or decorative rock with a border. These areas must be kept free of weeds and other debris.

13. PETS

- **There will be no pit bulls, rottweilers (or mixes of these breeds) allowed in the park.** Pets taller than 18-inches at the shoulder are not permitted unless **approved in writing by Landlord.**
- **Only two (2) pets will be allowed per residence.**
- **Pets shall not be allowed to run loose and must be kept on a leash, located in such a manner to prevent the pet from crossing the lot line.**
- **Pet litter shall be removed daily from the lot.**
- **Dog houses will not be permitted on lots.**
- **Pets may not be left out-of-doors unattended.** Dogs will be allowed outside on a leash or in their fenced yard, **if the owner is home and not left out overnight.** We will not allow dogs being left out to bark or dogs left **out in extreme cold or heat, or creating a mud hole in the yard.** If your dog is a barker then please, in consideration of your neighbors, management, and the police, **keep your dog inside.**
- All Moscow Mills City Ordinances must be followed in addition to the rules set forth by Tropicana Village.

13. AUTOMOBILES, CAMPERS, BOATS, TRAILERS, AND PARKING

- **Automobiles must be parked in the driveways provided for each lot only.**
- There is absolutely **no overnight parking permitted on the streets.**
- If you need extra parking for overnight guest or for a party, they will need to park in **the Clubhouse parking lot.**
- **Boat, trailers, large trucks, buses, and campers are not permitted to be parked in the driveway for more than one (1) day.** This is so that you may load/unload your vehicle(s) for vacations or trips. This is not allowed for work vehicles. Large work vehicles are not allowed to be parked overnight in the driveway.
- **All boats, trailers, campers, or unlicensed vehicles** must be stored at the parking facility for a monthly fee, or at an offsite location at the tenant's expense.
- **There is no parking on the side of the street with the mailboxes or where signs are posted.**
- Any vehicle that is parked incorrectly will have a sticker placed on the driver's window and have their license number recorded. On the third (3) offense, the police will be notified.
- **All vehicles must have current state license displayed.**
- Vehicles may **ONLY** be repaired, tuned up, or worked on in the Parking Facility provided. Residents may **ONLY** check fluids, belts, hoses, and change flat tires in their driveway. Any repairs that require tools other than flat tires may **NOT** be done at any time on your lot.
- **ATVs, Go-carts, Minibikes, and Motorized Scooters are not permitted in the community!**
- **THE SPEED LIMIT IS 15 MPH PLEASE DRIVE CAUTIOUSLY AND WATCH FOR CHILDREN.**
- All vehicles must be kept in good condition. **Any vehicle that leaks any fluids must be repaired as to prevent oil on the driveway.**

14. ANTENNAS AND SATELLITE DISHES

- Only small satellite dishes are permitted.
- If you switch your service from satellite to cable, the dish must be removed.

15. ADVERTISING

- For sale signs may only be displayed in the front yard flush against the home or in the front window. Writing on the window is not permitted.
- Only one (1) for sale sign is permitted.
- Residents may post a flyer on the bulletin board provided in the clubhouse. All flyers will be removed from the board monthly.

16. IMPROVEMENTS AND ACCESSORIES

- All improvements and accessories must be kept in a good rust-free condition.

17. OCCUPANCY AND GUESTS

- Residents may not have anyone stay with them for longer than two (2) weeks at a time. Anyone that stays longer will have to submit an application and be approved by the management.
- Anyone who is a registered sex offender, a felon, or on parole is not allowed to be a guest in the community at any time.
- Residents that have unapproved guest staying with them will be subject to eviction. The application fee is \$20.00 and is non-refundable.

18. 55+ OLDER PERSON SECTION

- TABAGO LANE and TABAGO COURT makes up TABAGO VILLAGE, a 55+ section of Tropicana Village, where at least one leaseholder must be 55 or older.
- The Landlord will attempt to maintain a 55 or older section in the park i.e. (TABAGO LANE and TABAGO COURT).
- The homes in this section shall house at least one person 55 or older, in at least 80% of the occupied homes. This satisfies legal definition of housing for older persons described, and can legally exclude families with children. (Per Fair Housing Laws).
- Children will be allowed as guests or as otherwise approved by Landlord. If in the sole discretion of the Landlord, this becomes impractical this section may become a family section.

Tropicana reserves the right to amend these rules at any time.