

WELCOME TO PARADISE PARK

We are pleased to have you with us at Paradise Park. The following is some general information about our park:

Orientation: Welcome to the park. Orientation class is available to provide information about the park and community. Each street has a Street Chairman that can answer any questions you might have about the park. Please ask anyone on your street who that person is.

Emergency Siren: In case of emergency the siren is found in the Recreation Hall. Push the red button to call for First Responders in the park. They will respond to you at the Recreation Hall to determine what the emergency is and where it is located. Paradise Park also has a Red Dot program which is a record of an individual's health, medication, doctors, etc. Please inquire.

Festival Week: Usually held the last week of January. Our Park Festival includes many events in which to participate including a pet parade, golf cart parade, various card games and contests and night golf, just to name a few. Festival has a social hour on Monday, a lunch on Wednesday and a dinner with entertainment on Saturday evening.

Golf Course: The Shell Lake Golf Course (SLGC) is a nine-hole executive course open to all the people of Paradise Park. A small membership fee is required to join SLGC. The forms to join are in the Paradise Park Office. SLGC is a volunteer course and everyone is welcome to help keep the course in good condition and open for play. Volunteers meet at the course between 7:30 and 8:00am each Monday morning. Important course information is posted on the bulletin board at the first hole. The course is closed for general play at the following times:

Tuesday morning—Ladies Golf

Thursday morning—Men's Golf

Sunday afternoon—Social Golf

Church services: Non-denominational services are held each Sunday morning in the Recreation Center at 9:00am with fellowship and snacks following. Women's Bible Study is held on Wednesday morning. An open Bible discussion is held on Wednesday evening—all are welcome. Our Community Church also has a choir and we appreciate and enjoy all participation.

Games and Activities: Euchre, Pinochle, Bridge, Mah Jongg, Jokers, Poker, Mexican Train, Ping Pong, Sticks, Hand and Foot, Pickleball, Horseshoes, Darts, Billiards, Bocce Ball, Shuffleboard, Crafts/Sewing, Singles activities, Ladies Tea, Professional

entertainment and Bingo every Thursday night. Ice cream is served on Thursdays during Bingo and Sunday evenings at the Recreation Hall.

Facilities: showers, restrooms, clothesline, air hose, filtered drinking water, laundry, dumpsters for household trash and dumpsters for construction materials, exercise room, heated swimming pool, library, workshop and jukebox (please limit selections to three at a time).

Cup Room: located in the Recreation Center—coffee is served Monday – Friday at 7:00am for 25 cents with free refills.

Clubs: Anyone is welcome to attend any of the following monthly meetings:

Volunteer Fire Department Meeting

Paradise Park Condominium Association Board Meeting

Golf Meeting

Church Meeting

Social Activities Committee Meeting (SAC)

(revised 9-14-2020 lld)

GETTING ALONG IN PARADISE PARK

Paradise Park is a land condominium, with each lot owned as a condominium unit. Paradise Park is a 55+ community. Each unit owner owns an equal share of the common areas, recreational facilities, and utility plants. Costs of these common areas, trash collection, lawn care etc. is paid from a condominium fee charged to each property owner quarterly. The unit owners operate the park as Paradise Park Condominium Association, Inc. A Board of Directors, elected by the unit owners, handle the day-to-day management of the park. There is a full-time Park Supervisor and a full-time Office Manager. Ownership and/or rental of lots in Paradise Park consist of Airstream products and all Class A Motor Homes with RVIA seal.

GENERAL INFORMATION

1. All Owners, Renters and Guests are required to check in and out at the office when arriving or departing or when leaving for a period of a time.
2. The maximum speed limit of all **ALL** locations within the park is 10 mph.
3. Paradise Park is a volunteer park.
4. A phone is located in the Recreation Hall, Exercise Room for local, 911, 800, internet and credit card calls.
5. When children visit the park, their parents/grandparents are responsible for their safety and behavior. Children under 21 are allowed to stay a maximum of twenty-one (21) days in any seasonal year (a seasonal year shall be defined as the twelve (12) month period beginning September 1st of a given year through August 31st of the following year.
6. Laundry or articles of clothing must not be hung outside of your trailer, motor home, screen room or utility shed. A drying area is provided at the west end of the water plant.
7. Office hours are posted on the Office door.
8. Mail is received and picked up daily. Approximate time of delivery is 12:00 pm.
9. Activities and notices are listed in the monthly activities calendar which can be picked up at the office. You may also sign up for text messaging for daily messages.
10. An air hose is provided on the West side of the Water plant for filling tires on your vehicles and bicycles. There is an air hose on the Maintenance building for large tires.
11. Propane is delivered in the park weekly, in season. At the present time the propane is delivered on Wednesday. Propane cylinders must have an up-to-date certification. Place

your tanks at the edge of the street for refilling. Motor Homes, please display sign. Signs are available in office. Pricing is posted in the Post Office.

12. A vehicle ramp is available in the vehicle storage area for oil changes, but you are responsible for disposal of used oil, batteries and tires. (See the shop or park supervisor for places to dispose of used oil and batteries.) Use of the Paradise Park Maintenance Shop is available to Owners only. A waiver form for each individual using the Maintenance Shop must be on file in the office prior to use. The waivers can be obtained from the office.
13. This is a rural area and is inhabited by many animals, reptiles and insects. For safety, do not approach anything wild unless you are certain of its characteristics. State Law prohibits and fines for feeding or harassing alligators.

GENERAL RULES

1. Sewer connections must be airtight. A rubber "doughnut" must be used at your sewer connection.
2. It is requested that dumping of the main holding tank be done during the evening hours.
3. Quiet is to be maintained from 11 p.m. until 7 a.m.
4. Water should be conserved and not wasted. Grass in this area is dormant during the winter. Watering of lots must be done with hand-held sprayers only **–NO SPRINKLERS, SOAKERS OR UNATTENDED HOSES** may be used.
5. For Sale and/or For Rent Signs purchased from the office only, may be posted on the shed or Florida room. Signs are to have unit number and phone number only. No other political or advertising signs are permitted on lots. Fliers for services and miscellaneous items for sale may be posted on authorized bulletin boards.
6. Units must be used for residential purposes only, and occupancy of individual units may not exceed six (6) persons without advance written permission from the Board of Directors.
7. **ALL** non-Owners occupying units (this includes all renters, house guests and visitors) shall be registered with the Office at or before the time of occupancy of the Unit.

PARKING

1. Owners and renters must be parked on each lot, so the front end of the recreational vehicle does not extend beyond their pad.
2. Tow/towed vehicles must be parked directly in front and in-line with the trailer or motor home (the only exceptions are corner lots with side driveways), and tow/towed vehicles must not

extend beyond the lot line. If you are unable to park in this manner, you must obtain approval from Board to keep on file in the office.

3. Any Combination of three (3) of the following may be parked on a Unit (except only one vehicle from category a).
 - a. An automobile, van or pick-up truck which is used as a tow vehicle or as a tow vehicle or for the Unit owner's personal transportation
 - b. A battery powered golf cart
 - c. A gas motor or battery powered cycle.
4. Parking is not permitted on neighbor's lots without written permission from the owner on file in the office.
5. Parking will be permitted at the North end of the Recreational Hall parking lot for a period of two weeks (or less) by passenger vehicles of guests, lot owners or renters. For periods of more than two weeks, vehicles must be parked in the Storage Area.

TRASH DISPOSAL

1. All garbage and trash must be placed in plastic bags, securely tied, and placed in the dumpsters at the North east corner of the park.
2. Empty cardboard boxes must be collapsed or crushed and placed in the dumpsters.
3. The disposal of used tires, oil, batteries, paints or other toxic waste materials are the owner's responsibility. Large durable goods such as furniture are to be placed in the roll-off dumpster in the storage area. Refrigerators, washer and dryers shall be placed on the concrete beside the roll-off dumpster. Do not load appliances in roll-off dumpster.
4. Burnable items such as grass clippings and tree trimmings will be placed in the burn pit near the South end of the Driving Range. (**NO** tires, plastic bags, foam rubber, plastic or Styrofoam is allowed in the burn pile).
5. No electronics are to be put in any dumpster.
6. Cigarette/cigar butts are to be disposed of properly and are **NOT** to be thrown on the ground **ANYWHERE** in the park.

PETS

All Pets must be registered at the office at time of arrival. Proof of record of vaccination supplied by their home state law must be presented at registration.

Usual household pets may be kept on a unit. Pets shall be kept on a leash at all times when outside except in the designated enclosed Pet Park. A six foot (6') controlled leash must be used while walking on streets and while in front of your unit. Please make every effort to curb pets in the areas designated by the Association. Pet waste is a health hazard. **ALL PETS "DROPPINGS" MUST BE PICKED UP.** Any pet that becomes a nuisance may be ordered off the Condominium property by the Association. All pets must be vaccinated following their home state laws.

1. Please use the Dog Walk provided at the West and North end of the Park and all of Phase 3.
2. No aggressive breed or trained aggressive behavior dogs will be allowed.
3. A Pet Park is available adjacent to the sewer plant for your convenience.
4. Pets are not to be on the golf course.

Pet Park Rules:

1. ***Open hours are from Sunrise to Sunset***
2. ***Use at your own risk***
3. ***Remain in the pen with your pet at all times***
4. ***Accidents happen; clean up immediately***
5. ***Limit use of 15 minutes if someone is waiting***
6. ***Pets must have necessary inoculations and be in good health***
7. ***Owners must mutually consent before entering pen with another pet and both must indicate if their pet has behaved aggressively with other pets previously***

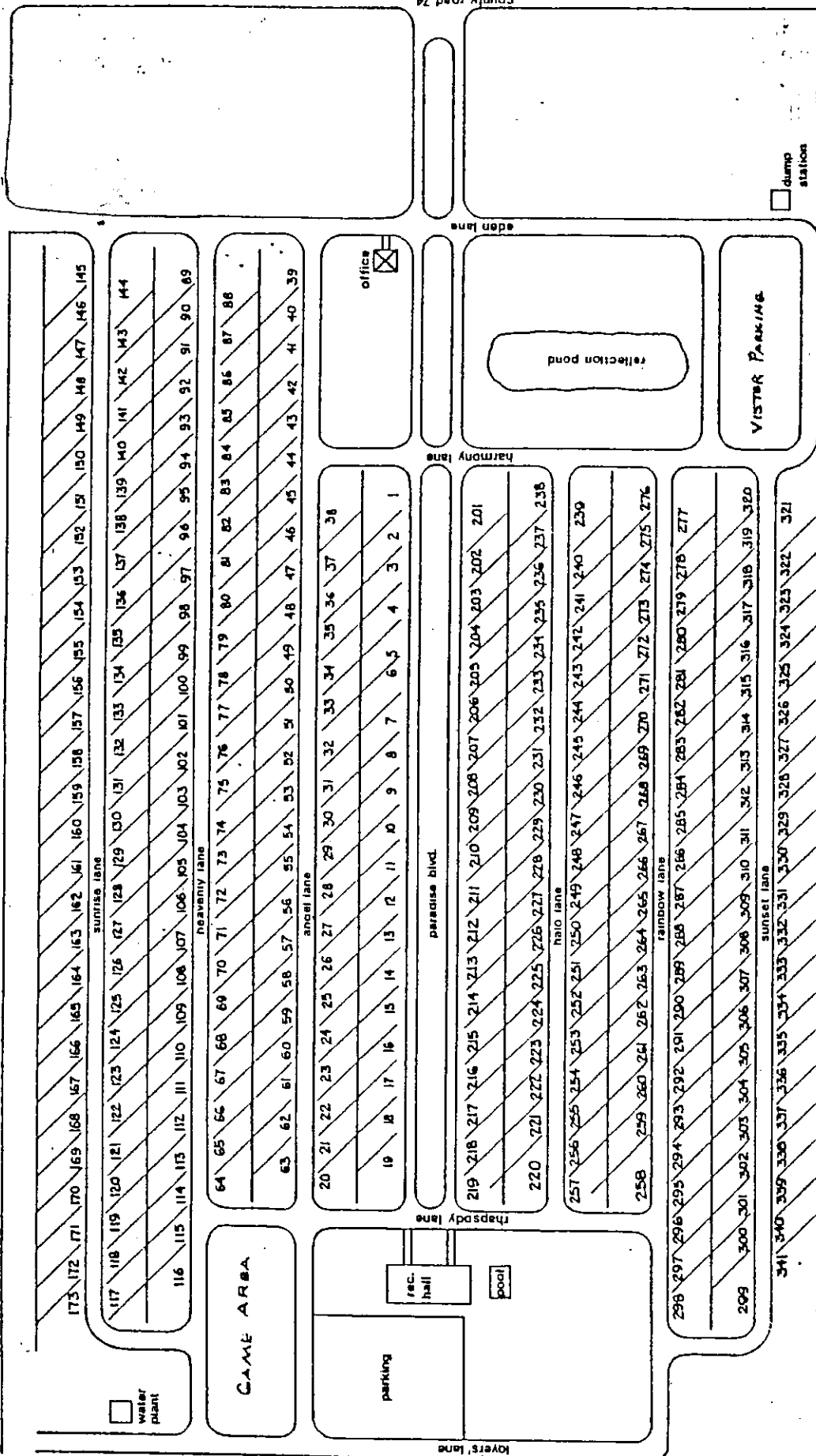
SEWAGE

1. Do **NOT** flush items such as towels, napkins, pills, leftovers, vegetables, paper, grease or any other non-human waste. These do not digest and must be scooped out of the plant daily.

PARADISE PARK CONDOMINIUM ASSOCIATION, INC.
 46900 STATE ROAD 74
 PUNTA GORDA, FLORIDA 33982



east road



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PETS MUST NOT BE OFF LEASH EVEN WHEN THEY ARE IN THE DOG WALK AREA. THEY MAY BE OFF LEASH ONLY WITHIN THE PET PARK.

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