

3300 26th Avenue East #246

Bradenton, FL 34208

Phone: (941) 748-3761

Fax (941) 748-1817

RULES AND REGULATIONS

These rules and regulations are for your security, comfort and safety. They were designed not only to preserve and protect your investment in our association, but also to promote the pleasant atmosphere and relationships associated with the leisure living we all desire.

These rules and regulations are to be complied with at all times, by all lot owners, renters, guests and all others entering the park. It shall be the responsibility of the owners who rent to see that their renters have a copy of these Rules and Regulations inasmuch as the owners are fully responsible for the actions of their renters, as well as their guests.

VIOLATORS OF THESE RULES AND REGULATIONS WILL BE GIVEN WRITTEN NOTICE OF EACH VIOLATION AND FAILURE TO COMPLY WILL RESULT IN APPROPRIATE ACTION, AS PROVIDED IN THE BY-LAWS AND FLORIDA STATUTES, CO-OPERATIVE ACT #719

(1) ACCESS:

Authorized persons shall have access to all lots at reasonable times, for emergency repairs, grass cutting and for the observance of violation of these Rules and Regulations.

(2) ALCOHOL:

(a) Alcoholic beverages are NOT permitted in any of the common areas, unless per

mitted by the Board of Directors. Permission is granted to the Recreation Club to have alcohol at special events; held in the Recreation Hall.

(3) BICYCLES:

Bicycles should be kept on the owner's sidewalk or driveway. When riding a bicycle after dark, the bike MUST be equipped with reflectors and have a front light or flashlight.

(4) CHILDREN:

Children's conduct within the park is the responsibility of the owner or the renter.

(5) CHURCHES AND SCHOOLS:

No Church, school or similar institution of any kind shall be maintained, conducted or operated on any lot.

(6) CLEAN-UP:

Lot owners are responsible to have their lot and units clean and tidy, vacant lots cannot be used for storage. If an owner is unable to maintain their lot and the Association is required to clean it up, the owner will be responsible to pay what the contract or will charge.

- (a) Washing of trailers or Units shall be limited to twice per year.
- (b) Washing of driveways and sidewalks shall be limited to once a year. Well water MUST be used. (If Manatee County rules permit)
- (c) Washing of cars can be done once a week, with a hand held hose, with a shut off nozzle.

(7) CLOTHES LINES:

Umbrella type may be installed behind Unit.

- (a) Clothes to be removed as soon as they are dry.
- (b) Umbrella must be removed when not in use and support must be at ground level

Clothes lines located at the laundry facility are to be used only for items unsuitable for dryers, e.g., electric blankets, rubber-backed rugs, etc. Please remove items as soon as they are dry.

Single lines behind Units may be used for drying bathing suits and towels only, and must be taken down after use to facilitate mowing.

Requests for any other type clothes lines MUST have Board approval.

(8) FENCES:

Owners shall not be allowed to erect fences unless approved by Board of Directors

(9) COMMERCIAL:

NO business or trade shall be conducted on any lot or anywhere on the cooperative property except as follows:

1. The association is excluded from the general prohibition on the conduct of business given its duties and responsibilities under these documents, and applicable law.
2. Unit owners and tenants may conduct limited professional or business activities incident to the primary use of the lots for residential purpose if confined solely within their lot, but only if the activity cannot be seen, heard or smelled by other residents of the cooperative, and provided further that no activity shall be permitted that results in a significant increase in pedestrian or vehicular traffic in the cooperative, nor shall any activities be permitted that would increase the insurance risk of other Owners, or Association, or constitute a dangerous activity.

(10) ELECTRICAL:

Any work from services to the Unit must be approved by the Board of Directors and Manatee County Inspection; work shall be done by a licensed electrician or the owner.

(11) GARBAGE, TRASH, YARD WASTE AND RECYCLING:

(1) Pick-up is on Tuesday and Friday, and to be placed on the T located on the street by 10 AM. If a holiday falls on a garbage & trash day residents are requested to take their garbage to the compactor or wait for next scheduled garbage & trash day. Placing yard waste out for pick up must be in paper bags or trash cans. Anything that doesn't fit in paper bags or trash cans needs to be taken to the yard waste dumpster.

(2) The following items can be put into the Compactor:

- (a) Garbage - any kitchen and bathroom waste products;
- (b) Trash - everything except yard waste and very large items such as refrigerators, stoves, carpeting, furniture, lumber, etc. NOTE: NO LIQUIFIED PAINT OR FLAMMABLE ITEMS TO BE PUT IN THE COMPACTOR.

(3) The following can be put into the yard waste dumpster only:

- (a) Yard waste: leaves, tree branches and tree trunks no larger than 6 inches diameter or 4 feet long. ALL BRANCHES MUST BE IN 4 FT. LENGTHS. NO PLASTIC BAGS.

(4) The following can be put into the open top 30 yard dumpster:

- (a) Furniture, carpeting, lumber, mattresses and other non-metallic household items.
- (b) To dispose of televisions check in at the office.

(5) Any materials left behind by outside Contractors working in the Park cannot be disposed of using #1, #2 ,#3 or #4 above, but must be removed by the Contractor.

Lot Owners or Renters may be subject to a fine from the Association, if the above is not followed.

(12) GUESTS:

Owners and Renters may have guests. Conduct of guests is the responsibility of the owner or renters. Approval in advance by the Board of Directors must be granted to guests who stay over 30 days. When lot is rented or leased the owner must relinquish use of all Recreation facilities. Guests under fourteen (14) years of age must be accompanied by an adult when using Recreation facilities. Guests and renters are expected to comply with all Rules & Regulations and the Board reserves the right to terminate a sub-lease.

(13) LAUNDRY:

Laundry and clothesline areas are for the convenience of the owners and renters and are open during the hours of 8 A.M. to 10 P.M. ONLY

(14) LOT USE:

(a) One (1) Park Model trailer, RV trailer or motor home only is permitted on one lot. No boat may be stored on any lot. No boat may be tied or placed on common ground without approval of the Board of Directors. RV's and motor homes must be a minimum of 24 ft.

(b) Occupancy of each lot is limited to an owner or renter and spouse of whom one (1) must be 55 years of age; the Board of Directors must approve any other permanent occupant.

(c) Concrete - Should be limited in use to aid in rainwater run-off and improve the appearance of the park. Width and length can be eighteen (18") inches larger than Unit

except for walkway, may be thirty-six (36") inches on one side.

(d) Carports:

(1) Side carports can be twelve (12') ft. wide plus length of Unit if setbacks are met.

(2) Front carports can be width of Unit plus cabana or screen room.

(15) MOTORIZED VEHICLES:

a) Motorized wheel chairs and golf carts, owned and operated by the handicapped are permitted for transportation. Motorcycles, motorbikes, motor scooters, minibikes shall only be permitted upon the Resort property if they are used only for transportation in & out of the Resort by the shortest possible route. The speed limit in the park is 10 miles per hour. PLEASE MAINTAIN THAT SPEED. Handicap vehicles can transport no more than two- (2) persons. Golf cart operators must have liability insurance.

b) All owners may use golf carts within the Sugar Creek Cooperative property subject to rules and regulations that the Board may promulgate. These rules and regulations will include but not be limited to:

1. Electric carts only. Not to exceed 4 person capacity.
2. Register at office and fill out form.
3. Owner must provide a current certificate of liability insurance to be kept on file in the office.
4. Lot number must be on both sides of the golf cart, minimum 3 inches tall. The "R" must precede the Lot number.
5. Pedestrians and bicycles have the right of way.
6. Everyone must have a valid driver's license to drive a golf cart. Exceptions must be approved in writing by the Board.

7. Cart owners are solely responsible for any liability and damages caused by their carts.
8. No golf cart is to be driven or parked on the grass.
9. Golf carts must be equipped with lights and horn.
10. Obey 10 mph speed limit in the park.
11. Golf carts are to be parked in designated areas or on the owner's lot.
12. Golf carts must stop at stop signs (same rules as cars).

(16) MOWING OF LAWNS:

- (a) Mowing of lawns shall be done by the Association as required.
- (b) Leaf raking and paper bagging, weeding of flower gardens, etc. shall be responsibility of the owner.

ALL LEAVES AND WEEDS MUST BE PAPER BAGGED, AND NOT TO EXCEED TWENTYFIVE (25) POUNDS.

(17) PARKING:

Parking is allowed only on driveways, not on the street and not on the grass. There is no parking on individual lots of boats, boat trailers, campers, small trailers or disabled or unlicensed vehicles. If you do not own on the waterfront, all vessels must be stored on rented racks or on their own boat trailer in the area provided for them by the Association.

(18) PERSONAL PROPERTY:

Should be stored in your trailer or storage building or box. See # 30 below.

(19) PETS:

The following excludes "working" dogs - see Florida Regulations, copy of it posted in Resort Office.

- (1) Pets must live in Units located on lots designated as pet lots.

- (2) Pets must be collared, licensed, and controlled.
- (3) Owners must pick up after their pets when walking on the designated dog-walk, or on their own lot.
- (4) Pets may be walked within the Park only on the dog-walk and on a leash. See # 20 below - Pet Walk Areas.
- (5) Pets must not be left tied up outdoors.
- (6) Pets are not allowed within Recreation areas of the Park.
- (7) Pets must not be left unattended inside Units, unless they are quiet.
- (8) Pets must have current inoculation certificate for rabies.
- (9) Dogs: a maximum weight of 25 pounds (except working dogs
- (10) One (1) dog and/or one (1) cat per lot.
- (11) Pets must be registered at the office and comply with local laws and ordinances.

1.

2.

3.

4.

5.

6.

7.

8.

9.

10. (20) PET WALK AREAS:

11. Dog walk areas are outlined in black on map._

12.

13.

14.

15.

16.

17.

18.

19.

20.

21.

22.

23.

24.

25.

26.

27.

28.

29.

30.

31.

32. (21) POOL:

33. Pool will be open each day weather permitting. If air temperature is not expected to exceed 70 degrees or more pool will remain closed, and

34. covered. If pool has to be covered at night, pool will close at 8:00 PM. All swimmers must comply with rules and regulations as posted at the pool.

35.

36. (22) REPAIRS :

37. All owners are responsible for the maintenance of their water and sewer to hookup, electric to hook-up. Any person or persons responsible for damage to common property shall be billed for time and material and labor involved in the repairs.

38.

39.

40. (23) SECURITY GATE:

41. Lot Owners MUST provide their renters with a gate opener.

42.

43.

44.

45.

46. (24) SETBACKS:

47. There shall be no encroachment (from finish grade up) in the required yards except for eaves, gutters and air conditioning. Eaves and gutters shall be at least eight (8) feet above grade and may extend two (2) feet into any required yard but not nearer than three (3) feet to a lot line. This may change from time to time but must always meet Manatee County regulations.

48.

49. (25) SEWER:

50. Owners are responsible for the cost of cleaning or repairs to sewer lines caused by blockage if the clean-out is located under trailer Unit or if the park equipment is unable to remove the blockage.

51.

52. (26) UTILITIES:

53. If any utility including water lines, telephone lines, cable lines, sewer pipes and well water lines are covered by a lot owner with concrete, it is the responsibility of

54.

55. the owner to pay for the cutting and the repairing of the concrete.

56.

57. (27) SHOWERS:

58. The public showers and toilets are for your use. You are responsible for any damage caused to Park showers or toilets. Water left on the floor should be cleaned up and leave the shower curtains closed (spread out) to prevent mildew. You MUST clean up after you use the facility. Do not use bath or dusting powder.

59.

60. (28) SIGNS:

61. One "FOR RENT" or FOR SALE sign is permitted in the trailer window.

A "FOR SALE" sign may be placed on an empty lot on a stake. Personal sale items to be listed on Rec. Hall bulletin board on a 3"x 5" card. With the date posted on the card.

62.

63. (29) SPEED LIMIT:

64. 10 mile per hour, PLEASE.

65.

66. (30) STORAGE COMPARTMENTS:

67. NO outdoor storage of any kind shall be permitted except as approved by the Association. There shall be no separate storage buildings permitted except a storage locker. Vertical cabinets or utility sheds, as permitted by Manatee County, must be attached to the Unit or under extended roof, including carport.

68.

69. (31) RENTERS:

70. Are subject to all the Rules and Regulations and By-Laws. PLEASE NOTIFY THE OFFICE UPON ARRIVAL--OWNERS AND RENTERS.

71. Office hours are Monday through Friday from 9:30 a.m. to 12:00 p.m.

72. Closed on all Holidays

73. OWNERS are responsible for giving RENTERS a copy of Rules & Regulations.

74.

75. (32) SMOKING:

76. Smoking is not permitted in any indoors common property in Sugar Creek Resort. This includes Washrooms, laundries, Recreation Hall and library, office, etc.

77.

78.

79.

80.

81.

82. (33) TRAILERS, RVs AND MOTORHOMES:

83. Minimum length of 24 feet.

84. It is permitted to park RV or motor home in driveway for a maximum of 48 hours after arrival and prior to leaving to load or unload. Travel trailers and motor homes can be on the owner's lot for a maximum of 180 days in any one 365 consecutive days unless it is made permanent. (see par 39)

85.

86. (34) TREES:

87. (a) No hard cut or lollipoping of trees.

88. (b) Overhanging branches may be removed. Normal trimming should not exceed 60 inches from end of the branches.

89. (c) All trees must have Board approval before they can be removed. Lot owner is required to secure tree removal permit from Manatee County Planning Department.

90. (d) Owners may be required to plant another tree at least 4' in height, at their expense. Approved trees will be listed in the office.

1.

2. (35) WALK-THRU GATE:

3. This gate is closed at all times. The combination is available to lot owners at the Resort office. This gate shall never be propped open and left unattended.

4.

5. (36) WATER:

6. EXCESSIVE USE OF FRESH WATER OR GROUND WATER by lot owners or renters shall result in a fine of \$100.00 per infraction, up to an amount not to exceed \$500.00. The amount to be decided at a hearing held before a committee of Unit owners. A warning letter will be sent to the lot owner prior to implementation of a fine. If any Unit or trailer is to be unoccupied 48 hours or more the lot owner or occupants

hall shut off the fresh water supply.

7.

8. (37) GENERAL INSTRUCTIONS:

9.

10. 1. NO soliciting of any kind in Sugar Creek Resort.

11. 2. QUIET HOUR: 11 P.M. to 8 A.M.

12. 3. Please report any accidents or unusual activity to the office immediately. After hours call the Manatee County Sheriff's department or call 911.

13. 4. During the time any lot is rented the owner and family have relinquished their rights to that lot and all use of the Recreation facilities.

14. 5. All infractions of these rules and regulations will be investigated by committee of three lot owners, and reported to the Board of Directors for enforcement.

15.

16. (38) NOTICE OF BOARD MEETINGS:

17. Notice of Board meetings will be posted in the annex attached to the office located at 3300 26th Ave. East, Bradenton, Florida, 34208

18.

19.

20.

21. (39) SKIRTING OF UNITS:

All permanent Units must be suitably skirted and meet all set-back requirements. Approval in advance by the Board of Directors is required.

1.

2.

3. These rules and regulations replace all other heretofore existing.

4.

5. Adopted this 15th day of March, 2022

6.

7.

8.

9.