



Shangri-La

Home Owners Association, Inc.

RULES AND REGULATIONS

The following rules and regulations supersede all previous rules and regulations. These rules and regulations are only a portion of the total rules and MUST be abided by. It is very important that you read the Articles and By-Laws pertaining to age and RENTING restrictions.

The rules and regulations are intended for your comfort, welfare and safety. Your cooperation in abiding by these rules is required at all times and will aid in making living at Shangri La the Pleasure it is intended to be.

PENALTIES

1. The penalty for any violation of these rules is fine of \$100 per day, not to exceed One thousand (\$1000.) per violation. All fines will be taken out of the maintenance Check first and the balance will be applied to the maintenance fee.
2. Lacking corrective action by the owner in violation, after notification of the violation, the Board of Directors has a right to proceed in accordance with Florida Law.

GENERAL

1. Community business can be transacted by residents only during regular business Hours of the management company. Emergencies may be called in at anytime at 727-535-2424.
2. Monthly maintenance fee payment received after the 10th of the month will Have a \$25 late fee added. This late fee is added on the 11th of the month for each Monthly fee that is delinquent. Any late fees or fines due will be deducted from Any payment received by the association first and the balance will be applied to the maintenance fees. Any maintenance fees delinquent for more than 90 days will result in a lien being placed on the property.
3. Management reserves the right to check plumbing inside any unit for any plumbing problems. Noted problems must be repaired within 30 days. Residents must comply with county water restrictions.
4. No outside peddling, soliciting or other commercial enterprises of any kind is Permitted. An exception is made to the Community Club activities. Violations Should be reported to a Board member immediately.

5. Birds, fish and two cats are permitted to abide in your home. All cats and birds must be kept inside at all times. You may not tie your pet up outside or allow to run at large at any time .You must adhere to State of Florida laws pertaining to your pet. Any pet deemed to be a nuisance by a majority vote of the Board of Directors must be removed from the community. **NO DOGS ARE TO BE BROUGHT ON PROPERTY BY YOU OR VISITORS AS OF MARCH 31, 2013.**
6. No fruit trees, vegetables or fruit bearing shrubs may be planted anywhere in this community.
7. The feeding of wild birds and animals is strictly prohibited.
8. Drying of laundry, towels, bathing suits, rugs or sunning of clothes, etc. is not permitted in or around carports or alleyways at any time.
9. Laundry equipment is not to be used before 6 a.m. or after 10 p.m. You must follow the rules posted in the laundry room.
10. Alcoholic beverages are restricted to your home, the Community Club and the 6th Street picnic area. Alcohol is not allowed in the pool area.
11. No excessive noise is permitted by radios, musical instruments, TV's, animals or birds.
12. Outside construction work is not permitted between Saturday at 6 p.m. and 8 a.m. on Monday morning or before 8 a.m. on any other day, except in emergencies.
13. Lights are required on all bikes, trikes or electronic scooters when ridden after dark.
14. Barbecuing is permitted only in the picnic area. An electric grill is the only grill allowed for use in the owners carport. Grill should be returned to the clean condition in which it is found.

SELLING, RENTING, MAINTENANCE AND GUESTS

1. All prospective buyers or renters of property in the community must be interviewed and have a background check PRIOR to any property or rental documents being signed. It is the owners responsibility to see that this is done
2. As of March 31, 2013 any property purchased cannot be rented for a period of one (1) year from the date of purchase. No less than the whole home may be rented and no subletting is permitted. OWNERS are responsible for their tenants. Tenants must obey all rules and regulations of the park. Any owner whose tenant is forced to leave because of death or illness requiring assisted living or eviction is not required to meet the time requirement.
3. Open House signs are permitted only with the permission of management and for a limited time only. One "For Sale" sign can be placed in one window of the home. No other signs can be displayed anywhere within the boundaries of this community without written permission from management. A one day carport moving/estate sale is permitted.
4. Non-residents are welcomed for twenty eight days annually. The owner they are staying with will be responsible for them. Persons under the age of 18 are not allowed in any recreation area without an adult.
5. Persons intending to occupy a Shangri La property for more than 28 days a year MUST be background checked and provide management with the name and phone number of the next of kin for emergency purposes. This information MUST be kept up to date and will be kept confidential.
6. Your house may be rented only one time per year.

7. All assessments are based on not more than two (2) occupants per home. An additional charge of \$25 per person, per month will be made to the homeowners association for non residents staying more than 28 days.
8. The homeowner or renter must register all overnight guests upon arrival or no later than the next morning. This MUST be done in writing and should include the name of the homeowner, unit number, name of each guest, length of stay and if applicable, type and license number of vehicle. Placing this note in the mail slot of the office door will be sufficient.
9. Common areas owned and cared for by the association are not to be altered or maintained in any way by the homeowners. Owners are permitted to paint their units in a color other than white but are limited to six basic pastel colors. Owners must retain white as required for soffits, facias and alleyways.
10. Homeowners MUST maintain their homes, carports and planters. This is to include outside painting, repairs of all wood and concrete and oil stains from cars. All planters should be kept free of weeds and the bushes trimmed neatly. NOTE: in order to lower the awnings the bushes should be not higher than the window sills. If the planters are to be left unattended more than 30 days, the owner must make arrangements for the care and trimming of the planters at the owners expense while they are away. Articles stored in the carport MUST be in an enclosure or on top of the storage unit.
11. All residents must have arranged for their awnings to be lowered and secured in the event of a severe storm or hurricane and all carports and outside areas of your property must be left cleared of any and all movable objects. The association is unable to do these tasks in case of an emergency.
12. Visitors who are here for the day may use the recreational facilities: swimming pool, lounge chairs, picnic area, shuffleboard court and community club equipment including the pool table.

VEHICLES AND PARKING

1. This community is restricted to one parking space per home. Vehicles in carports or street parking shall not obstruct or extend over sidewalks or street. Arrangements must be made and confirmed in writing by the owner, to secure off street parking for a second vehicle.
2. Residents owning vehicles must utilize their designated space or carport except for cleaning and/or repair of carport. During this time a visitor space may be used. Vehicles must have current license plates. All others will be towed away at owners expense.
3. This community has a speed limit of 10 miles per hour. It is your responsibility to follow this speed limit and to notify your guests of same.
4. Except for emergencies, delivery and service vehicles, street parking is strictly prohibited. Homeowners are required to remind their visitors of this rule.
5. Visitors cars must be parked in designated areas only. No street parking at any time.
6. The Board of Directors reserves the right to ban any vehicle if they are unacceptable for the peace and tranquility of the community.
7. Absolutely no repairing of vehicles anywhere in the community. Car washing is permitted in designated areas only. (Area by dumpster and maintenance shop).
8. Motor homes, campers, and travel trailers too large for a parking space may park on 6th Street for a period of not more than 48 hours. The parking of boats is prohibited anywhere within this community.

SHUFFLEBOARD RULES

1. Shuffleboard courts must be brushed before playing on them.
2. No walking on courts.
3. Persons under age 18 are not allowed without a responsible adult present.
4. Anyone using the shuffleboard courts must wear appropriate footwear.
5. Shuffleboard equipment must be returned to its proper place after use and the court lights must be turned off when finished.

COMMUNITY CENTER PRIVATE FUNCTIONS

1. Private use of the Community Center by residents is allowed provided it does not interfere with scheduled events of the Community Center.
2. Written request, for use of the center must be submitted to the Board of Directors at least 7 days prior to their monthly meeting for approval.
3. A fee of \$50 for the cost of utilities, in addition to a damage deposit of \$50 will be charged and both are payable at the time reservations are requested. The cost of any repairs or cleaning will be deducted from the damage deposit.
4. The poolroom, library and hall use will be restricted to other residents during Private functions.
5. Use of the Community Center is prohibited for:
 - a. Any outside business functions
 - b. Use by non-resident owner
 - c. One which admission is charged for profit

- d. Any commercial or outside organization.

SWIMMING POOL REGULATIONS

1. All bathers must wear footwear when going to and from the pool area.
2. All bathers **must** shower before entering the pool. No soap or shampoo is permitted anywhere within the pool and shower area.
3. NO rafts, beach balls or toys of any kind allowed in or around the pool with the exception of noodles. Only safety equipment is permitted in the pool.
4. Under no circumstances is a person under the age of 18 permitted in the pool alone. An adult must be in attendance. The minimum age for people allowed in the pool is three (3) years old. NO diapered person is permitted in the pool.
5. Pool users and sunbathers may reserve chairs and lounges only while they are in the pool area.
6. No food or beverages, except water in plastic containers, is allowed in the pool area. **ABSOLUTELY NO GLASS IS PERMITTED IN THE POOL AREA.**
7. NO smoking anywhere in or around the pool, rest rooms or recreation areas.
8. NO diving, running or jumping on the deck or in the pool area.
9. **SWIM AT YOUR OWN RISK.**
10. You must obey all pool rules.
11. Towels, wet swim suits or clothes are not to be placed on the wall or fence.
12. The association is not responsible for articles stolen or left in the recreation areas.
13. Pool hours are 9 a.m. to 9 p.m. Will be closed early in case of storms or lightening in the area.

Pets that were grandfathered in on March 31, 2013 must adhere to all previous

Rules and regulations pertaining to them:

- 1. Must have pet vaccinated against rabies and keep a copy of the vaccination Certificate on file in the association office.**
- 2. Must have the pet licensed by the County.**
- 3. Must have their pet on a leash at all times when outside.**
- 4. May only walk their pet in the streets and 2nd Street Dog Park. OWNERS MUST PICKK UP AFTER THEIR DOG.**
- 5. May not tie their pet up outside, leave their pet unattended or allow to run at large at any time.**
- 6. Must adhere to all State of Florida Laws pertaining to their pet. Any pet that is deemed a nuisance by a majority vote of the Board of Directors, must be removed from the community**

