

PORT MALABAR HOLIDAY PARK

MOBILE HOME PARK RECREATION DISTRICT

POLICIES

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ANIMAL TRAP POLICY

1. Animal Traps are available through the District Office to trap stray or wild animals that are a nuisance or not in compliance with our pet regulations. A \$50.00 fee for its use is required for the trap and is refunded when the trap is returned in the same condition as borrowed.
2. Arrangements can be made on a first-come first-serve basis to have a designated volunteer set a trap on your property. You may pick up a trap, when available, and set it yourself. In either case, you the homeowner are solely responsible for the animal, the use of the trap, and your welfare.
3. It is the resident's responsibility to have the animal removed from the Park if the resident sets the trap or requests the trap to be set for them.
4. It is in the best interest of a resident to use a professional trapper when dealing with wild animals. Animals that are trapped are dangerous.

CARD ROOM POLICY (PENNY-ANTE GAMES)

Gambling is forbidden in all areas of the Port Malabar Holiday Park Mobile Home Park Recreation District as provided by Florida Statute 849.08.

FLORIDA STATUTE 849.08 reads:

Gambling – Whoever plays or engages in any game of cards, keno, roulette, faro or other game of chance, at any place, by any device whatever, for money or other thing of value, shall be guilty of a misdemeanor of second degree, punishable as provided in s. 775.082 or s. 775.083.

FLORIDA STATUTE 849.085 – Certain penny-ante games are not crimes.

1. Notwithstanding any other provision of law, it is not a crime for a person to participate in a game described in this section if such game is conducted strictly in accordance with this section.
2. As used in this section:

“Penny-ante game” means a game or series of games of poker, pinochle, bridge, rummy, canasta, hearts, dominoes, or mahjong in which the winnings of any player in a single round, hand or game do not exceed ten dollars (\$10.00) in value.

The Board has determined that any noticed violations of these Statutes shall be reported to the Palm Bay Police Department.

Revised 5/12/2015
Revised 5/6/2015
Revised 12/23/2014
Approved 1/14/1991

COMPLAINT POLICY

Complaints are filed only when the owner/resident has a problem which needs action or actions taken by the Park or a representative on behalf of the Park. The Park cannot become involved in disputes between neighbors or unlawful actions.

All complaints must be made in writing on forms available at the office and signed. The form must contain the nature of the complaint, with whom, and the date of the complaint. The complaint must be turned in or mailed to the office. The office will stamp the complaint form with the date it was received and provide a copy to the complainant.

A member of the staff will contact you within five (5) business days to review the complaint and you will receive written notification of the action taken within ten (10) business days.

Should you receive an unsatisfactory answer, you should contact the District Office and the complaint will be placed on the agenda for discussion at the next Board of Trustee public meeting. The District Office will notify you of the date and time of said meeting. At this time, you will be asked for your comments and a decision rendered from the Board of Trustees.

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| Revised | 5/13/2015 |
| Workshop | 3/27/2000 |
| Revised | 5/16/2000 |

CONTRACTORS ENTERING THE PARK HOLIDAYS OR SUNDAY POLICY

It shall be the policy of the Port Malabar Holiday Park Mobile Home Park Recreation District that contractors are not allowed to work in the Park on holidays or Sundays except in emergency situations. The District observes the following national holidays: New Year's Day, Martin Luther King Jr. Day, President's Day, Memorial Day, Juneteenth Day, Independence Day, Veterans Day, Labor Day, Thanksgiving Day and Christmas Day.

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|---------------------|------------|
| Revision | 01/09/2023 |
| Revised | 12/23/2014 |
| Public Trustee | 7/11/1994 |
| Workshop | 5/23/1994 |
| Rules & Regulations | 5/10/1994 |

DAMAGE TO COMMONLY OWNED DISTRICT PROPERTY POLICY

It shall be the policy of the Port Malabar Holiday Park Mobile Home Park Recreation District that any resident and/or owner (guest of same) shall be liable for damage costs, including labor, for said damage to commonly owned District property.

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|---------------------|------------|
| Revised | 5/13/2015 |
| Revised | 12/26/2014 |
| Public Trustee | 4/11/1994 |
| Workshop | 3/30/1994 |
| Rules & Regulations | 3/8/1994 |
| Office Affairs | 8/17/1993 |

FLAG FLYING POLICY

The following flag policy is in effect:

The United States of America flag in Port Malabar Holiday Park Mobile Home Park Recreation District will be flown at half-staff on National and /or State days of mourning as designated by the President of the United States or Governor of Florida.

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| Revised | 5/13/2015 |
| Revised | 12/26/2014 |
| Revised | 4/6/2004 |

GIFTS TO PARK OFFICIALS AND EMPLOYEES POLICY

SOLICITATION OR ACCEPTANCE OF GIFTS: No Trustee, officer or employee of the District shall solicit or accept anything of value to the recipient, including a gift, loan, reward, promise of future employment, favor, or service.

DOING BUSINESS WITH THE DISTRICT: No employee of the District, acting in his or her official capacity, shall either directly or indirectly purchase, rent or lease any realty, goods or services for the District from any business entity of which the officer or employee or the officer's or employee's spouse or child, has a material interest.

UNAUTHORIZED COMPENSATION: No Trustee, officer or employee of the District or his or her spouse or child shall accept any compensation, payment, or thing of value when such person knows or should know that it was given to influence a vote or other action.

Approved 11/17/2016

MARQUEE POLICY

Port Malabar Holiday Park Mobile Home Park Recreation District owns a lighted Marquee located near the gatehouse. It is the policy of the District that items on the south side of the marquee be given to the District for business purposes.

The north side of the marquee is given to the Holiday Park Property Owners Association (HPPOA) for advertisement of social events. However, the District's business takes precedent should space be required on the north side as per statutory requirements of special taxing District.

NEW OWNER REGISTRATION POLICY

On or before occupancy, new owners must register with the District Office in order to gain access to Park.

Within fifteen (15) days, a new owner must provide the District Office with a copy of the recorded warranty deed of the property purchased upon registration. If the recorded warranty deed has not been obtained at the time of registration, the unrecorded deed or a closing paper will be temporarily acceptable. The owner will provide the District Office with a copy of the recorded deed when received.

The District Office will make copies of the deed for the office file at no cost. New owners need to provide the District Office with a copy of their driver's license or other legal identification for Fair Housing compliance.

The District Office will provide a vehicle decal upon registration. The owner will need to provide his/her vehicle registration to the District Office at which time a copy will be made at no cost and kept in owner's file. If more than one car is registered, the owner shall provide all vehicle registrations.

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|--------------------------|------------|
| Revised | 5/13/2015 |
| Revised | 12/26/2014 |
| Public Trustee | 3/12/2001 |
| Public Trustee | 11/10/1997 |
| Workshop | 10/27/1997 |
| Bureau of Administration | 9/23/1997 |

REALTOR PROCEDURE & POLICIES

Realtors entering the Park will present identification to the gate attendant stating which broker they represent. Holiday Park Deed Restrictions, Rules and Regulations and Policies have been mailed to realtors in the area. It is the responsibility of the real estate offices to inform and provide said rules of Holiday Park to interested buyers prior to closing.

Realtors must familiarize themselves with Holiday Park Deed Restrictions including the placement of their signs. Real estate signs must be placed in planter boxes or in close proximity to the home. Failure to comply can result in said company being denied entry into the Park until corrected.

The District Office is responsible for providing a copy of the About Us Book to all new residents.

Revised 5/6/2015
Revised 12/26/2014
Approved 1/11/1993

RECREATION HALL RENTAL POLICY

RENTAL:

It shall be the policy of Port Malabar Holiday Park Mobile Home Park Recreation District, that the Recreation Hall and kitchen may be rented when the facilities are not reserved for use by either the District or Holiday Park Property Owners Association (HPPOA).

An owner/resident of Holiday Park may rent, when available, the Recreation Hall and kitchen, and that person shall be responsible for the event. The District requires that the renter sign the required documents and pay all fees prior to event.

For further information please see District Office

RECREATIONAL VEHICLE VISITORS' POLICY

Upon arrival at Port Malabar Holiday Park Mobile Home Park Recreation District and with authorization from a resident host, visitors with recreational vehicles will be issued a one-day pass and are not permitted to park at resident property.

With District Office permission only, a visitor's recreational vehicle may be parked at the Recreation Hall parking lot for no longer than forty-eight (48) hours. The recreational vehicle must be parked as far away from the building as possible in such a way that it does not hinder the flow of traffic.

Residing in the recreational vehicle is not permitted. All facility rules must be obeyed.

ROLLERBLADING, ROLLER SKATING AND SKATEBOARDING POLICY

It shall be the policy of the Port Malabar Holiday Park Mobile Home Park Recreation District that rollerblading, roller skating, and skateboarding shall not be permitted or allowed on any of the streets, road, sidewalks, parking lots, recreational facilities or any other property of the District. The District Manager and the District's Attorney shall be authorized to institute appropriate civil legal action in order to retain and enjoin violators of this policy.

The gate access personnel will provide a verbal warning to violators. Signs are posted by the entrance and other places stating "Rollerblading, Roller skating, and Skateboarding are prohibited in Holiday Park". If any repeat violations are observed, the next step in the enforcement process would be a written warning from the District Manager. Further violations would result in legal action seeking a restraining order against the violator.

SMOKING AND ALCOHOL POLICY

SMOKING

The Board of Trustees has established a Policy regarding smoking around the recreation building and pool area. There is no smoking allowed in any area of the recreation building. The area inside the chain link fence which surrounds the pools and patio, bocce courts, horseshoe pits, and shuffleboard courts has been designated as a smoke-free area.

A designated smoking area is set aside and outside the pool fenced area on the west side of the pool and away from the shuffleboard courts. A table and cigarette urn has been placed in this area for that purpose.

Additionally, cigarette urns have been placed away from the door at the front entrance and at the breezeway entrance.

ALCOHOL

No alcoholic beverages allowed in swimming pool area.