

RAINTREE MANOR HOMES CONDOMINIUMS



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RAINTREE MANOR HOMES CONDOMINIUMS

RULES AND REGULATIONS

These Rules and Regulations supercede any and all previous Rules and Regulations of Raintree Manor Facilities and Common Areas.

The purpose of the Rules and Regulations is to establish procedures to assure that residents will be able to enjoy their condominium home and the use of Raintree Manor Facilities and common areas in a safe, pleasant environment.

Each unit owner, tenant and guest shall be governed by the Florida Condominium Laws, Articles of Incorporation, Declaration of Condominium, Association By-Laws and the following Rules and Regulations.

Each owner, invitee, relative, guest, or otherwise, hereinafter referred to as Occupant of the Condominium Unit, shall be governed by the following Rules and Regulations:

These Rules and Regulations shall apply to all Occupants of:

Raintree Manor Homes Condominium Association I: Phase I, Phase 2-A and Phase 2-B,
Raintree Manor Homes Condominium Association II: Phase 3-A and Phase 3-B, and
Raintree Manor Homes Condominium Association III, Phase 4-A and Phase 4-B.

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1. Unit Maintenance

Each Occupant shall maintain his condominium unit in good condition and repair, including all internal surfaces within or surrounding his unit, including windows, screens, doors, door frames, and hardware; and maintain and repair the fixtures therein as soon as possible. Common areas such as landscaped and grassed areas, recreation area and facilities shall be used only for the purposes intended. No articles belonging to the unit occupants shall be kept in such areas temporarily or otherwise.

Each unit shall be used only for the purpose of a single family residence and for no other purpose whatsoever. Each Unit Occupant shall maintain his unit in a clean and sanitary manner. The patio and porches shall be used only for the purposes intended and shall not be used for hanging garments or other objects, or for cleaning of rugs or for other household items.

No person shall make any alteration of any kind to the Common Areas, Limited Common Areas, or exteriors of the units. This includes, but is not limited to, exterior walls, lighting fixtures (consistent with community norm and/or safety needs), doors, windows, and house numbers. Specifically forbidden is the exterior addition of any pipe, wiring, antenna and the like, except customary decorations during holiday seasons, which should be removed within 14 days of the end of the holiday.

Unit owners are responsible for maintaining exterior doors and frames; window glass, frames, and screens; and all hardware in good condition and repair. If the repair or maintenance is not performed as required, the Association may, after 30 day written notice, perform the repair and charge the unit owner at cost, plus a service fee of twenty-five percent (25%).

2. Garbage/Recycling

It is the responsibility of Unit Occupant and/or Owner to put covered trash container out no earlier than the evening prior to collection day, and retrieve empty containers no later than the evening of collection day. Trash collection days are Monday and Thursday. If trash collection falls on a holiday, trash collection will be the next scheduled collection day. Recyclables are picked up on Monday only. All residents are urged to participate in recycling. Contact the City of Temple Terrace for your recycling tub.

Lawn refuse can be put street side only on lawn service days.

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3. Pets

No pets other than dogs, cats, domestic birds, fish, or other common house pets, shall be permitted. Not more than two (2) pets may be kept in any condominium unit except fish, domestic birds, hamsters and gerbils which may be maintained in reasonable numbers. No reptiles, birds of prey, poultry, farm animals, skunks, rabbits, ferrets and similar animals not normally considered household pets shall be permitted.

Hillsborough County law provides that all dogs and cats be vaccinated and be under the direct control of the owner or keeper. Direct control is the immediate, continuous physical control of an animal such as a leash, cord or chain of such strength to restrain the animal at all times.

The "Pooper Scooper Provision" states that any feces deposited by a dog or cat must be removed immediately by the person who has custody or control of the animal. Failure to remove animal waste as required by Section 14 of the Hillsborough County code may be fined \$50 for the first offense, \$100 fine for the second offense and a Mandatory Court Appearance for the third offense.

Pets are not allowed in the clubhouse, pool areas or tennis courts. Cats, dogs, and other pets are allowed to be kept in, on, or about the condominium property upon terms, conditions and specific approval of the Association or Management Corporation only.

Pet owners are responsible for maintaining their pet so as not to annoy other residents. This includes but is not limited to unreasonable barking of dogs and excessive pet odors. Any barking of pet or other annoyance to other owners may be cause for removal of pet from premises.

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4. Recreational Facilities

Pool and Pool Area

The purpose of these Rules and Regulations is to ensure the use of the Recreational Facilities by authorized persons with a maximum of pleasure and enjoyment and a minimum of interference from inappropriate or dangerous behavior. The size of our Recreational Facilities acts as a limiting factor on the number of people that can be accommodated comfortably and safely at any one time. Owners and tenants are expected to become familiar with the Rules and Regulations. Parents are responsible for instructing their children in the Rules and for the supervision, safety and conduct of their children at all times. Any violation of the following Rules and Regulations may result in legal action by the association against the owner. In view of these conditions, the following Rules and Regulations are set forth.

The Restricted Pool Key Application/Agreement can be found in the back of this book under Key & Usage Agreements.

Unit owners are responsible for any damage done by them, their children, tenants, or guests.

- 1) Pools are open for use by residents and their guests from **Dawn to Dusk**, per the State of Florida Health Department.
- 2) Pool use is for residents and their visiting family or guests. **No parties or lessons are allowed** as insurance does not cover such use; additionally, other residents would be negatively impacted.
- 3) **Children under 16 years of age** must be accompanied and supervised by an adult (18 or older) the entire time they are in the pool area.
- 4) **Residents must accompany their guests** to the area and remain with them.

Safety

- 1) All persons, residents and guests, **use the facilities at their own risk**. There is **no Lifeguard on duty**.
- 2) **Life saving equipment** is regulated by the law and must not be removed except in an emergency.
- 3) **Pets** must never be brought inside the pool area. This includes small animals.

Entry into Pool Area

- 1) Access to the area is by **key through the locked gates** west and south of the Clubhouse. Entry or exit by any other means by a resident will be considered a violation of these Rules and Regulations and will be subject to legal action by the Association. The case of non-residents, such action constitutes trespassing and is subject to action by the Temple Terrace Police Department.
- 2) **Residents are not to open the gate for others**. Each party using the Pool and Pool area must gain access using their own Recreational Facilities key.

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Proper Attire for Swimmers

- 1) Swimsuits are the only **proper attire** for swimmers.
- 2) Infants taken into the pool must wear clean, tight-fitting disposable swimming pants. **No diapers** are permitted in the pool. Parents will be billed for the cost of purifying the water if it is contaminated by waste from an infant in the pool. The only authorized place for making a **diaper change** is in the restroom. **Soiled diapers** must be carried from the pool area to the resident's unit for disposal.

Showers

- 1) **Showering** is required, by Condo regulations and by Florida Statute, before entering the pool.
- 2) After applying **tanning lotions**, showering is again required before entering the pool.

Food and Drink

- 1) **No glass containers** of any kind may be brought into the pool area.
- 2) **Unbreakable containers** may be used in the area provided they are placed in a trash receptacle or carried home for disposal when empty.
- 3) **No alcoholic beverages** may be brought into or consumed in the Pool Area. This includes beer, wine, or any other beverage containing alcohol.
- 4) **All food must remain under the covered portico** and not be taken in the pool or in the patio area.
- 5) **No barbecuing or cooking** of any kind is allowed anywhere within the recreational facilities.
- 6) **All litter**, including paper, plastic bags, empty cigarette wrappers, and cigarette butts are to be placed in trash receptacles.
- 7) Residents should **wipe off tables after using them** for food and drink.

Behavior

- 1) **"Horseplay" or "rough-housing"** either in the pool or in the pool area will not be tolerated. This includes such things as dunking, pushing, chasing, deliberate splashing, and "cannon-balling."
- 2) **No diving** is allowed in either pool.
- 3) **No running** is permitted in the pool area.
- 4) For safety purposes, **no Frisbee or ball playing** will be allowed in the pool area.
- 5) **No bicycles, skates, skateboards, etc.** may be brought into the fenced pool area.
- 6) **No rafts or large floats** are allowed in the pool.

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Tennis Courts

Unit owners are responsible for any damage done by them, their children, tenants, or guests.

- 1) Tennis Court Hours are 7:00 a.m. – 10:00 p.m. Sunday thru Thursday,
7:00 a.m. – 11:00 p.m. Friday and Saturday
- 2) Access to the area is by **key through the locked gates**. Entry or exit by any other means by a resident will be considered a violation of these Rules and Regulations and will be subject to legal action by the Association. In the case of non-residents, such action constitutes trespassing and is subject to action by the Temple Terrace Police.
- 3) **Residents are not to open the gate for others**. Each party using the Tennis Courts must gain access using their own Recreational Facilities key.
- 4) The use of tennis courts is restricted to residents and their guests.
Residents must accompany their guests and remain with them.
- 5) Proper court demeanor is expected from all players at all times.
- 6) All players must wear shoes approved for tennis courts.
- 7) Tennis play is limited to one hour when people are waiting for courts.
- 8) The Tennis Courts are to be used only for playing tennis. No animals, bicycles, skateboards, in-line skates, etc., are allowed on tennis courts.
- 9) Glass containers are not allowed on tennis courts at any time for any reason.
- 10) No alcoholic beverages or drugs may be brought into, or consumed in the tennis court area. This includes beer, wine, any other beverage containing alcohol, and all recreational drugs.

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5. Club House

All reservations for the use of the club house shall be made through the POA's property management company. Upon their approving a request to reserve the club house by a verified owner or tenant, property management will book the event and accept a deposit only after the requesting party has read all of the rules and regulations contained in the Service Agreement.

Instructions for reserving the Raintree Manor Club House:

- (1) Contact the property management company to determine the Clubhouse availability for that date.
- (2) If club house available, complete the Rules & Regulations pages and the Club House Reservation Application/Agreement found in the back of this book..
- (3) Include two (2) SEPARATE Money Orders payable to: *Raintree Manor POA*
 - One for \$25.00 which is non-refundable
 - One for \$100.00 to be returned to you within 5 business days after approval from the Board of Directors

Verify with vendor when purchasing money orders that you will be able to return the \$100.00 money order to the vendor of purchase for a refund.

- (4) Mail the initialed Rules and Regulations, the Reservation Agreement and two Money Orders to:

Raintree Manor Club House Reservation
c/o current Property Management Company (found in the back of this book.)
- (5) Allow 4-6 days for the property management company to call you with a confirmation of your reservation date.

The Club House Reservation Application/Agreement can be found in the back of this book under Key & Usage Agreements.

**** REMINDER: WHILE YOU MAY DROP OFF YOUR COMPLETED APPLICATION AT THE MANAGEMENT OFFICE, WE CAN NOT ASSIST YOU IN FILLING OUT THE APPLICATION OR CONFIRM YOUR DATE AT THAT TIME.****

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6. Vehicles

Rules governing motor vehicles are applicable to residents, guests, service, vehicles, and all vehicles on Association grounds.

1. All Motor Vehicles that are parked in or operated on Association parking areas and streets must be currently licensed and insured.
2. No parking or driving is allowed on grassy areas of the grounds, including that area adjacent to the streets. Parking is not allowed at the entrance of each resident's street, way, place or court. (Parking is permitted on one side of Northtrail and Wildeflower Place.) Damage to lawn sprinklers caused by residents, guests, or service vehicles will be charged to the unit owner association with such vehicles.
3. Each unit has two assigned parking spaces, one in the garage and one in front of the unit's garage. No motor vehicle may be parked in the assigned space of another unit without permission of that unit's resident.
4. Motor vehicles shall be parked in such a manner as not to impede the regular flow of traffic.
5. All commercial trucks, campers, camp trailers, boats and trailers, operated or owned and used by a resident must be parked and/or stored temporarily in the Storage Area. Waivers may be granted by the Board of Directors. Storage of vehicles in the Storage Area is subject to regulation by the Property Owners Association.
6. Motor bikes, motorcycles and similar vehicles shall be operated only as transportation in and out of condominium grounds. All such vehicles, as well as bicycles, shall be parked only inside unit garages.
7. All vehicles on Association grounds not complying with these rules may be towed away without further notice at the vehicle owner's or operator's expense. This includes vehicles of owners, family, tenants, guests and visitors.
8. All motorized vehicles shall be operated only as transportation in and out of Association grounds and only on designated roads. All posted speed limits, traffic signs, noise limits, and traffic laws shall be observed.
9. Vehicle repairs and maintenance are to be done in a manner which does not generate excessive noise, create an eyesore, safety hazard, or subject Association or other property to damage. Major vehicle repairs i.e., vehicles up on blocks, etc., are not allowed on Common Areas or Limited Common Areas.

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7. Storage/Boat Yard

There are 31 spaces available for 296 units. Please be considerate in your parking and in your use of the facility. Vehicles/vessels not in compliance with the rules will be subject to tow.

Frequently Asked Questions

What items can be stored?

Only personal use vehicles or vessels are allowed to be stored in the Yard: personal use boats, trailers, canoes, kayaks, campers, tops, motorcycles, jet skis, RV's, cars, trucks, etc. A resident's commercial-use vehicle or trailer cannot be stored. All items must be currently, legally registered, licensed, and tagged and in complete operable condition at all times. This includes inflated tires. **In addition, all stored vessels and vehicles are required to have a valid and current Raintree Manor decal.** These decals will be issued by the POA Management Company. No other items, such as lawn mowers, lumber, or surplus doors can be stored in the yard.

Why do residents need to update the registration information annually?

In order to assure the POA's records are current, boat/storage yard users must provide copies of their current registration at the beginning of each year. This will maximize the availability of spaces for residents' proper use.

What are the requirements for authorized storage space?

Residents applying for keys to the Yard must complete an application at the management company. Photocopies of registrations must be attached to the application. **All items to be stored in the Raintree Manor Boat Yard must be registered to a current Raintree Manor resident, and the registration must reflect a Raintree Manor address.** Due to space limitations, no more than one slot can be assigned to a unit and there are size restrictions on stored items.

What are the requirements for adding/changing items in a storage slot?

Residents need to submit registration photocopies for the new vehicle/vessel to the management company and secure a decal for that piece of equipment. Every vehicle/vessel must have a RTM decal. More than one item can be stored in a resident's slot if they fit, for example a boat and trailer or two jet skis, but each must have a decal.

Where in the Storage Yard do residents park?

Owners will be assigned a numbered slot according to vehicle/vessel size and space available. Residents' decal numbers will match the number of their assigned spaces to park. Residents are required to park in their assigned spaces. Owners of canoes, kayaks, or rowboats may secure these to the racks and should not leave paddles, oars, life jackets, or other unsecured items in the yard.

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What if a resident moves?

When a Raintree resident who is utilizing the Boat/Storage Yard moves from the Manor, he/she must remove all stored items within 14 days to allow room in the Yard for new residents' use. **Items not removed will be considered abandoned and will be subject to salvage.** Return of the Storage/Boat Yard key is required.

Storage/Boat Yard Usage Agreement can be found in the back of this book under Key & Usage Agreements.

8. Nuisances

No occupant may make or permit any disturbing noises in the building or on the condominium property, whether made by himself, his family, friends, guests or servants, nor do or permit anything to be done by persons that would interfere with the rights, comforts, or other conveniences of other occupants. No occupant may play any musical instrument, radio, boom box, electronic device, radio, or television in his unit or on or about the condominium property, between the hours of 11:00 p.m., and the following 8:00 a.m., if such noise disturbs or annoys other occupants of the condominium.

No radio or television antenna or antennas, or any wiring for any such purpose may be installed on the exterior of any building or upon the condominium property without prior written consent of the Association or Management Corporation. The device which was installed on the exterior of any building will be removed at the expense of the Owner after one notice.

9. Solicitors

Any person who offers a product or service for sale is considered a "Solicitor". Solicitors are prohibited in Raintree Manor. No soliciting signs are posted at the beginning of both entrances. Residents may not give permission for their contractors, etc., to solicit neighbors.

10. Unit Address

Each unit may identify itself by its street address only and shall be of the same type and size approved by the Association or Management Corporation and mounted in a place and manner so approved.

No signs, advertising, or notices of any kind or type whatsoever, including but not limited to, "For Rent", or "For Sale" signs, shall be permitted or displayed on the exterior of any unit; nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any unit.

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11. Official Notices

All official notices of RAIN TREE MANOR HOMES CONDOMINIUMS ASSOCIATION, INC., shall bear the signature of the President or Vice President, and/or said Management Corporation and posted in the glass enclosed cases. No member shall make or permit to be made any written, typed, or printed notices of any kind or type whatsoever or post the same on the bulletin boards, mail, or otherwise circulate to other members which purports or represents to be an official act or notice of the Association or Management Corporation. Notices of a social nature or purpose by a member to other members are permitted, provided that such notices shall bear the signature of the member or members uttering such notices, and such member or members shall be fully responsible for the contents thereof.

Non-official notices may be posted by members on the open Bulletin Board.

12. Owner/Resident Absences

Under the emergency easement for ingress and egress in the Declaration, the Board and/or Management may enter the units in case of perceived or suspected emergency originating in or threatening such unit or other units, even though owner or occupant may be absent at that time.

Residents must have on file in the Management office:

- Home and work phone numbers
- Contact name and phone number (preferably with key) to be called if resident is not available during an emergency
- Residents must make arrangements to have flyers, phonebooks, and any other items removed from property during absences.

13. Notification of Intent to Sell or Lease Unit

Each Owner has the right to sell or lease his Condominium Unit, provided that the proposed purchaser, or lessee is first approved by the Condominium Association or Management Corporation as provided in the Declaration of Condominium. Each new Owner shall be bound by the provisions of the Declaration of Condominium and all Condominium documents, and these Rules and Regulations. No "For Sale" or "For Rent" signs are to be visible at the property.

When either a sale or lease occurs, a "transfer fee" of \$100.00 shall be charged to the unit owner. Said fee will be for administrative expenses incurred in the transfer. No fee will be charged for the renewal of a lease or sublease with the same lessee or sub-lessee.

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Intent to Sell

All sales must be made in accordance with the provisions of the Declaration of Condominium and the By-Laws. Owners shall at all times maintain a current mailing address with the Association.

Intent to Lease

It shall be mandatory for Owners to keep the Association informed of their current mailing address. Owners must notify the Association as to the names of the prospective tenants intending to occupy the unit by way of Application. Tenants moving in prior to approval is cause for legal action against the owner..

All unit leases shall contain a provision that the tenant agrees to abide by the Declaration of condominium, the By-Laws, and the Rules and Regulations of the Association and that the provisions of each are incorporated by reference into the terms of the lease. The term of a lease or any residency shall be for a period of one year. Subletting is permitted by the Declaration of Condominium only if prior written approval is obtained from the Board of Directors.

Owners wishing to lease their units must comply with all City, County, State and Federal requirements for rental units.

14. Use of Common Areas and Limited Common Areas

Common Areas

The Common Areas include all of the real estate, improvements and facilities of the Condominium other than the apartment units and shall include easements for conduits, pipes, ducts, plumbing, wiring, and other facilities for the furnishing of utility services to the apartment unit. All common areas are used at your own risk.

Residents are not permitted to plant trees, shrubs, or other plants in the Common Areas or grounds.

Mailboxes are for the use of the United States Postal Service, which prohibits parking or obstructions in front of the mailboxes or within ten (10) feet either side between the hours of 8:00 a.m., and 5:00 p.m., weekdays and Saturdays. This is a serious offense since it can result in cessation of mail delivery by the Postal Service to all units involved.

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Limited Common Areas

The Limited Common Areas comprise that portion of the Common Areas that are specifically identified for the use and benefit of individual units. This includes the patio, porch, front door, garage and adjacent parking area. The latter areas are maintained by the owner/tenant under the regulation of the Association.

1. Owners, tenants, and guests using the Common Areas and Limited Common Areas shall see that they are returned or restored to the same condition as prior to use. If not thus restored, a charge will be made to the unit owner to cover the cost of restoration.
2. Patios are to be maintained by the resident in a sanitary condition. Laundry may not be hung or household items stored on patios so as to be visible from the Common Area. No permanent alteration or building is permitted on patios. Patio gates and walls are maintained by the Association. Shrubs and plants are permitted inside the patio and on the front porch area.
3. Charges for repair of damage or abuse will be made to unit owners, including any damage to building or plumbing caused by plants. No trees may be planted in the patio area, and any shrubbery whose roots poses a threat to the integrity of the patio, building or the plumbing are prohibited. Climbing vines that attach themselves to the structure shall not be planted.

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RAINTREE MANOR HOMES CONDOMINIUM ASSOCIATION, INC

RESTRICTED POOL KEY APPLICATION/AGREEMENT

**** KEYS ARE ONLY AVAILABLE THROUGH THE MAIL ****

I CERTIFY THAT I AM A CURRENT RESIDENT OF RAIN TREE MANOR HOMES CONDOMINIUM ASSOCIATION, INC., AND UNDERSTAND THAT THE KEY BEING ISSUED TO ME IS NOT TO BE DUPLICATED FOR ANY REASON. THIS IS A RESTRICTED ACCESS KEY FOR THE LOCK ON THE POOL.

THIS KEY DOES NOT OPEN THE CLUBHOUSE OR ANY OTHER FACILITY.

I UNDERSTAND THAT ONLY ONE KEY WILL BE FURNISHED TO EACH HOME IN RAIN TREE MANOR HOMES CONDOMINIUM ASSOCIATION, INC., AND THAT MY \$10.00 DEPOSIT WILL BE REFUNDED TO ME WITHIN 15 DAYS OF ME RETURNING THIS KEY.

Owner's Name: _____

Tenant's Name: _____

Address of Unit: _____

Phone #: (Home) _____ (Work) _____

*Phone should be able to take a message if you are unavailable.

SIGNATURE

DATE

Refundable Deposit: \$10.00

Proof of Residency Required: PHOTO ID AND UTILITY BILL OR LEASE (Circle which item was used for ID)

Please make your check payable to: *Raintree Manor POA*

Mail your check and this application to:

Raintree Manor Homes Condominium Association, Inc.
c/o Current Property Management Company (found in the back of this book.)

Keys are not issued from this address, so please do not come to the Management Office.

Please allow 7-10 days to check the ownership and key will be mailed to you.

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Raintree Manor Homes Property Owners Association, Inc.

CLUB HOUSE RESERVATION APPLICATION/AGREEMENT

Reserved by: _____ (Owner/Tenant)

Address: _____ Bldg: _____ Association _____

Work Telephone: _____ Home Telephone: _____

Reservation day: _____ Date: _____ Time from: _____ to: _____

Type of Function: _____ Number of Attendees: _____

Amount of Deposit: \$ _____ Date Received: _____ Date Returned: _____

Deposit return approved by: _____ There will be a \$25 use fee for opening/closing/inspecting facility.
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Club House Rules & Regulations

No person may use the club house in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within Raintree Manor Homes by other residents. Specifically, no person or group may use the clubhouse in such a manner that creates excessive noise, profanity, boisterous actions, etc. The clubhouse may not be used for commercial purposes or profit making reasons. Except for Monthly Board Meetings, no "standing" reservations will be accepted.

Only unit owners or owners' authorized tenants may request use of the facility. Management will require identification and proof of ownership or lease agreement before accepting security deposits.

The resident reserving the club house must be present in the clubhouse during the entire period of the reservation.

Weekend club house reservations (Friday night – Sunday night) are limited to four times a year for any one resident to allow for fair availability for all residents. Reservations need to be made at least 7 days prior to the event. Reservations are made on a first-come basis and may be made up to 60 days in advance. However, Board of Directors' meetings will be scheduled for the entire year at the time of board elections.

The club house may be reserved for use by a maximum of 35 persons. However, parking space for any one event is limited to 20 vehicles. There are two handicapped spaces reserved by the door. Vehicles must be parked only in regular spaces on the club house parking lot and not on the street, on the grass, or in the drive of the adjoining building.

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The club house will be available for use daily between the hours of 10:00 a.m. and 10:00 p.m. The 10:00 p.m. curfew will be strictly enforced.

No smoking is allowed within the club house. Use of alcohol is not permitted for clubhouse events.

All functions must be contained inside the club house, except for the use of the outside restrooms. The pools, pool decks, portico and patio area, including the grassed areas, are specifically not a part of this agreement and shall not be used.

Any sound equipment (e.g. stereos, speakers, etc.) which the person making the reservation wishes to bring into the Club house must remain within the confines of the building. No live bands are permitted.

Decorations must be placed so as not to cause damage or marks. No decorations or tape will be allowed to be attached to walls or ceilings. The club house may be decorated and furniture arranged for the event no earlier than an hour before the event for which the facility is reserved.

Deposits and Financial Responsibilities of Residents Reserving the Club House

A total of \$125 Security Deposits is required, payable in two money orders. Of this amount, \$25 will be retained for payment of fee to have the clubhouse opened and closed, and inspected for the event. Deposits will be returned within 3 business days of the event, upon approval by agent to management.

Confirm that \$100 money order is refundable to you through your vendor of purchase.

Resident's Initials _____

A violation of any of the Rules & Regulations will result in a forfeiture of the security deposit.

Resident's Initials _____

It will be the responsibility of the owner or tenant making the reservation to see that the clubhouse and parking lot facilities are cleaned at the conclusion of the function. All trash must be removed from the clubhouse premises. If the cleaning has not been completed to the satisfaction of the overseeing agent, costs of such cleaning will be deducted from the deposit.

A current inventory of all clubhouse furniture and equipment will be maintained and posted. If the clubhouse is damaged, or if furniture or other equipment is damaged or missing, the cost of restoring the clubhouse to its condition prior to the damage or the cost of replacing the missing equipment will first be deducted from the deposit and any remaining balance for damage will be charged to the owner and/or authorized tenant who made the reservation.

Deposits must be made by two (2) separate Money Orders payable to: "RAINTREE MANOR POA"

- One money order for \$25.00
- One money order for \$100.00

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PERSONAL CHECKS WILL NOT BE ACCEPTED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ ALL THE RAIN TREE MANOR CLUBHOUSE RULES AND REGULATIONS AND WILL ABIDE BY THE SAME. I FURTHER AGREE TO BE FINANCIALLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY MYSELF, FAMILY, GUESTS, AND ALL PARTIES USING THE CLUBHOUSE DURING THE PERIOD OF MY RESERVATION.

Signature of Owner/Tenant

Date

RAINTREE MANOR HOMES CONDOMINIUMS

Raintree Manor Homes Property Owners Association Storage/Boat Yard Rules & Regulations & Usage Agreement

The undersigned owner, hereinafter referred to as Owner, of the item described below, hereby utilizes a storage area space for said item, provided by the Raintree Manor Homes Condominiums Association, Inc., hereinafter referred to as Association, under the following terms and conditions:

Owner's property shall be stored at Owner's sole risk. Association shall not be liable for any loss or damage to Owner's property while said property is in storage. The **Owner shall be responsible** for any damages caused by his storage and herein indemnifies Association with regard to any damages, claims, acts, or actions against Association incurred directly or indirectly by Owner's storage of said property. The POA authorizes daylight use of facility only. **Owner agrees to abide by all Rules and Regulations** regarding the impound storage area which are now in force or are to be enacted by the Association.

Owner assigned a key further agrees to notify the Association of any additional property or change in property from that described below that is to be stored in the impound storage area. All Stored items must have a valid Raintree Manor POA decal. Residents are limited to one space per unit, assigned on a first-come first-served basis.

Type of Property #1 (i.e. boat, boat trailer, car, jet ski) _____

Make _____ Model _____ Year _____ Color _____

VIN # _____ License tag or decal # _____

Type of Property #2 (i.e. boat, boat trailer, car, jet ski) _____

Make _____ Model _____ Year _____ Color _____

VIN # _____ License tag or decal # _____

RTM DECAL NUMBER matching resident's assigned space number: _____

THIS APPLICATION MUST BE COMPLETED IN FULL. PHOTOCOPIES OF REGISTRATIONS MUST BE ATTACHED TO APPLICATION. ALL ITEMS MUST BE REGISTERED IN THE NAME OF APPLYING RAIN TREE MANOR RESIDENTS AND MUST BE REGISTERED AT THEIR RAIN TREE MANOR ADDRESS. ALL ITEMS MUST BE CURRENTLY, LEGALLY LICENSED AND TAGGED, AND IN COMPLETE OPERABLE CONDITION, INCLUDING TIRES, DURING STORAGE. ALL STORED ITEMS MUST BE REMOVED WITHIN 14 DAYS OF RESIDENTS' MOVING FROM RAIN TREE MANOR, OR ITEMS WILL BE SUBJECT TO SALVAGE. RESIDENTS ARE REQUIRED TO TURN IN THEIR STORAGE YARD KEYS TO MANAGEMENT UPON MOVING. ALL RESIDENTS UTILIZING THE STORAGE YARD MUST UPDATE THEIR REGISTRATION ANNUALLY WITH MANAGEMENT BY MAILING A COPY OF THEIR CURRENT REGISTRATION. UPDATES ARE DUE BY JANUARY 15TH EACH YEAR.

Storage requested by (Print Name): _____ Tel. # _____

Address: _____ Bldg: _____ Assoc. _____

Signature of Owner/Tenant: _____ Date: _____

\$25.00 refundable key deposit received and application form verified complete by: _____ Date: _____

RAINTREE MANOR HOMES CONDOMINIUMS

Completed Club House Reservation Application/Agreement, Storage/Board Yard Usage Agreement and/or The Restricted Pool Key Application/Agreement must be sent directly to the current Property Management Company identified below.

The Vanguard Management Group, Inc.

9300 North 16th Street

Tampa, FL 33612

Telephone: 813-930-8036