

JOHNSTON SPRINGS
4261 Pleasant Hill Rd
Kissimmee, FL 34746
(407) 870-0719

PLEASE SIGN
AND RETURN

RULES AND REGULATIONS

1. **SPEED LIMIT** - Is 10 MPH. If you are caught habitually speeding we will ask you to park your vehicle at the entrance and walk to your spot.
2. **QUIET HOURS** - Are from 10pm until 8am.
3. **GUESTS OF TENANT** - All overnight guests must be registered at the office. They must be accompanied by the tenant when using park facilities. Tenant is responsible for their guest. Guests cannot stay longer than 2 weeks in a 6 month period. Management has the right to prevent access to the park and remove anyone deemed objectionable.
4. **UNIT LIMITS** - There can only be ONE unit per site.
5. **OCCUPANT LIMITS** - Regardless of size of unit, there are to be no more than two adults and their minor children per site. This rules also applies to tent spaces.
6. **PETS** - All pets must be registered at the office. Limit of 3 pets per lot. Pets are defined as domestic dog, cat, small bird or fish. All other animals are prohibited. Vicious propensity breeds are not allowed. Pets must be walked on a leash. They cannot be left unattended outside the home. Guests/visitors cannot bring their pets into the park. You must clean up after your pet! Pets will not be allowed inside any of the park facilities unless a certified service animal. Aggressive or noisy pets will not be tolerated. You are not allowed to walk pets on any lots whether occupied or vacant without permission.
7. **STRAYS** - Please do not feed or water stray cats.
8. **CHILDREN** - Under 12 must be accompanied by an adult inside at park facility. Parents are responsible for the safety, behavior and actions of their children at all times.
9. **TENTS** - Tent visitors may not stay longer than 30 consecutive days in a 3 month period. There are to be no more than 2 tents per site.
10. **CONDUCT** - Tenants and their children/guests must conduct themselves in a respectful manner at all times in the park. Offensive, inappropriate, aggressive behavior toward anyone in the park is grounds for removal.
11. **TAMPERING** - Tenant are not permitted to alter, tamper or repair any park gas, water, sewer, telephone and television facilities, service connections or any other equipment. Please contact management if you have a problem.
12. **DAMAGES** - If you or those you're responsible for have damaged/vandalized park property, you will be responsible for paying for repairs for those damages.
13. **NOISE** - Loud parties, excessive volume radios, televisions or musical instruments and any other excessive noise will not be allowed.
14. **BUSINESS** - No private businesses may be conducted inside the park.
15. **SPECIAL RULES** - Pertaining to the clubhouse, laundry room or any other park facility will be posted at those locations. Those special rules constitute a part of these rules and regulations, and violation of them will be treated as violation of these R&Rs.
16. **REFUNDS** - There are NO refunds or prorations given.
17. **GARBAGE** - Dumpsters are provided for tenants household trash. No building materials, furniture, hazardous materials, appliances or any other such rubbish is to be place in or around dumpsters. Unauthorized and misuse will result in a \$150 fee. Trash is to be bagged and placed INSIDE the dumpsters. All boxes are to be broken down before being placed inside.
18. **SPACE** - There are no lot lines separating spaces. The configuration of each space is determined by management.
19. **CLUTTER** - It is the tenants responsibility of keeping their space attractive, well maintained and clutter free on all sides. Clean and neat condition Standard lawn furniture, one to two bicycles, one barbecue and one approved shed are the only items permitted to be outside the unit unless written permission has been given by management. No outside clotheslines, tarps, tents, canvas/soft sided storages, indoor furniture, appliances, debris or any other unsightly items are to be left outside the unit including underneath. Personal property is to be kept in the unit or shed. No boats, or utility/moving trailers shall be kept on your site longer than 48 hours.
20. **ADDITIONS** - Any carport, awning, deck, screen room, fence or enclosure of any kind including All improvements and alterations to the space and home must have prior written approval from management.
21. **SEPTIC** - The park is on a septic system. DO NOT FLUSH sanitary napkins, diapers, wipes, cooking grease, cigarette butts, paper towel, kleenex or any other un-dissolvable materials or foreign objects down toilets, sink or garbage disposals. This pertains to parks public facilities as well as inside personal units. Cost to repair or clear septic lines because of tenants misuse or negligence will be the responsibility of the tenant.
22. **VEHICLES** - You are allowed a maximum of 2 passenger vehicles and 1 non passenger vehicle (motorcycle, atv or such) and one golf cart per site (assuming they will fit on the site). All vehicles must be operational. You must park in your own site. Repairing of vehicles, boats, trailer etc is not permitted inside the park including on your site.
23. **FIRES AND FIREWORKS** - Fireworks are prohibited inside the park. Open fires (not within a fire pit or ring) are prohibited.
24. **HOME SALES** - JOHNSTON SPRINGS requires a first right of refusal for all skirted park model homes 2000 and newer being sold. Management may require a home being sold or ownership changing hands, to be removed from the park if it's built prior to 2000. Please speak to management PRIOR to selling your unit. Anyone purchasing a unit and wanting to remain in the park, must be approved by management. Spots must be left in original condition. When a unit vacates all necessary and accessory structures such as sheds, awnings, carports, fences, florida rooms and the like must also be removed unless management agrees otherwise in writing.
25. **ACCESS** - The utility pedestal and all service connections must be accessible at all times. If one of the parks shut off valves is located on a tenant's space, it must be kept visible at all times.
26. **GATE** - Gate is to remain open during office hours. Codes and remotes are given to registered tenants only. Please do not share. 2 remotes max per site. If remotes are lost or broken you'll be charged \$50 each. To exit please drive close to the sensor post on your right or use your remote. Driving close to the gate will NOT trigger it to open. Please

do not try and drive through a moving gate. In the event your vehicle or your guest's damage the gate, you'll be charged a \$400 service fee. If damages exceed the \$400 they'll also be your responsibility. There are cameras so please pay attention and drive safe.

27. LANDSCAPING - Johnston Springs will mow the grass that is accessible to them. The weeding, weed whacking, leaf raking and care of plants on your site are the tenants responsibility whether you are occupying the unit or not. Please keep your spot manicured. We don't want overgrown unsightly spaces.

28. SMOKING - There is no smoking inside any of the buildings. Take your butts with you.

29. LITTERING - Please clean up after yourself and do not leave garbage through out the park. We provide dumpsters and garbages for you. Use them.

30. LATE FEES - Electric meters are read and must be paid monthly. Site rent and electric payments have a 4 day grace period. On the 5th day you will be assessed late fees. Electric late fee is \$10 and site late fee is \$20 then \$1 per each day thereafter unless arrangements have been made with the office.

ELECTRIC DEPOSIT - There is a \$100 deposit taken upon check in and applied to the last electric bill at check-out.

FEES - \$25 rule violation per notice given

BACKGROUND CHECKS - We will require Tenants staying 6 months or longer to have a background check. They are \$50 each.

MANAGEMENT - reserves the right to interpret all rules.

EVICITION - It is up to managements discretion to whether you will be fined or asked to leave due to breaking of the rules.

SECURITY CAMERAS - There are security cameras set up through out the park for the safety of us all. Please do not touch or tamper with cameras.

All reasonable means will be taken to make your stay here a safe and pleasant one. The above rules and regulations have been implemented by the park to insure fairness to all residents. They are designed to protect the rights and property of all parties and ensure the enjoyment of all.

TENANT

TENANT

Christy Strong

MANAGER

SPACE NUMBER

DATE