

RULES AND REGULATIONS  
OF

OASIS HOME OWNERS INC.

12766 Seminole Blvd.

Largo FL 33778

727-581-4288

[www.oasishoa.org](http://www.oasishoa.org)

As Amended March 8, 2005, March 1, 2006, April 3, 2017

Welcome to Oasis Mobile Park. Our objective is to provide a healthy, safe, fun, and carefree way of life. All reasonable means have been taken to ensure that your stay here is pleasant and enjoyable. Consideration and courtesy to others, plus your cooperation in maintaining an attractive home and site will help sustain the standards of the Park.

Oasis Park is a community for residents 55 years of age and older. Oasis Park provides facilities and services specifically designed to meet the social and physical needs of persons 55 and older. Oasis Home Owners, Inc., recognizes the need to provide ample housing opportunities for older citizens and makes every effort to provide for the housing needs of those 55 years of age and older.

Please read all the following rules and regulations carefully and thoroughly. As you read these rules, we ask that you keep in mind that they are for your protection.

1. **Application for Residence:**

This is a park for persons 55 years of age or older. At least one person in each dwelling unit must be at least fifty-five (55) years of age or older. Any additional residents wishing to reside in the same residence must be at least forty (40) years of age.

No persons eighteen (18) years of age or younger may reside in a unit for longer than thirty (30) days per year without the prior written consent of the Directors.

Occupancy by guests of a resident shall be for a period of time not exceeding 15 consecutive days and 30 days' total per year, unless a longer period is approved in advance in writing by the Directors, but no guests may occupy a unit unless one or more of the permitted residents are then in occupancy or unless consented to in advance in writing by the Directors.

A guest is someone who has NOT been approved for residency.

A \$10 per day fee per person will be charged for any person staying longer than 30 days. The fee must be paid prior of the person or persons entering the park.

Guest of tenants and shareholders visiting for more than two consecutive nights, must register with the Oasis office.

Owners must fill out the "Request for Authorization of unit use in the Absence of the Owner" prior to any guests using the unit in the absence of the Owner. The form may be obtained from the office or on our website.

Oasis Home Owners Inc. (the "Association"), reserves the right to refuse admittance to anyone who does not qualify for residency in Oasis Mobile Home Park (the "Park"). All applicants must complete the application form and receive written acceptance and approval from the Association prior to occupancy and prior to, title transfer. Personal and credit references are required for all applicants and will be thoroughly checked. The Association reserves the right to refuse admittance to any prospective occupant who is less than 55 years of age.

2. **The Mobile Home:**

The mobile home shall be attractively maintained by the homeowner and comply with all applicable laws, ordinances and regulations of the state, county, city, and the rules and regulations of the park.

- (a) Mobile homes, painted driveways, flowerboxes, skirting and mailboxes must be washed down when needed and painted when the finish becomes dull or chalky.
- (b) The resident shall not change the color of the mobile home located on the premises, substantially alter its outward appearance, or paint the driveway, without first obtaining a "Request for Modification Form" and written approval from the Board of Directors. (All forms may be obtained from the office or our website) The Modification Request

Form will be returned to you after approval and must be clearly posted in the front window before commencing work.

- (c) No additions of any kind such as carports, driveways, porches, Florida rooms, utility sheds, central air conditioners, etc. or other alterations shall be made without prior written consent of the Association.
- (d) Satellite dishes up to thirty-nine inches (39") in diameter may be installed on the property but in a manner that the dish does not present a safety hazard to any other resident. The dish may not obstruct the view of any neighboring resident or block an inordinate amount of sunshine from any neighboring resident.
- (e) Any wind chime becoming a nuisance to neighbors must be removed immediately.
- (f) All utility sheds, (when space allows) must be built on a concrete foundation or pad.
- (g) The outside of the mobile/home shall be kept orderly, neat, clean and free from debris.
- (h) Mowing is the responsibility of the Association. Trimming, weeding, and shrubs are the responsibility of the Homeowner.
- (i) If a Homeowner is found to be in violation of any of the provisions of rule 2 they will be notified via the United States Postal Service or E-mail at the homeowner's address on file with the Association and given 30 days to correct the violation. If the violation has not been corrected by the 30<sup>th</sup> day after the notice, the Association at its sole discretion, may hire any service deemed appropriate to correct the violation. The Homeowner will be assessed all fees and charges incurred to correct the violation.
- (j) Only furniture specifically designed for outside use is allowed outside of the mobile home.
- (k) Patio Furniture Only.
- (l) No fences of any type are permitted around or between the homes.
- (m) Clothes lines will be allowed in screened patios and porches for small items (hand laundry) for a short time. Outside clothes lines are allowed, but due to the physical make-up of the lots in Oasis Park, the Board of Directors reserves the right to alter the type and location of any clothes line. Because of the make-up of Oasis Park it is strongly recommended that the existing clothes lines provided by Oasis Home Owners Inc., be used.
- (n) All outside clothes and clothes lines and clothes hanging equipment must be removed from the outside by 9:00 p.m., on the day on which the clothes were hung.
- (o) If the home is being removed from the Park, or if destroyed by fire or any other act of God, the lot must be left neat and clean and free of any debris or trash. Any damage done to the lot or the Park when a home is being removed is the responsibility of the Homeowner.
- (p) The Association reserves the right of access onto all lots at all times for inspection of utilities and maintenance.



3. **Sewer:**

Each Homeowner is responsible for his or her sewer line from his or her home (the lateral) to where it connects to the Park's main line.

4. **Laundry:**

Coin operated laundry machines are for the exclusive use of residents of the Park. Drying yards are provided for residents using the Park laundry facilities. Always leave the machines clean for the next person and please report immediately any of these or other Park facilities and equipment not in working order. Laundry hours are from 7:00 a.m. to 9:00 p.m., including the use of any clothes line.

5. **Water:**

Water is provided by Pinellas County Utilities. The cost is currently included in Unit Owners (shareholders) assessments and in tenant's rent. Residents are responsible for conserving water and adhering to all governmental water regulations. RESIDENTS MUST TURN OFF MAIN WATER IF THEY ARE GOING TO BE ABSENT FROM THE HOME FOR A LONG PERIOD. Residents are responsible for damage caused by failure to properly maintain the plumbing in their homes.

A reasonable amount of hand sprinkling to beautify your lot is permitted. Do not use an automatic sprinkler for more than one hour, or leave a hose unattended, or let water run into the street.

Car washing on grass is permitted only with a spray-type hose nozzle.

Please repair all plumbing leaks such as dripping faucets or bathroom fixtures immediately. Check outside water faucets frequently for leakage and report all water leaks to the Office.

6. **Electric:**

Electric power is currently provided by Duke Energy directly to each home. The homeowner must make his or her own application for service and pay all bills rendered by the utility companies.

7. **Garbage and Trash:**

The garbage facilities offered by the Association are located on Southern Drive near Seminole Blvd. The cost is included in Unit Owners (shareholders') assessments and in the tenants' rent.

All garbage must be securely wrapped before being put in the dumpster. The lids and doors must be closed at all times.

No refuse is to be left outside the dumpster. Any permitted item that will fit through the opening of the dumpsters may be placed in the metal dumpsters.

Do not place any paint that is still in the liquid form in the metal dumpsters, or in the trash area.

Let paint harden and then place the paint can in the metal dumpsters.

For your convenience a mixed recycling bin has been placed outside of the fenced areas. All cardboard boxes must be broken down and flattened before being placed in the recycle dumpster. Please deposit only approved items as posted on the outside of the recycling bin.

All grass, weeds, tree and flower cuttings and items too large to fit in the dumpsters must be put on the left side of the garbage bin. Please note that televisions, computers, batteries or hazardous chemicals are forbidden. Absolutely no household garbage or plastic bags are to be left in this area.

Do not place any of the following items in the left hand trash area:

- (a) Absolutely no house garbage
- (b) Do not place plastic bags in this section. This includes any lawn or flower cuttings that you have collected in a plastic bag.
- (c) Empty the bag in the trash area and place the bag in the dumpster, or take the bag home.
- (d) Paints of any kind.
- (e) Petroleum products of any kind.
- (f) Cleaning products of any kind.
- (g) Tires.
- (h) Fluorescent tubes.
- (i) Propane tanks.

**8. Recreational Facilities:**

Recreational facilities are provided by the Association for enjoyment of the Unit owners (shareholders), tenants and their guest. Treat them as you would your own personal property and abide by all posted rules and regulations pertaining to them.

A resident host of the Park must accompany visiting children under the age of fourteen using any of the recreational facilities.

People using the recreational area must be properly dressed. Footwear and tops must be worn at all times when attending any event inside Friendship Hall.

The Association reserves the right to restrict and control the use of alcoholic beverages in and on common areas in the Park.

**9. Always Consider Your Neighbor:**

Avoid any excessive noise. Play radios, television, stereo, and musical instruments quietly at all times. Any act which endangers the life, health, safety, property or peaceful enjoyment of the Park or its occupants, is a violation of the Association's Rules and Regulations and is grounds for eviction under Florida Law.

Quiet times are between the hours of 10pm and 8am.

Do not feed stray animals or birds.

**10. Traffic, Recreational Vehicles and Parking:**

Remember – pedestrians have the right of way.

OASIS GOLF CART MAY NOT BE DRIVEN OUTSIDE OF OASIS PARK.

When driving in the confines of the Park, under no circumstances exceed 10 miles per hour, this includes the golf cart. Please advise your guests. Please obey all traffic regulations as posted.

**11. Motorcycles and Scooters:**

Motorcycles and Scooters are allowed in the park under the following guidelines:

- (a) Motorcycles or Scooters must idle in and out of the park.
- (b) Each must have a stock muffler.
- (c) Cannot congregate at one location in the park.
- (d) If owner revs the engine they will no longer be allowed to bring the motorcycle or scooter back in the park.

Definition of a motorcycle: Is a vehicle that requires a motorcycle tag from the DMV.

**12. Boats and Two Wheel Trailers:**

Boats or Trailers are permitted but can't cause you to park your car on the grass or extend into the street.

Boats and Trailers must be covered in the summer with a cover in good shape made for them. No tarps.

Definition of a boat by Wester Dictionary is: A small vessel for travel on water.

Recreational vehicles, utility trailers and camper trailers, and the like, cannot be parked on the mobile home site without approval from the Board of Directors except for loading and unloading for periods longer than 9 hours, in any given day.

Any vehicle that is unlicensed or inoperable will be removed from the Park, at the expense of the vehicle owner.

Any Vehicle left in the park while unit owner is signed out of the park must be covered with a car cover in good shape. No tarps.

Any vehicle that is within Oasis Park illegally may be subject to removal by towing through the agent of the Association.

Minor vehicle repairs and maintenance, including oil changes and emergency repairs, such as flat tires, and jump starts for a dead battery are permitted.

Any repair work that cannot be completed by sunset is prohibited.

Automobiles must be parked in the driveway on your own lot or as otherwise designated by Oasis Home Owners Inc. Please try not to park cars on lawns. Residents are not allowed to park on other resident's driveway without prior written permission and filed with the office.



The Association reserves the right to restrict the parking of vehicles on lawns, as may be needed from time to time.

When a resident leaves for a period of time and allows another resident to park in his driveway, there must be a signed letter to that effect on file in the office.

Do not park vehicles on the lots reserved for R.V.'s, even if the lot is empty.

**14. Soliciting:**

Soliciting, peddling, and commercial signs, of any kind are not permitted. However, a homeowner is permitted to "canvass" other homeowners. For the purpose of this section, the term "canvass" includes any oral or written request, the distribution, circulation, posting, or publication of a notice, or other matters relevant to the membership of the Park.

**15. Responsibility and Liability:**

- (a) All complaints, suggestions and recommendations should be written, dated, signed and include the lot number and delivered to the Association office. Unsigned communications will not be addressed.
- (b) Residents are responsible for complying with all applicable laws, ordinances and regulations of the City, County, and State.
- (c) The Association shall not be liable for accident or injury to life or property through the resident's or guest's use of the Park's recreational facilities. Residents and guests avail themselves of these facilities at their own risk. Residents are responsible for damages caused by their family and guests.
- (d) Resolving neighborhood disputes is not within the power of the Association unless an Association rule is being broken or the Association's governing documents are being violated. Personality conflicts are not under the purview of the Association. Please respect your neighbor.
- (e) All persons who enter or live in the Park do so at their own risk. The homeowners and tenants of the Park absolve themselves from all liability or responsibility pertaining to loss by accident, property damage, fire, theft, or any other cause whatsoever, whether by automobile, other vehicle, or otherwise, regardless of the location of same on the Park property.
- (f) Residents are responsible for making sure their mailing address and lot number are up to date with the office. Residents who opt to have E-Mail must notify the office of any changes.

**16. New Mobile Home Requirements:**

Mobile homes coming into the Park must be approved by the Association and permitted by the City of Largo. Each incoming mobile home, or upon change of ownership, must be skirted with split block, or other suitable material as approved by the Association. All attachments and utility buildings must have approval of the Association prior to installation. Location, set-back and final

home position on the site will be under the overall direction of the Association and the City of Largo. Wheels, axles and hitches must be removed and the home blocked and skirted to a prescribed level. Tie downs, blocking and utility lines must comply with State, County, City or any other governmental ordinance or Park requirement.

**17. Sale of Mobile Homes:**

- (a) All owners must notify the Oasis office prior to placing their home up for sale.
- (b) All prospective purchasers or renters must be approved by the Association prior to renting or purchasing in Oasis Park.
- (c) For Sale signs are limited to three (3) in number and are to be placed inside the windows and are not to exceed fifteen (15) inches by twenty (20) inches.

**18. Pets:**

- (a) Dogs are not allowed. Only Service animals are allowed with proper documentation.
- (b) All service animals must be approved by and registered with the Association.
- (c) Indoor cats are allowed and limited to 2 cats per household.
- (d) Dogs must be on a leash no longer than 6 feet at all times when outside of the home. It is the owner's responsibility to pick up pet waste immediately.
- (e) If a pet owner allows their pet outside the home without it being on a leash, the owner will be requested to remove the pet from the Park.
- (f) Visitors with pets/animals may visit for a short period. However, they must abide by the Park Rules or the Resident will be held accountable.
- (g) Residents are responsible for all injuries or damage caused by any visiting pet.
- (h) All pets residing in Oasis Park before the first amended effective date, (March 1, 2017) of this rule will be grand-fathered. These pets will be allowed to stay until they pass away or are otherwise permanently removed from the property.
- (i) Any pet that becomes a nuisance must leave the Park immediately, and will not be allowed to return. Nuisance includes barking, yowling, spraying, squawking, etc.

**19. Tenancy:**

Tenants shall not rent or sublet his or her mobile or any interest therein, and shall not sublet the leased premises or any part thereof, or allow any other person or persons to occupy or use the premises without the specific prior written consent and approval of the Board of Directors.

**Rents and Fees of Oasis Home Owners, Inc. Owned Rental Property:**

Rent and fees are due and payable in U.S. funds in advance on the first day of each month. Rent shall be paid by check (your cancelled check is your receipt), cashier's check or money order, checks are to be made payable to Oasis Home Owners Inc., and mailed or hand-delivered to:

OASIS HOME OWNERS', INC.



12766 Seminole Boulevard  
Largo, Florida 33778 2250

Or such other place as so directed.

Put your lot number on your check for proper identification and credit. Rents are based on no more than two occupants per residence as determined at time of occupancy.

- (a) Rents and fees not paid by the 5<sup>th</sup> day of the month, or prearranged date are considered delinquent and are subject to a late charge of \$10.00. The current bank fee in effect at the time will be charged for all returned checks.
- (b) Guests staying longer than one day are required to register at the office.
- (c) Residents are responsible for their guest's actions. Therefore, they should see that their guests are aware of the Park rules and regulations.

**20. Increase in Rents and Fees:**

- (a) The Board of Directors may raise the amount of rent and fees to non-shareholder homeowners who pay lot rent pursuant to Chapter 723, Florida Statutes not more often than annually by giving not less than ninety (90) days' prior written notice pursuant to Chapter 723, Florida Statutes.
- (b) Increases in the rental amount shall automatically become a part of the rental agreement upon renewal unless the tenant shall advise the Board of Directors, in writing, thirty (30) days prior to the expiration of the rental agreement of their intention to either vacate or not renew the rental agreement.
- (c) Unit owner (shareholder) assessments (maintenance fees) are determined by a budget prepared and approved by the Association annually pursuant to Chapter 719, Florida Statutes, are due the first day of each month and are considered late after the tenth (10<sup>th</sup>) day of the month, after which they are subject to a \$10.00 late fee.

**21. Shareholders renting:**

- (a) The home may not be rented for a period of 12 months after any change in ownership. The 12 months is to begin the day the real property is registered with the County.
- (b) No home may be rented for any period longer than six (6) months in any twelve (12) month period. All rentals must be approved by the Board of Directors prior to any occupancy.
- (c) A "Request for Authorization to Rent a Mobile Home" form must be completed prior to renting unit. (Forms are available at the office or on our website.)
- (d) No more than two renters can occupy a unit at one time without prior written consent of the Board of Directors.

**22. Cause for Eviction:**

The Board of Directors may evict a tenant for:

- (a) Non-payment of rent, fees or assessment;

- (b) Conviction of a violation of a federal or state law or local ordinances, which violation may be deemed detrimental to the health, safety, or welfare of the other residents of the park;
- (c) Violation of a Park rule or regulation, or the rental agreements or Chapter 723 of the Florida Statutes. as prescribed by Section 723.061;
- (d) A change in the use of land comprising Oasis Park or portion thereof;

**23 Office Hours:**

The park office is located at Unit 43 at the entrance to Central Drive of the Park. Office hours are posted at the office.

**24. Notices:**

The Park is jointly owned by the Unit owners (shareholders) of this Park, and operates under the name Oasis Home Owners' Inc.

Any notice from a resident to the owner may be addressed to:

Oasis Home Owners', Inc.  
12766 Seminole Boulevard Unit 43  
Largo, Florida 33778-2250

Any notice from the owner, Oasis Home Owners Inc., to the resident shall be mailed or delivered to the resident at the resident's last known address as shown on the books of the Corporation or Emailed.

Every resident must complete a sign-in/sign-out sheet when entering or leaving the park for an extended period.

**25. Rule Changes:**

These rules may be changed at any time by the Corporation under the terms and conditions of its bylaws.

**26. EVERY RESIDENT MUST PROVIDE THE OFFICE WITH EMERGENCY CONTACT INFORMATION.**

27. It is the responsibility of every resident to ensure that any items that are normally kept outside your home are either secured or placed inside and awnings are secured down, if possible when you are going to be absent from your home during any part the hurricane season.

THE HOMEOWNERS ASSOCIATION IS NOT RESPONSIBLE FOR DAMAGE CAUSED BY WIND, FLOODS OR OTHER WEATHER CONDITIONS.

IT IS IMPORTANT TO REMEMBER THAT ITEMS SUCH AS, LAWN CHAIRS AND FLOWER POTS, BARBEQUES, BIRD BATHS, ETC., COULD POSSIBLY BECOME DAMAGING AND EVEN DEADLY PROJECTILES DURING THE STORMS THAT OCCUR DURING THE SUMMER SEASON.

**28. Smoking Restrictions:**

Certain areas within Oasis Park are NO SMOKING AREAS.



No smoking is permitted in or within ten (10) feet of all common used buildings owned by Oasis Home Owners Inc. All such areas are no smoking areas.

This includes:

The recreation hall, all restrooms, both laundries, the garage, the ladies shed, and the office.

Smokers must be considerate of all Non- smokers while in all outdoor Common areas.

**29. Rule Enforcement.**

Oasis Home Owners, Inc., may levy reasonable fines for the failure of a unit owner or the unit's occupant, licensee, or invitee to comply with any provision of the cooperative's documents or reasonable rules of the association. The fine will not become a lien against a unit. A fine may be levied by the board on the basis of each day of a continuing violation, with a single notice and opportunity for hearing before the fining committee. However, the fine may not exceed \$100.00 per violation per day, or \$1,000 in the aggregate.

**30. Suspension of Rights.**

A unit owner, the unit's occupant, licensee, or invitee, may have his/her privileges to use the common element amenities suspended by the board of directors on the basis of an unpaid monetary obligation to the association and/or the unit owner, the unit's occupant, licensee, or invitee's failure and/or refusal to comply with all provisions of the Association's rules and regulations and governing documents.

**31. Fining Committee.**

The fining committee will consist of three unit owners who are appointed by the board of directors, who are in good standing, and who are neither board members nor persons residing in a board member's household. The fining committee does not impose a fine or suspension, but meets to determine whether to approve or reject a fine or suspension imposed by the board of directors. The fining committee will meet on an as-needed basis.

**32. Notice of Fining Committee Hearing.**

Once the board of directors has made the determination to fine or suspend the rights of a unit owner, the unit's occupant, licensee, or invitee, they will send written notice to the unit owner(s), the unit's occupant, licensee, or invitee, of the date and time of the next fining, committee meeting. Said notice will allow the unit owner to offer argument, testimony and evidence of any reason why the unit owner the unit's occupant, licensee, or invitee, should not be fined and/or suspended. Following the presentation of the offending unit owner (or the unit's occupant, licensee, or invitee) the fining committee will meet and will vote to determine whether to accept the recommendation of the board of directors to fine and/or suspend the unit owner's privileges. Said recommendation will be communicated to the board of directors

and the fine or suspension imposed or not imposed. A written notice of the determination of fining or suspension of privileges will then be sent to the unit owner(s).

33. **Monetary Delinquency.**

Any unit or member who is delinquent on a monetary obligation to the Association is subject to the suspension of their voting rights after ninety (90) days. During the time of the suspension, the unit or member may not vote for any purpose. Voting rights will be restored administratively upon repayment of the financial obligations owed.

Paragraphs 29, 30, 31, 32, and 33 are governed by Florida Statutes.

[Signature]

KELSEY KENDALL

(Witness)

[Signature] President  
John L. Jacobs President

[Signature]

Maggie Kreisle

(Witness)



W. JEAN BROWN  
MY COMMISSION # FF 195478  
EXPIRES: February 27, 2019  
Bonded Thru Budget Notary Service

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this  
11th day of May 2017 by John L.  
Jacobs

Who did take an oath. W. Jean Brown  
W. Jean Brown

Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced FL Driver License