

**IMPERIAL BONITA ESTATES COOPERATIVE, INC.**  
**RECREATIONAL VEHICLE AREA**  
**SEASONAL UNITS/TIED DOWNS**

Rules and regulations effective December 1, 2018

Welcome to Imperial Bonita Estates, Inc. — a 55-plus community!

The attached Rules and Regulations are intended for the comfort, welfare, and safety of you, the resident and your visitors. They are to maintain the appearance and reputation of the park. They may be amended from time to time to achieve this purpose.

Park Management intends to enforce these Rules equally and fairly. IBE reserves THE RIGHT TO CANCEL THE SIGNED OR UNSIGNED LEASE of any resident for violation of these Rules and Regulations. Your cooperation will be appreciated.

Any act(s) that endangers the life, health, safety, property or peaceful enjoyment of the Park or its occupants is a violation of the Rules and Regulations of the Recreational Vehicle Park and is grounds for eviction under Florida Law.

Imperial Bonita Estates has two (2) recreation halls, information center, billiards area, library, ice machine, heated swimming pool, horseshoe, bocce, shuffleboard, petanque, tennis and pickle ball courts, basketball area, boat launch area, fish cleaning station, a picnic area and two (2) rest areas along the Imperial River for residents and their overnight registered guests. Put in at our boat launch area and kayak on the beautiful Imperial River all the way to the Gulf of Mexico!

The recreation hall is open 30 minutes prior to scheduled activities.

There is a boat storage area and recreational vehicle storage area. Storage is available to park residents for a small fee. All residents may use these facilities but must comply with all applicable rules.

Restrooms and showers are provided in two separate buildings within the RV area.

Two laundry areas are provided for our guests. Laundry hours are 7:00 A.M. – 10:00 P.M.. Cards to activate the laundry machines are available in each laundry room and are accessible 24 hours a day. Card machines do not accept cash – they accept only Visa, MasterCard or Discover credit cards – AMEX is not accepted. There are vending machines in both laundry areas.

Mail is delivered and picked up at designated areas.

## I. OWNERSHIP/OCCUPANCY

1. Imperial Bonita Estates is intended and operated for the occupancy by households with at least one person fifty-five (55) years of age or older while all other occupants of the Recreational Vehicle shall be at least forty-five (45) years of age. In the event that all occupants of a Recreational Vehicle who are fifty-five (55) years of age or older shall die or otherwise cease occupancy of the Recreational Vehicle, the I.B.E. Co-op, Inc. Board reserves the right to cancel the occupancy of the Recreational Vehicle by all persons. Guests under forty-five years of age are allowed to visit up to thirty (30) days per calendar year and no more than fifteen (15) of these days shall be consecutive. Guests staying more than thirty (30) days may do so only at the discretion of the Co-op Board or Park manager. Guests between the ages of forty-six (46) and fifty-four (54) are not permitted to stay beyond thirty (30) days in a calendar year.
  - a. RV owners may own a maximum of two (2) units in IBE Coop or Tied-down Seasonal RV, one of which must be for sale and not available for occupancy or subletting.
  - b. All prospective residents, including renters, must be approved by the I.B.E. Co-op Board before buying or renting a tied-down unit. Approval is initiated by submitting a completed application to management at the Park Office.
  - c. All units must be approved by Management prior to transfer of ownership.
  - d. A resident shall not assign his or her lot lease, or any interests therein, and shall not sublet the leased premises or any portion of it, or allow any person or persons to occupy or use the leased premises without the specific prior written consent of the Landlord, Imperial Bonita Estates Cooperative, Inc. Any assignment or subletting without Landlord's prior written consent shall be void and shall constitute a default by the tenant under the Lease, signed or unsigned.
  - e. Permanent or extended stay residents who pay monthly are not permitted to rent their unit. The rental of such a unit will disqualify that resident from permanent status, and such resident will thereafter be listed as "seasonal" and shall pay seasonal fees.
  - f. There shall be no more than two (2) residents per unit. Additional occupants must apply and be approved as residents and pay extra-person charges.
  - g. Any recreational vehicle, park model or park trailer must remain vacant except during the seven-month occupancy period and entering any such vehicle during these periods where vacancy is required is prohibited, except for those short periods of time needed in connection with securing and/or safeguarding the vehicle, park model, or park trailer.
  - h. No person may purchase or own a unit for the sole purpose of renting or subletting.  
\*\*Rental of a Seasonal/Tie down unit is only allowed two \*\*\* times a year and not to exceed a total of four months per calendar year. Units can be occupied by the owner or members of their immediate family for the remaining months of the seven (7) month lease.

## II. LOT RENTAL AND REGULATIONS

- A. Lot rents are to be made payable to Imperial Bonita Estates and mailed to 27700 Bourbonniere Dr., Bonita Springs, Florida 34135-6083. It is necessary to put the lot number on the bottom of the check. The lot rental includes water and sewer for two (2) occupants.

- B. It is the responsibility of residents and guests to ensure that all loose items are picked up and stored inside the home when they leave for the summer. No bricks, ornaments, decorations, etc. may be left outside during hurricane season (beginning June 1) in their absence.
- C. On the rare occasion when it may become necessary to remind someone of the Rules and Regulations, please refer the problem in writing to the Park Manager. Names and address of the Landlord or person authorized to receive notices are: Imperial Bonita Estates Cooperative, Inc. 27700 Bourbonniere Dr., Bonita Springs, Florida 34135-6083, attention: Park Manager.
- D. Renters shall be responsible for their daytime and overnight guest's conduct while in I.B.E. and shall be responsible for acquainting their guests with Rules and Regulations of the park.
- E. Overnight guests under the age of twelve (12) must be supervised by an adult anytime they leave the residence they are visiting.
- F. Please consider your neighbors and refrain from making excessive noise, intrusive lighting or other disturbing activity after 10:00 P.M. or before 8:00 A.M.
- G. Soliciting in I.B.E. by commercial, non-profit organizations, churches, charitable groups or individuals is not permitted.
- H. Individual yard sales for those selling their units will be permitted with a permit issued by the Park Manager. Those persons holding the yard sale must abide by the rules of said permit and subject to restrictions of the permit.

### III. MAINTENANCE / ALTERATIONS

- A. The tied-down unit owner or resident must provide for the upkeep of the tied-down unit and lot, which shall include washing of unit, maintaining exterior cleanliness, trimming of shrubs and of fruit trees, weeding of grass and beds. Lots shall be kept orderly, neat, clean and free from litter. There shall be no fences, borders, obstructions or planting between units that will obstruct mowing or maintenance. If assistance or direction is required, please contact the Park Manager. Any modifications to the site (adding pavers, gravel, dirt, planting trees, shrubs or flowers, etc.) must be requested in writing and approved by the Modification Committee or Park Manager.
- B. No new hard construction on existing tied-down homes is permitted. Other changes, such as painting on the leased premises are not allowed without prior written consent of the Modification Committee or Park Manager.
- C. No units older than ten (10) years are permitted to be permanently installed in the park. Any new or used tied-down unit purchased or placed in I.B.E. for the tenancy period of longer than six (6) months must be anchored per state codes and have skirting. Prospective purchaser must sign a statement of condition before an Application for Residency will be approved by IBE.
- D. Residents shall install outdoor dishes and antennas which comply with the Telecommunications Act, Section 207, regulated by the FCC, with a diameter of not greater than one meter, with no more than one dish or antenna of the same service. Location of the installation must be approved by the Park Manager or Grounds Committee.

- E. No sheds or other structures are allowed without the prior written permission of the Modification Committee or Park Manager. Sheds must be attached to the unit in the rear of the unit.
- F. Only drying racks are permitted and are to be attached to the rear of the home. Approved racks are available at the office for a nominal fee.
- G. No stand-alone screen rooms, canopies, tents or fences are permitted.
- H. RV owners must remove all other structures, including tie downs, in the event that the RV is removed from the lot. The lot and cement pad must be left clear and with no damage to the utility hook-ups or pad when the vehicle is removed. For the purpose of any site damage or cleanup, a deposit of \$200.00 is required of the owner before removal of a unit.
- I. Signs are permitted for unit identification and Real Estate sales. All other signs are prohibited.

#### IV. USE OF FACILITIES

- A. Fires and insurance restrictive codes must be followed. Propane gas tank lines, electric connectors and water supply hoses shall conform to Federal and State codes. Since the units are so close together, open or contained fires are not allowed. This includes Tiki torches and campfires. Gas and charcoal grills are allowable for cooking purposes only. The firepit is available for campfires. Certain rules and fees apply. Schedule through the Office.
- B. I.B.E. badges are mandatory when at the pool and at all functions.
- C. Two laundry facilities are provided for the residents and their guests. Laundry hours are 7:00 AM to 10:00 PM. Cards to activate the laundry machines are available in both laundry rooms and are accessible 24 hours a day. Please leave the machines and area clean after using.
- D. All cell phones must be muted in the recreation halls. Calls are to be taken outside.

#### V. RECREATIONAL FACILITIES

- A. The recreation halls, pool area and other activity areas are for the mutual use of all residents and their registered day or overnight guests. Use of these facilities for other than park functions shall require prior written approval from the Park Manager and request will be granted, provided date and space do not conflict with previously requested park commitments. Residents not included in such private functions shall continue to have access to the premises and shall not be excluded from area.
- B. Rules regarding use of each facility, recreation building, pool, shuffleboard, bocce and horseshoe, tennis and pickle ball courts, petanque courts, and poolroom are posted in their respective areas and must be observed by all users of the facilities.
- C. Children under the age of twelve (12) will not be allowed to use the shuffleboard, bocce and horseshoe, tennis and pickle ball courts, recreation buildings or poolroom unless accompanied by an adult; either a member, renter or registered guest.
- D. Neither bare feet nor beach or swimming attire will be permitted in the recreation halls or office area.
- E. No alcoholic beverages shall be used in excess by any member, renter or guest in any common area.

- F. No food or beverage (except plastic water bottles) is permitted in the pool or deck area. Food and drink (no glass containers) are permitted under the pool shelter. Alcoholic beverages are prohibited within the pool enclosure. There is no smoking, e-cigarettes, or vaping allowed at the pool or any IBE recreational facilities.

## VI. GUESTS

- A. Residents are welcome to have guests anytime for limited visits. Guests must register at the Park Office. Daylight and overnight guests using recreational facilities will be issued guest tags for a nominal fee. The tags must be worn by guests at all times. All persons who are registered with the Park Office as guests must state their name, lot number, arrival and departure dates. Guests staying more than thirty (30) days may do so only with prior approval and at the discretion of the I.B.E. Co-op Board or Park Manager.
- B. A completed application, including copies of driver's licenses, is required from the tied-down owner for guests visiting an unoccupied tied-down unit. Immediate family members (adult children and grandchildren) may occupy the unit in the absence of the owners for a period not to exceed thirty (30) days in a calendar year. All occupants must be registered at the office with arrival and departure dates.
- C. Owners of a tied-down unit who do not live in the park are not considered residents and are not entitled to a Resident or Guest Pass and shall not be entitled to Park facilities.

## VII. GARBAGE AND TRASH

- A. Garbage and trash collection is provided by the Park. All pickups must be at roadside by 8:00 A.M. Per Florida Administrative Code 64E-15, garbage put out for pick up must be in a can with a tight-fitting lid. No garbage is to be set outside overnight. Newspapers should be put in recycle bins or paper bags. Aluminum cans should be put in semitransparent plastic bags. Horticulture must be put at roadside on the appropriate day. Shrub or tree cuttings must be cut into lengths at a maximum of six (6) feet length.

Days for the above services are as follows:

Tuesday – Garbage and recyclable  
Friday – Garbage and horticulture

If a holiday falls on any pickup day, pickup will commence the next business day.

- B. The Park will be responsible for the collection of items listed in Section VIIA. Disposal of all other items must be handled by the resident with disposal facilities external to the Park. There are community disposal points for tires, batteries, oil, propane tanks, paint, etc. This information is available in the park office.

## VIII. VEHICLES

- A. Residents may have only one vehicle per lot. If parking for a second vehicle is needed, please check with the Park Manager for parking arrangements.
- B. Parking is not allowed between units except by mutual written consent with the adjacent neighbors. No parking is allowed on VACANT LOTS or CEMENT PADS. Parking anywhere other than your site must be approved by the Park Manager.
- C. No RV is permitted to park permanently on any tied-down lot.
- D. Residents who own a boat, motor home or travel trailer may park on the lot for loading and unloading only for a period of time not to exceed 24 hours. Boats, utility trailers, and recreational vehicles are not to be stored on the lot but are to be stored in the designated storage areas provided at a fee determined by the Board. Nothing is to be stored on the concrete pads, except picnic tables.
- E. The speed limit is 10 mph throughout the RV section of the park.
- F. Golf carts are allowed. Residents are strongly encouraged to have insurance on their golf carts. Each resident is responsible for any and all damage or injury caused by the operation of his or her golf cart. All golf cart drivers are required to obey all rules of the road including driving on the right side of the road, obeying all stop signs, one-way signs, etc. Lights must be on at night.
- G. \*\*\*\*No overnight parking is permitted at the recreation hall. These spaces are restricted for use of visiting the office, laundry center, or recreation hall for events.
- H. Motorcycles, mopeds and golf carts are permitted in IBE; however, go-carts and ATV's are not.
- I. Bicyclists are required to observe the rules of the road. Keep to the right and stop at all stop signs. The streets in the Park are for casual cycling only. Please use bicycle-friendly Imperial Parkway if you want a more vigorous or lengthy ride. Bicycles must be equipped with lights and/or reflectors for nighttime safety. Pedestrians should carry a flashlight after dark and walk against the traffic.
- J. Repairing and overhauling of cars, trucks, motor homes, motorcycles, boats, trailers and outboard motors is not allowed on RV sites.
- K. Unlicensed or inoperable vehicles or boats will not be permitted in IBE and will be towed at the owner's expense to the extent allowed under Florida law.
- L. \*Washing of your Seasonal/Tie Down unit on your site is subject to the following:
  - 1. A dated permit issued to you by the office, or
  - 2. A professional who supplies their own water.

The office will issue one (1) free wash. There is a charge for any additional washes. You are required to schedule the wash with the office for a specific date to be approved by the office.

Washing of personal vehicles is not permitted on site or anywhere on IBE property.

## IX. UTILITIES

- A. Sewer hookups and water are provided at no additional cost throughout the park. Upon completion of the rental period, water supply lines are required to be turned off or removed at service points.

- B. All Federal State, County, City and South Florida Water Management rules, along with local insurance codes are to be always followed. Propane gas lines, electric connectors and water supply hoses shall conform to laws and codes.
- C. Propane tank refills are available in the Park on a regularly scheduled basis. See office for schedule.
- D. Water and sewer are included in the rent. It is the tied-down unit owner's responsibility to contact FPL to have the metered charge made to them. Check with the Park Office for further information.
- E. Hooking into another RV site for electricity is strictly prohibited unless you have express direction from the office to do so. Unauthorized use of another site's power will result in a violation and fine.

#### X. WEAPONS and FIREWORKS

- 1. The use or display of weapons in the community by Residents is prohibited; including firearms, air rifles, slingshots, or any other type of weapons.
- 2. The use of fireworks in the community by Residents is prohibited.

\*amended 12/20/18  
\*\* amended 12/20/18  
\*\*\* amended 2/20/19  
\*\*\*\*amended 3/20/19