

IMPERIAL BONITA ESTATES COOPERATIVE, INC.

TRAVELER'S RECREATIONAL AREA

WELCOME to Imperial Bonita Estates – a 55+ Community!

IBE is intended and operated for 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.

Imperial Bonita Estates has two (2) recreation halls, information center, ice machine, library, pool table, ping pong table, swimming pool, shuffleboard courts, horseshoe pits, bocce, tennis and pickle ball courts, practice putting green, basketball area, petanque courts, boat launch area and fish cleaning station as well as a picnic area and two (2) rest areas along the Imperial River for our guests' enjoyment. 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.

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

Two laundry areas are provided for our guests. Laundry hours are 7AM to 10 PM. Cards to activate the laundry machines are available in either laundry room. There are vending machines in both laundry areas.

Mail is delivered to the office area for guests staying less than one (1) month. Guests staying longer than one month will be provided with a mailbox. A \$15.00 deposit (refundable upon return) is required for the mailbox key. Mail pick up for outgoing mail is provided at the newspaper stand.

All guests must be registered at the office for a nominal fee.

* * * * *

**THE BOARD OF DIRECTORS AND PARK MANAGER THANK YOU
FOR STAYING WITH US. WE HOPE TO SEE YOU AGAIN!!**

Office hours are as follows:

NOVEMBER THROUGH APRIL Monday – Friday 8:00 A.M. to 5:00 P.M.
MAY THROUGH OCTOBER Monday – Friday 9:00 A.M. to 4:00 P.M.

**If you have an after-hours maintenance emergency, you may reach
the Manager at 239-913-8615.**

TRAVELERS RULES & REGULATIONS

Effective December 1, 2018

The following rules and regulations are intended for the comfort and safety of you, other guests, and your visitors. They are intended to maintain the appearance and reputation of the park.

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.

Rental rates apply to a maximum of two (2) residents per unit. Additional occupants must apply and be approved as residents, and pay extra-person charges. All visitors/guests must be registered with the office.

Guests under the age of twelve (12) must be accompanied by an adult any time they leave the RV site.

Please consider your neighbors and refrain from making excessive noise, intrusive lighting or other disturbing activities. Quiet hours are between 10:00 PM and 8:00 AM.

Solicitation in IBE is not permitted by commercial, non-profit organizations, churches, charitable groups or individuals.

IBE BADGES ARE MANDATORY WHEN AT THE POOL AND ALL OTHER FUNCTIONS.

THE SPEED LIMIT IN THE RV SECTION OF THE PARK IS 10 MPH, due to the narrower streets.

Lots shall be kept orderly, neat, clean, and free from litter. Any modifications to the site (adding pavers, in-ground satellite dishes, gravel, dirt, planting trees, shrubs or flowers, etc.) must be requested in writing and approved by the Manager and/or the Modification Committee.

All outdoor satellite dishes and antennas shall comply with the Telecommunications Act. Permanent dish poles and all dishes must be removed upon departure.

ONLY DRYING RACKS ATTACHED TO THE UNIT ARE PERMITTED. Approved racks are available at the office for a nominal fee.

ALL STAND-ALONE SCREEN ROOMS, CANOPIES, FENCES AND TENTS ARE PROHIBITED.

ALL CELL PHONES MUST BE MUTED IN THE RECREATION HALLS. CALLS ARE TO BE TAKEN OUTSIDE.

Since the units are so close together, open or contained fires are not permitted. This includes Tiki Torches and campfires. Gas and charcoal grills are allowable for cooking purposes only. The firepit is available for campfires. Schedule through the Office.

Alcoholic beverages shall be responsibly consumed outside the unit.

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.

Days for the above services are as follows:

TUESDAY ...GARBAGE & RECYCLABLES
FRIDAY ...GARBAGE & HORTICULTURE

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

Neither bare feet nor beach or swimming attire will be permitted in the recreation halls or office area.

Signs are permitted for unit identification and Real Estate sales. All other signs are prohibited.

Only one personal vehicle is allowed on each lot. If parking for a second vehicle is needed, please check with the Park Manager for arrangements. Parking is not allowed between units except by mutual WRITTEN consent with the adjacent neighbors. **NO PARKING IS ALLOWED ON THE VACANT LOTS OR CEMENT PADS.** Parking anywhere other than on your site must be approved by the Manager.

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.

***Vehicles, Boats – Major repairs, overhauling or painting of vehicles on a Resident's lot is not permitted. Trucks over 1 ton are not permitted, except temporarily for commercial purposes in I.B.E. Larger vehicles must be garaged elsewhere.

**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.

Parking of any type of vehicle or boat on an unoccupied RV site is prohibited. There is a boat storage area and an RV storage area available to park residents for a small fee. All cargo trailers must be stored in the RV storage area. Tow dollies may be stored underneath the unit. Boats must be stored in the boat storage area. All residents may use these facilities but must comply with all applicable rules.

* Washing of your RV 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.

Motorcycles, mopeds and golf carts are permitted in I.B.E., however, go-carts and ATV's are not permitted in I.B.E. 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.

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.

Propane is delivered in the park on a scheduled basis. See Office for schedule.

All pool rules are posted at the pool. Please swim safely. 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.

Pets must be registered with the Office. See Pet Policy.

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 immediate eviction with no refund.

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

The use of fireworks in the community by Residents is prohibited.

*Amended 12/20/18
**Amended 3/20/19
***Amended 4/17/19