



RENTER RULES AND REGULATIONS OF CRYSTAL LAKE PROPERTY OWNERS ASSOCIATION September 27, 2018

The following are rules and regulations for your guidance. The rules are based on existing P.O.A. Covenants, Conditions, and Restrictions and must be observed.

- 1. SPEED LIMIT: A fifteen (15) MPH speed limit must be observed.**
- 2. RECREATIONAL VEHICLES/PARK MODELS:** All RVs must be commercially manufactured, at least twenty-five (25) feet in length and certified by RVIA or other licensed recognized converters. RVs with slide-outs, foldouts and pop-outs that utilize any type of fabric as part of the wall, sides, or top are not allowed. Recreational vehicles: travel trailers, fifth-wheels, trailers, motor homes of all classes, park models, park trailers, utility sheds and screen porches shall be compatible in color, texture and design with similar recreational vehicles, dwellings, and structures in the resort. **No advertising, wording, slogans or script that may be offensive shall be displayed on a unit.** The Board of Directors, in its sole discretion, will determine the objection as noted above, which may result in a fine and immediate request for an approved change or removal from the resort.
- 3. JACK PADS REQUIRED:** All RV vehicles and trailers, are required to have pads for their "jacks."
- 4. RESIDENCY:** Residency within Crystal Lake RV Resort is limited to no more than ten (10) months in a calendar year.
- 5. REGISTRATION: Upon arrival and departure,** all owners and renters are required to register at the P.O.A. business office. Guests must register at the gate
- 6. GUESTS:** Owners and renters are fully responsible for their guests.
- 7. RECREATIONAL FACILITIES:** Owners/Renters must observe the specific rules and regulations as posted.
- 8. QUIET HOURS** are from 10 p.m. to 7 a.m.
- 9. LAKE SWIMMING OR WADING is NOT permitted,** due to the dangers of alligators, slippery slopes and deep drop-offs. State law prohibits feeding alligators.

10. SOLICITING is prohibited. No signs of any kind may be displayed on vehicles or on the lot, without the Board of Director's written consent.

11. PETS: Crystal Lake RV Resort is a pet friendly resort with restrictions as found in Section 6.01r of the Covenants, Restrictions and Conditions and its rules, which apply to all owners and renters. By the board taking positive action of enforcement, it is desirable for all owners and renter-guests, pet owners as well as non-pet owners, to be aware of the restrictions. Enforcement is the responsibility of the board and management, but without the cooperation by pet owners and non-pet owners reporting of non-compliance, it cannot be effective. Violations should be reported to the park management.

The restrictions, referred to above, are the following:

- a. Two pets (including dogs, cats and/or birds) are allowed per family living unit. Multiple lot ownership does not permit more than two (2) pets.
- b. Each pet must be registered with the POA office or Crystal Lake rental office upon arrival and an "Acceptance of Risk & Release of Liability or Insurance Certificate" agreement must be signed.
- c. Pets need to be licensed, where applicable, and inoculated in accordance with applicable rules and laws.
- d. Pets, when outside the living unit, **must be on an anchored leash not to exceed ten (10) feet** and kept within the resident lot boundaries. **Portable kennels are not allowed on the lot.**
- e. During exercising, pets must be on a **hand-held** leash, ten (10) feet or less.
- f. Pets are not allowed in any Resort building and/or recreational area, including the main and small clubhouse grounds, the mailroom grounds and administration building grounds (See map on appendix).
- g. Pets riding in a car, bike, stroller, wagon, golf cart or other device to the areas in (f) above must be attended and restrained from exiting at all times (See map on appendix)
- h. Hard and soft excretions must be picked up immediately, using a plastic bag in all areas of the park and disposed of in the trash compactor or daily garbage pickup. No other disposal site or disposal system shall be used.
- i. Pets producing excessive noise, barking, growling, and general bad behavior are subject to written complaint to POA management or board confidentiality.
- j. The POA management, upon receipt of a written confidential identified complaint, from an owner or renter-guest, will prepare a letter of notification and send it to the offending party requesting adherence to the pet regulations. If the offense is not rectified, the matter will be brought before the board of directors for a determination of fact and disciplinary action, with the right of the owner or renter-guest to the right of appeal.
- k. Continuing legitimate violations of these restrictions will result in the board's request to have the pet removed from the resort within two weeks.
- l. When walking pets, the leashed animal should not be allowed to enter any lot other than the lot of residency without prior permission from the owner. To be specific, that means the pet should not be allowed to wander to the inside of the sidewalk when exercising on the sidewalk of the resort. (See pet walking map.)
- m. Snakes & other reptiles, poisonous or otherwise are not permitted.

- 12. GOLF CARTS:** A valid driver's license is required to operate a golf cart. All golf carts must have lot numbers (at least two inches high) on the bottom of or below the front windshield.
- 13. MAINTENANCE OF VEHICLES** is not allowed on any lot. Two (2) cement pads, located at the rear of the storage area, are available for this purpose
- 14. VEHICLES:** Only two (2) currently licensed vehicles are permitted per lot. No vehicles of any kind, including golf carts may be stored on the grass or extend over the sidewalk.
- 15. VEHICLE STORAGE:** Storage of boats, boat trailers, utility trailers, or automobile trailers on a lot is not allowed. Open storage may be rented in the storage area by property owners and renters. A rental agreement with a "Hold Harmless Agreement" must be signed and on file at the P.O.A. business office and a lot will be assigned. Units stored are limited to recreational vehicles owned or leased by the resident renting the storage space. Sub leasing is prohibited. All units placed in storage shall be towable or motorized, roadworthy and capable of being licensed. Units must be aesthetically pleasing and present no visible evidence of a commercial character from any viewing side, front or end. Units shall not be permanently set and maximum width shall not exceed 120 inches. Final approval or rejection of a unit qualifying for storage placement shall be from the Board of Directors in its sole discretion.
- 16. SECURED STORAGE:** Secured storage buildings are the property of the P.O.A. and may be leased or rented only by Crystal Lake property owners.
- 17. WASTEWATER:** Do not discharge wastewater or gray water on the ground. State law requires the use of a rubber or plastic donut with the sewer hose attached to the sewer outlet.
- 18. FREESTANDING ROOMS:** Freestanding screen rooms, gazebos, tents, dining flies or carports are not allowed.
- 19. OCCUPANCY:** No more than six (6) persons shall occupy the lot for periods more than fourteen (14) days.
- 20. PRIVACY:** All lots are private property. Everyone is asked to use designated roadways or sidewalks. Lake access is marked "WALKWAY" on sidewalks.
- 21. FIRES:** No open fires are allowed except for commercially manufactured LP or charcoal burners. Wood burning is prohibited in any form.
- 22. ALCOHOLIC BEVERAGES** are not permitted in any common area of the Resort, except for special events and with the prior approval of the Board of Directors or its designated agents.

- 23. BOATS:** Small boats such as rowboats, canoes or paddleboats are allowed on the lake. The maximum length is sixteen (16) feet with maximum beam of sixty-four (64) inches. Only single-hulled sailboats are permitted and are not to exceed twenty (20) feet in length and eighty-four (84) inch beam. Electric motors are permitted, but fuel-operated boats are prohibited. All watercraft must be moored to the Crystal Lake dock and must be registered at the P.O.A. business office with the signing of the “Hold Harmless Agreement”. Every vessel shall be properly secured and outfitted with bumpers to prevent dock damage. All watercraft of any type must be removed when the owner/renter leaves the resort for a period of thirty (30) days. All units must be kept in a clean and pleasing condition. Florida State Law requires that a noise-making device and life preserver for each person be kept on every boat.
- 24. LAKE BANK/ShORE:** As common area, the lake bank and/or shoreline may not be used to attach, either permanently or temporarily, any fixture, structure, to beach or moor any watercraft of any type, or to build an architectural structure thereon. No lines or connections of any kind may extend across the lake bank/shoreline to reach or secure a watercraft or other.
- 25. BICYCLING, ROLLERBLADING, SKATEBOARDING OR SKATING** is restricted to the paved streets.
- 26. WALKERS:** When walking in the roadway, walkers must walk facing traffic always and must carry a flashlight(s) after dark.
- 27. MOTORCYCLES, MINI-BIKES, AND MOPEDS** must have a licensed operator and may not be used in the Resort in such a way as to create or cause harm or disturbance. ATVs are not permitted to be operated on Crystal Lake property. All motorcycles, motorized trikes, mini-bikes and other recreational vehicles, including custom cars, must have original equipment mufflers. No straight pipes or open mufflers and no wrapping or racing engines that produce excessive noise are allowed.
- 28. NIGHT DRIVING:** If used after dark, all vehicles, including bikes and golf carts, must be equipped with operational front and rear lighting.
- 29. CLOTHELINES:** Clotheslines are not to be attached to trees, fences, poles or awnings. Only one umbrella-type clothesline is allowed. Clothesline must be folded down and covered with a sleeve when not in use or removed and stored properly. All clotheslines must be taken down and stored properly when owners are out of the Resort for more than thirty (30) days.
- 30. SCREEN ROOMS:** Portable, temporary screen rooms, that are attached to an RV, are allowed. The screen room must not exceed 290 square feet in size and must be assembled with the vinyl or fabric RV awning as the single covering for 60% of the total square footage. The remaining 40% must be of approved materials. Additions to the original 60% may not extend beyond the front or rear edge of the RV. Screen rooms must be securely anchored. In all cases, approval of all screen rooms is at the sole discretion of the Board of Directors. Portable screen room must be removed and stored out of sight if the owner leaves the RV for more than thirty (30) days.
- 31. FIREARMS/FIREWORKS:** Discharge of firearms or fireworks is prohibited.

32. FLAGS: PORTABLE FLAG POLES: Any homeowners may display one (1) portable, removable, United States flag on poles 0.75” to 1.25” in diameter at the base, with flags being proportionate to the size of the pole. The maximum flag size on the pole is 3’ x 5’, and no other flags are to be displayed on this pole. If the homeowner chooses to use a pole 1.5” to 2” at the base, the criteria for “Freestanding Flag Poles” below may be used. In all cases, full respect for the United States flag must be shown. **FREESTANDING FLAG POLES:** Any homeowner may erect a freestanding flagpole, no more than 20 feet high, on any portion of the homeowner’s real property. The flag cannot obstruct vision at intersections, and it cannot be erected on any easements. The homeowner may display one official United States flag in a respectful manner, not larger than 4.5’ by 6’, and may additionally display one official flag of the State of Florida, or a flag of the homeowner’s country of origin, or one military flag. Such additional flags must be equal in size to, or smaller than the United States flag. Flag poles attached to RV’s must follow the same requirements. These rules were adopted from the 2010 Florida Statutes for Homeowner Associations, Chapter 720, and United States flag etiquette. **PROJECTED FLAG POLES:** The United States flag, flags of other nations may be flown from projected staff poles, that do not exceed 4.5’ in length, on park models, RVs and storage sheds. Flags should be flown on separate staffs. When flying the United States flag, it should be on the left when viewed from the street, at the same height or higher, and the same size or larger than any other flag when flying flags of Florida or other nations. The United States flag must also be flown when displaying the flag of any other nation. **GENERAL FLAG RULES:** Placement of all flagpoles must comply with current maintenance rules and be approved by the Board or management. Sports banner and pennants may be displayed on freestanding flag poles and projected flag poles during sporting events giving the same respect for the United States flag or State of Florida flag as contained in these rules. Such flags should be flown only a few days prior to the event and removed when the game or event is over. If any flagpoles, flags, banners, or pennants become worn, weathered, or unpresentable in any manner, the Board or management has the right to order them replaced or removed. All flags and portable flagpoles should be removed when the homeowner will be absent for an extended period, such as the end of the season.

33. CONTRACT WORK is limited daily from 7 a.m. to 5 p.m., Monday through Saturday. Contract work is not allowed on Sunday or the following six holidays: New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving and Christmas.