

LEISURE TIME PARK AMENDED & ABBREVIATED COVENANTS
FOR OWNERS & RENTERS

(REFER TO THE LTP RED BOOK OR OFFICE FOR DETAILS)

1. This park is for adults 55 and over. A park map is located in the Club House.
2. All units must be **no longer than 40'** and placed on the lot in a uniform and orderly manner and must have their own shower and toilet facilities. For motor homes & trailers, rubber sewer sleeves are required (Florida State Law). Truck campers, tents, or tent trailers ("pop-ups") are not permitted. No motorcycles permitted in the park except those grandfathered in.
3. Pets (one dog or cat) **not over 25 lbs.** is permitted in **PET SECTIONS ONLY** (Lots 1 – 28 and lots 173 – 208). All pets are to be on a leash and are not to run loose at any time. They are to be walked **behind** the lots on Pet Row only. Pet waste is to be disposed of in a sealed plastic bags and deposited in the dumpsters at the South end of the Storage Area. **Noisy animals will not be permitted.**
4. All sites are to be kept neat and orderly. No household appliances may be kept outside the enclosed living area of the Unit/R.V. **CAMP FIRES ARE NOT PERMITTED ANYWHERE.**
5. **DO NOT LEAVE TRASH ON SITE.** All trash is to be placed in the dumpsters at the South end of the Storage Area, including small household appliances such as TV's, VCR's, etc. Large articles such as furniture, large appliances, etc.) are to be placed on the pad next to the dumpsters and you need to let the office know so they can call to get it removed.
*Greenery waste is to be placed in the large dumpster. **ABSOLUTELY NO PLASTIC BAGS TO BE PUT IN THE GREENERY BIN or in the RECYCLE BIN.**
*There is a special dumpster next to the greenery bin for **NEWSPAPER, CARDBOARD, OFFICE PAPER, & CATALOGS.** Please flatten all cardboard boxes. **No plastic is allowed in this dumpster.**
*There are receptacles and a can crusher provided in the same area for aluminum cans. **DO NOT THROW ALUMINUM CANS IN THE TRASH.**
***MANDATORY RECYCLING OF PLASTIC, GLASS, & TIN CANS IS AVAILABLE IN A MARKED DUMPSTER. No Bags are allowed in this bin.**
6. Parking of no more than 2 cars are permitted on your lot. No street parking is allowed, except for normal deliveries. No repairs on any vehicle unless authorized by the Board. Vehicles with current license tags, parked in the storage area are permitted on a first come first served basis and needs to be arranged with the Board Member in charge. **If your Unit/Lot is rented, the right to any park facilities is relinquished.**
7. No carpet allowed on the grass. Park mowing, when needed, will be on Tuesdays.
8. Clothes lines are not to be attached to R.V.'s or trees, only umbrella fixtures, not exceeding 8' in diameter.
9. No commercial activities, or "For Sale" signs for commercial activities are allowed.
10. Please obey the posted **10 MPH SPEED LIMIT. ALL STREETS ARE ONE-WAY**, this includes GOLF CARTS.
11. **QUIET HOURS: 11:00 p.m. until 7:00 a.m. (NO LOUD OR OFFENSIVE NOISE).**
12. **SWIMMING POOL HOURS: 30 minutes before sunrise until 30 minutes after sunset. No diapered babies are allowed in the pool. Suntan oil is to be washed off at the shower each time before entering the water.**
13. Any bicycles operated after dark **MUST** have proper reflectors as well as functioning lights.
14. **SMOKING IS NOT ALLOWED IN THE CLUBHOUSE. Please dispose of cigarette and cigar butts properly, do not leave on park roads or grounds.**
15. **SECURITY** – Vehicles of all owners/renters shall have the Leisure Time Park I.D. sticker placed on their vehicle on the front & rear windshield, they are available in the Office. The park is not responsible for stolen bikes or golf carts.
16. Work orders are required for any outside work to be done including planting or removing trees and are available at the clubhouse. They should be approved prior to the work being done. A special application is required for a new or replacement unit, including a new Lot Survey.
17. Use of Storage Area is controlled by the Board of Directors. See the Chairperson of the Storage Area Committee for permission of use.