

# **KEY ALLEGRO VILLAS RULES AND REGULATIONS**

## **OCCUPANCY**

1. Key Allegro Villas LLC (also referred to as The Park) is a 55+ residential community. All residents must be approved and age verified. This will include any individual that might wish to move in to an existing residents home (i.e., a new spouse, boyfriend, girlfriend, adult child, as well as any previous resident which may want to return, etc).
2. It is the intent of Key Allegro Villas LLC that the Park be operated as a retirement community for older persons. At least eighty percent (80%) of the occupied homes in the community must have one occupant who is age fifty-five (55) years or older, unless they were already in residence prior to the implementation of these rules. With respect to all new Residents, at least eighty percent (80%) of the occupied homes in the community must have one occupant who is age fifty-five (55) years or older; and all other occupants must be not less than forty (40) years of age.
3. Homes are to be used solely as private dwellings for residential purposes. In no event shall more than three persons permanently occupy the home.
4. Residents shall not allow any other person or persons to occupy, use, rent, sublet, lease or sublease the home, shed, or any portion thereof, or any portion of the lot for a fee or gratis.
5. In the absence of any of the owners, the temporary use of the home by an owner's children or grandchildren is permitted under the following circumstances:
  - A. The period of such use shall not exceed 10 days per calendar year.
  - B. At least one adult age 40 or older shall be present at all times.
  - C. Management shall be informed, in writing, by the owner in advance of the intended use and all guests shall be listed.
  - D. The owner shall inform the guests of all park rules and shall be responsible for compliance by the guest with all rules.
6. In the event of a Home Owners death, no heir or devisee under the age of fifty-five (55) can occupy the home if not having been in residence prior to the Home Owners death. If there was an occupant in the Home under the age of fifty-five (55) at the time of death who wasn't an heir or devisee, that occupant or occupants will have ninety (90) days from time of death to vacate the premises.
7. Monthly lot rental fee, currently \$275.00, is due on the first day of each month.
8. Homes must display the registration sticker for the current year on the home per Baldwin County.

## **PARK APPEARANCE**

1. Residents are responsible for the overall appearance of the manufactured home site. Sites shall be kept orderly, neat, clean, and free of litter. Carports and driveways are for vehicles; storage is not permitted in the carport, outside of the home, or on enclosed lanais. Resident(s) will be given notice to maintain the appearance of the property to comply with the Park's standards if found to violate this rule.

2. Lawn care, weeding, pruning, and maintenance of home site flowers, shrubbery and trees are the responsibility of the Resident. During peak growing season, lawns must be mowed weekly. Clippings must be blow or swept from the streets after cutting.
3. Only outside varieties of patio furniture shall be used outside the home.
4. No burning of trash, rubbish, leaves or other materials is allowed.
5. Residents are responsible for their own yard waste.
6. Residents are expected to wash the exterior of their homes and sheds annually, however conditions may require additional cleanings.
7. No selling, soliciting, peddling, or commercial activities of any kind are permitted within the Park unless approval is obtained in writing from the Management. No business or commercial signs are permitted to be displayed on a home, lot, or personal vehicle.
8. All clotheslines must be of the folding tree type and must be placed in the rear of the manufactured home only or out-of-sight, as appropriate. When not in use, all clotheslines must be taken down and stored. No clothes shall be hung on any unenclosed carports, patios, or outside railings.
9. Fencing and storage sheds are allowed but placement must be approved by management prior to installation. Chain Link fencing is not permitted.

## **VEHICLES**

1. All vehicles are the responsibility of the owner and must be operable, properly insured, and registered.
2. Residents must park their vehicle(s) on their concrete drive. Vehicles are not to be parked on the grass at any time.
3. Speed limit inside the Park is 15 MPH.
4. Absolutely no repairing or overhauling of any type of motor vehicle, by or for, any resident anywhere in the Park is permitted. This includes the area under every carport.
5. Trucks larger than one (1) ton; tractors, vehicles advertising a business; unlicensed and/or inoperative or derelict vehicles; campers; utility trailers; boats; and recreational vehicles are not permitted to be parked in the Park. Residents are, however, permitted a period of twenty-four (24) hours to load and unload campers, recreational vehicles or any vehicle used for moving, but overnight street parking is still prohibited. No overnight street parking of any vehicles is permitted from 10:00 PM to 7:00 AM. Contractor's or service vehicles are permitted in the park during the time work is being done. Occasional parking on the street during daylight hours is acceptable as long as the vehicle does not block another home's driveway and allows room for passage of emergency vehicles.
6. Management reserves the right to tow a vehicle that is in violation of Park vehicle rules with all associated expenses being paid directly to the towing company by the vehicle's owner.

## **PETS**

1. Residents must comply with all applicable state, county and local laws about pets.
2. Certain breeds of dogs whose temperament and disposition are generally regarded to be dangerous or vicious are not allowed within the Community under any circumstances. This includes, but is not limited to, Pit Bulls, German Shepherds, Rottweilers, Chows, and Doberman Pinschers, etc.
3. No more than two (2) pets per unit allowed.
4. No exotic pets are allowed in the Park.
5. All pets must be up to date on all vaccinations.
6. NO Outside cats are allowed.
7. Ferrel Cats are not to be fed.
8. No pet food is to be put outside as this attracts rats.
9. If rodents have been observed on the property, it is the resident's responsibility for proper baiting/trapping/exterminating to be completed and evidence of this provided to office management. Either professional service or self-service is permitted. This is to be completed not less than 14 days after notification.
10. Residents are responsible for their pets and any damage they might cause to people or property.
11. Pets may not be tied unattended anywhere in the Park at any time.