

Strawberry Square, Inc.
A Florida Cooperative Corporation
Community Rules and Regulations
 Updated March 20, 2017

Welcome to your community. The following rules and regulations are intended for the comfort, welfare and safety of you and your visitors and to maintain the appearance and reputation of the community. They may be amended and/or supplemented from time to time by the Board of Directors (hereinafter referred to as BOD) to achieve these purposes. **PLEASE READ THESE RULES CAREFULLY.** Only by enforcement of these Rules and Regulations can your investment be protected. Unless otherwise stated, the BOD of Strawberry Square will be enforcing all of the following rules and regulations on April 1, 2018. The BOD is responsible for approving all property transfers. Thus, any compliance violations of construction, additions or landscaping must be corrected by the seller before a sale is approved. For properties not in compliance, the owner will be given one verbal notice. If the property remains out of compliance the matter will be handled in the manner described in article XII of the Corporation Bylaws. Your cooperation is greatly appreciated.

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	(30) days per Visiting Year per individual. These guests are subject to the same rules as residents. The unit owner making these arrangements must complete and submit to the office a background check form and the renter/visitor sheet before the visit takes place. Such guests MUST register with the office upon arrival. The unit owner will be held responsible for the behavior of their guests.
I.G	EXCEPTIONS TO MINIMUM AGE: In extenuating circumstances, relatives of owners may be allowed to reside in the park for longer than 30 days if they have attained the age of at least twenty five (25) years and have been approved by a majority of the entire BOD.
II	GENERAL PROPERTY RULES
II.A	PETS: Non-aggressive pets are permitted. When outside of the residence, all pets must be on restraining devices of no more than six (6) feet at all times. Pet owners are responsible for cleanup after their pets. Disposal of pet waste is only in trash containers, not in the sewer system. No pets are permitted in any of the public buildings within the park boundaries; exceptions are medically documented service animals and emotional support animals. Pets are not permitted on the grass in any recreational areas of the park, this includes the Martin House lawn, shuffleboard lawns and bean bag areas. All pets must have verification of updated and current shots for rabies, distemper, etc. on file in the office.
II.A.1	If a pet is observed off leash or bites any person within the Park, two members of the BOD will speak to the owner regarding the violation.
II.A.2	Any person who is bitten by a pet has the responsibility to file a report of the incident in the office and with either medical personnel or animal control.
II.B	QUIET HOURS: No loud noise of any kind is allowed between 11:00 pm to 8:00 am.
II.C	SOLID WASTE: All garbage must be wrapped in plastic bags, kept in the unit or a fully enclosed building, or placed in the park's trash container. Trash must be placed off the street by the curb in the morning before 9:30 am Tuesdays and Fridays, except on holidays.
II.C.1	No burning of trash is allowed in the park.
II.C.2	Large amounts of trash are to be taken to the dumpster and all grass cuttings or other shrub and tree trimmings are to be taken to the brush pile in the compound area by the resident; or see BOD.
II.C.3	Plastic, concrete, metal, household or construction materials, furniture, appliances and electronics are not to be thrown into either the brush pile or the dumpster, but must be taken by the resident to a County transfer station or landfill. The nearest landfill is located on county road 579, north at Exit 10, off I-4. Your tax receipt and photo I.D. are required to enter the landfill facilities.
II.D	IN-PARK BUSINESSES: Selling, soliciting, peddling or commercial enterprises within the park community are prohibited unless specifically approved in writing by the BOD.

Strawberry Square, Inc.
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Community Rules and Regulations

Section	Text
I	GENERAL RULES, RESIDENTS
I.A	NUMBER OF PROPERTIES: No shareholder or leaseholder may own more than two (2) properties.
I.B	RESIDENT AGE RESTRICTION: At least one (1) resident (member of each household including shareholders, leaseholders, renters, potential buyers, potential renters, etc) - must have attained the age of fifty-five (55).
I.B.1	In the event the household is not in compliance, the property owner must notify the BOD within ten (10) days of becoming aware of the situation. All parties must, within thirty (30) days from the date the BOD was notified of or discovered the non-compliance, agree to a process that will return the situation to compliance within ninety (90) days of the notification. This process will be reduced to writing and approved by the BOD.
I.B.2	In the event resolution of the situation can not be agreed upon, or is not performed within the stipulated time frame, the non-complying party will be given written notice from the BOD detailing the non-compliance and advising that (1) the situation must be corrected within sixty (60) days from receipt of notice or (2) the matter will be submitted to the corporate attorney for resolution with the costs of such resolution charged to the violator.
I.C	UNDERAGE RESIDENTS: No person under the age of fifty-five (55) may reside in the park longer than thirty (30) days per Visiting Year with the following exceptions: Spouses of residents, significant others and caregivers providing home nursing care to the resident who submit a completed information form and provide an acceptable background check. A Visiting Year is defined as the period between September 1 of one year and August 31 of the following year with a minimum of 30 days between stays.
I.D	LOT RENTALS: Owners wishing to rent their unit or lot must submit a completed renter's background check form, and rental papers with copies of the renters' drivers licenses, or other forms of identification that would be valid for obtaining a drivers license, to the BOD for approval prior to renting. Owners are responsible for the renters having an updated copy of the park's Rules and Regulations.
I.E	GUESTS: Guests are welcome and subject to the same rules as residents.
I.F	UNDERAGE GUESTS: Any lot owner may allow relatives under the age of fifty-five (55) to visit in their unit for up to thirty (30) days per individual Visiting Year if the owner is not present. Any lot owner may also privately rent a unit from another owner for the use of relatives under the age of fifty-five (55) up to thirty

IV.D	DANCE HALL LOT: The dance hall parking lot is for the use of the participants of our dance programs and residents attending park activities at the dance hall. The dance hall lot is also for the use of persons here on corporate business or for work in the park. All other parking in the lot is strictly prohibited.
IV.E	REGISTRATION: All resident's vehicles, boats and trailers on community property, but not on the resident's unit or in the compound, must be registered and have proper tags. Failure to display the proper documentation shall result in:
IV.E.1	Two members of the BOD will speak to the owner that the offense must be resolved within 30 days.
IV.E.2	If the vehicle remains in violation, the BOD will write a letter to the owner giving 30 days notice to resolve the violation.
IV.E.3	If the vehicle remains in violation, the offending vehicle may be towed from the Park property at the owner's expense and the owner fined one-hundred dollars (\$100).
V	COMPOUND AREA
V.A	VEHICLE STORAGE: All boats, utility or travel trailers, etc., must be parked in the compound area except while loading and unloading. Vehicles may not be stored on the concrete pad in the compound. This pad is to be used only for light maintenance, repairing and upkeep of autos and RVs. A resident may also use any other area in the compound for light maintenance, repairing and upkeep of autos and RVs.
V.B	VEHICLE CARE: Light maintenance, repairing and upkeep of autos and RVs will be allowed only in the compound as described in Section V.A.
V.C	RESERVED VEHICLE PARKING: Reserved spots in the compound area will be limited to one spot per resident family regardless of the number of lots owned in the park and will be rented on an annual basis. Spaces will be allotted by RV size and lot availability. Resident's name must appear on the title of the vehicle. No spaces can be sublet. The BOD will appoint a designated person to handle rentals and space assignment in the compound. Contracts for reserving a spot and cost lists will be available from this designated person. Amount charges are based on sizes as follows.
V.C.1	Up to ten (10) feet, \$30
V.C.2	Up to twenty (20) feet, \$60
V.C.3	Up to thirty (30) feet, \$90
V.C.4	Over thirty (30) feet, \$120
V.D	NON-RESERVED PARKING: There is no charge for using unreserved spaces, but residents must either reserve or relinquish the space if another resident wishes to reserve that space.
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II.E	MOBILE HOME MAIL: Mobile home units have on site Post Office delivery.
II.F	CAMPER MAIL: Camper section residents have mail delivery through the park office. The street address must be on all mail.
II.G	OUTGOING MAIL: Outgoing mail may be deposited in mail slot in office wall.
II.H	SEASONAL TRAVEL: All residents and renters must notify the office when arriving in or departing from the park for the season.
III	VEHICLES, TRAFFIC
III.A	SPEED LIMIT: The speed limit within the park is TEN (10) M.P.H. Please observe this limit so it will not be necessary to install speed bumps. Please advise your guests and service people.
III.B	RIGHT OF WAY: Pedestrians and bicycles have the right of way.
III.C	VEHICLE CARE: Washing, polishing and topping off fluids of a resident's auto or recreational vehicle is permitted. Oil changes and all other vehicle maintenance must be done in the Compound Area. See also paragraph V.B. "Compound Area".
III.D	TWO- AND THREE-WHEELED MOTORIZED VEHICLES: Motorcycles and mini-bikes are permitted for use only between your site and the park entrance subject to approval of the BOD.
III.E	GOLF CARTS: Golf carts, go-carts, all-terrain vehicles, etc are prohibited in the park.
III.F	ELECTRIC VEHICLES: Individual electric scooters and motorized wheelchairs are allowed throughout the park. For safety, please display aerial flag at all times and have lights on after dark.
IV	PARKING
IV.A	RV PARKING ON NON-CAMPER LOTS: Small RV units may be housed under the carport. RV units that do not fit under a carport may be parked on the roadway at the resident's site for loading and unloading for a maximum of twenty-four (24) hours.
IV.B	ON-STREET PARKING: No lawn parking is permitted with the exception of the grass buffer strip on the north side of the park and the south lawn of the Martin house. Vehicles for sale may be advertised on an index card in the office, may have a sign on the windshield, but may neither be parked on the grass buffer strip, nor at the Martin house. Street parking is permitted for temporary guests only during daylight hours. All vehicles staying overnight but which can not completely fit under the carport or in the driveway must be parked on the grass buffer strip.
IV.C	NUMBER OF VEHICLES: A Shareholder is allowed a maximum of two motor vehicles and two motorcycles regardless of number of lots owned. Residents of a rented lot are allowed the same number of vehicles. A Shareholder may also store one RV in the Compound Area (see section V. below). All other vehicles must be stored outside park.

VII.E	GAME EQUIPMENT: Equipment for shuffleboard, bocce, horse shoes, bean bag etc. is available in the shed at the pool site. The key to open the shed is obtainable at the office or see a BOD member if the office is closed.
VIII	MOBILE HOME SITES - All Sites
VIII.A	MAINTENANCE: The owner is responsible for the overall appearance of the home site. It shall be kept orderly, neat, clean and free of litter. Mowing, trimming, watering, weeding and general care of lawn and shrubs is the responsibility of the owner. All gravel areas must be maintained weed free. Landscaping shall be limited to planting of ornamentals, shrubs and fruit trees or as approved by the BOD. All trees must be kept trimmed to a height less than twenty-five feet (25').
VIII.B	WATER USE RESTRICTIONS: Sprinkler systems, when installed, should be designed and adjusted to conserve water. Rain detectors should be used to turn off sprinklers after periods of significant rainfall. During the period from December 15 until March 15 of each year, water use is restricted as follows:
VIII.B.1	Automatic sprinkler timers are to be shut off. Manual operation of sprinkler systems or hoses is allowed on an "as needed" basis if in compliance with Hillsborough County restrictions. Watering times on sprinkler systems must be reduced to a minimum.
VIII.B.2	Washing of cars and driveways is restricted to once per week.
VIII.B.3	Power washing of mobile homes, park models, motor homes and RV's is restricted to only one time each during this three month period.
VIII.C	CLOTHES DRYERS: Only umbrella type clothes drying lines may be installed. Installation must be at the rear of the lot.
VIII.D	CARE OF WATER SYSTEMS: Water and sewer are furnished to each site. Residents should exercise prudence in the use of each. Except for human waste and toilet paper, all materials such as food products, grease, paper towels, facial tissues, wipes and other substances must be disposed of in the trash and not down any drains. These products accumulate in the sewage system and cause needless service interruptions.
VIII.E	UTILITY SERVICES: All utilities are installed underground to each home site. Owner will make his own application for service and pay all bills rendered by the utility companies.
VIII.F	PROPANE TANKS: Commercial propane storage tanks must be buried on mobile home sites. All others must be installed at the rear of park models and/or trailers out of sight from the road. Hitch-mounted tanks must be covered.
VIII.G	RESIDENT SIGNS: No "For Rent" or "For Sale" signs may be posted in a mobile home lot. All such notices should be posted in the window of the home. Empty mobile home lots and camper lots may have a neatly lettered "For Sale" or "For Rent" sign on the utility room, front of unit, or on a post. No signs may be larger than two (2) square feet. Notice may also be posted in the park office.
VIII.H	CONTRACTOR SIGNS: Contractor signs must be removed one week after work is completed.

VI	LAUNDRY	
VI.A		USERS: Open daily for use by residents and their guests only.
VI.B		CARE OF FACILITY: Do not overload or abuse machines. Clean washers and dryers after using. Put refuse in containers. Treat the equipment and building area as if it belongs to you. (It does).
VI.C		MACHINE CARE: Clothes may not be dyed in machines.
VI.D		PROBLEMS: Report any mechanical problems directly to park office. Do not attempt to make repairs.
VII	RECREATIONAL FACILITIES	
VII.A		CHILD SUPERVISION: All children under the age of sixteen (16) must be accompanied by a responsible adult when in the recreation areas.
VII.B		DANCE HALL ACCESS: Programmed activities (dances, workshops, classes, etc) held in the hall are open to the public. Each participant, with the exception of angels called to assist dancers, will pay the designated fee for such functions. Residents may request permission to use the hall at non-programmed times by submitting a Hall Use Request to the Dance Committee Chairperson or his designee. Except for exclusive personal use, for which there is a charge, there is no charge for residents to use the hall. Smoking and alcoholic beverages are not permitted in the dance hall, apparel shop or office building.
VII.C		CLUBHOUSE ACCESS: This facility is for the use of all residents and their guests (family and friends). Specific rules and regulations for use of this facility are posted in the clubhouse main room.
VII.D	SWIMMING POOL:	
VII.D.1		AVAILABILITY: The pool will be available during posted hours except when maintenance is necessary. If the pool is covered, see a BOD member or office personnel for removal.
VII.D.2		PROPER DRESS: Only bathing suits are permitted. No cut-offs, shorts or skinny dipping are allowed.
VII.D.3		CHILDREN: When children under the age of sixteen (16) use the pool, a responsible adult must be present at all times.
VII.D.4		FOOD CONTAINERS AND RESIDUE: No glass, or breakable containers or alcohol are permitted in the fenced in pool area. Residents are requested to pick up their trash before leaving the pool area.
VII.D.5		SAFE SWIMMING: As there is no lifeguard present, swim only when you have someone with you who can provide assistance if needed.
VII.D.6		COVERED POOL: No one is allowed in the pool unless the cover is completely removed.

IX.A.2.b		Minimum of ten (10) feet from nearest point of road.
IX.A.22.c		Minimum of ten (10) feet from nearest neighbor.
IX.A.2.d		Minimum of five (5) feet from rear property line.
X	BUILDINGS	
X.A	BUILDING MAINTENANCE: Mobile homes and park models shall be attractively maintained by the owner and comply with all applicable laws, ordinances, and regulations of the state, county, local city or township and community as from time to time amended.	
X.B	REQUIREMENTS FOR ACCEPTANCE: An acceptable mobile home or park model must be less than five (5) years old at the time it is brought into the park, no more than one (1) story in height and approved in writing by the BOD.	
X.B.1	Units on camper lots, with the "C" designation, shall be at least eight (8) feet but less than twenty (20) feet wide, including any additions.	
X.B.2	One utility building is allowed on a Camper lot but must meet the approval of the BOD. The maximum size permitted is eight feet (8') wide x ten feet (10') long x ten feet (10') high.	
X.B.3	Units on single wide lots, with the "S" designation, shall be at least twelve (12) feet but less than thirty (30) feet wide, including any additions.	
X.B.4	Units on double wide lots, with the "D" designation, shall be at least twenty (20) feet but less than forty two (42) feet wide, including any additions.	
XI	ALTERATIONS	
XI.A	FENCING: No permanent fencing anchored below the ground may be erected on lot without the written approval of the BOD.	
XI.B	CHANGES TO UNIT: Any proposed changes, alterations, additions to, or erection of an additional building to site or to the exterior of the mobile home or park model must be submitted to the Compliance Committee and approved in writing by the BOD before any work is done.	
XI.B.1	Exceptions to requiring BOD approval would be painting; the replacement of screens, windows, doors, siding, or roofs with similar components; the planting, removal or replacement of non-woody plants, small shrubs, and fruit trees; or replacement of landscaping or sprinkler system components with similar components.	
XI.C	LANDSCAPING: Walkways, decorative timbers, and planters larger than sixteen (16) square feet (e.g., four feet x four feet (4' x 4')), must be approved in writing by the BOD before installation.	
XII	COMPLIANCE STANDARDS: Home sites not maintained to BOD standards may be maintained by the BOD. If the shareholder or leaseholder does not comply with the rules regulating	

VIII.I	TENTS: Tents, gazebos, screen rooms and mobile vehicle shelters are not permitted in any area of the park.
VIII.J	PARKING: All lots will require a pad and driveway of concrete or of other BOD approved material before being sold. This rule applies to all lots regardless of their condition on the date this rule is adopted.
VIII.K	DRAINAGE: A minimum of twenty percent (20%) drainage area is required for each lot. A maximum of eighty percent (80%) of the lot surface area may be covered with concrete or blacktop. Any uncovered area under the unit can not be included in the twenty percent (20%) drainage area.
VIII.L	MOBILE HOME INSTALLATION: Resident agrees that he will, at his expense and within ninety (90) days of bringing a mobile home into the park, remove the hitch(es) and install a utility room, skirting (four inch (4") split brick with four inch (4") openings or vented aluminum or vinyl skirting), carport with concrete slab, and concrete drive. All improvements, including any other additions to building or grounds, must be approved in writing by the BOD.
VIII.M	STABILIZING UNIT: Tie downs and blocking must comply with all governmental ordinances.
VIII.N	Insurance: All mobile homes or park models must be covered by liability insurance in the amount of at least \$50,000/\$100,000.
VIII.O	CONTRACTORS: All dealers, installers, contractors, subcontractors and others doing work for the park (whether repairs of any kind or construction of driveways, carports, porches, or building additions) shall be properly licensed in Florida to do such work and will submit to the BOD certificates attesting to their being currently covered by insurance of at least \$50,000/\$100,000 personal liability and \$5,000/\$10,000 for property damage claims. Notwithstanding the above, any resident may have work performed on his own residence by any person that resident wishes to hire.
IX	LOCATION OF UNITS
IX.A	SETBACKS: Setback and final home location for all mobile homes and park models will be directed by the BOD.
IX.A.1	MOBILE HOME LOTS
IX.A.1.a	Minimum of five (5) feet from nearest lot side line.
IX.A.1.b	Minimum of ten (10) feet from nearest point of road. Must be in line with front of other adjacent homes.
IX.A.1.c	Minimum of ten (10) feet from nearest neighbor.
IX.A.1.d	Minimum of five (5) feet from power box.
IX.A.2	CAMPER LOTS: All park models and campers must be fully self-contained while in the park. Pop-up trailers and homemade campers are not permitted.
IX.A.2.a	Minimum of half a foot (six (6) inches) from nearest lot side line.
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XIII.F	FILING AMENDMENTS:
XIII.F.1	Minor changes (25% or fewer of the sections changed) that the Shareholders have accepted will be provided as an addendum to all members with a note to add them to the Rules and Regulations booklet.
XIII.F.2	Major changes (more than 25% of sections changed) will also be filed with the County Clerk as an addendum to or replacement of the Rules and Regulations.
XIII.G	UPDATING AMENDMENTS: From time to time the Rules and Regulations booklet will be updated and replaced by the BOD.
XIII.H	IMPLEMENTING AMENDMENTS: Unless amended in response to an emergency situation or change in governmental regulation, in which case the changes become effective immediately upon notifying the park Residents, the new rule(s) or regulation(s) will become effective thirty (30) days after ratification by the BOD, whether or not being filed with the County Clerk. Any new rule(s) or regulation(s) shall be inserted as an addendum to or replacement of the Rules and Regulations in each Shareholder's Prospectus booklet.

I HEREBY certify that the foregoing is a true copy of the Amended Bylaws of the Corporation adopted at a meeting of the BOD on February 19, 2018.

ATTEST:

Secretary _____
Barbara Hancock

President _____
Patricia Stewart

Rules and Regulations reviewed and revised March 20, 2017, by Mary Smith, Rose Powell, Donald Huff, Wayne Hall, Albert Burchsted and Betty Baker.

home sites, the BOD has the option to remove or correct the change or addition at a charge per instance of one-hundred dollars (\$100.00) for a mobile home lot and fifty dollars (\$50.00) for a camper lot, plus any expenses required to bring the unit into compliance.

XIII	AMENDING RULES AND REGULATIONS
XIII.A	SUGGESTING AMENDMENTS: Any Shareholder or Leaseholder in the park may submit a suggestion in writing requesting that an existing rule or regulation be reviewed or a new rule or regulation be considered.
XIII.B	REVIEW COMMITTEE: The BOD may create a committee from time to time to consider such suggestions for review and update of these Rules and Regulations. The minimum time between convening such committees shall be one year. Notwithstanding the above, a committee shall be convened in every year that is divisible by 5. Thus, the maximum time between such review and updating shall be 5 years.
XIII.C	NOTIFICATION OF INTENT TO CHANGE RULES: No less than fourteen (14) days before a meeting at which changes to the Rules and Regulations will be deliberated, the BOD shall distribute to the Shareholders notice of intent to change the Rules and Regulations and copies of all rules and regulations to be amended or added.
XIII.D	FORMAT OF CHANGES: For each rule and regulation to be amended or added, the complete text of the original paragraph will be included in the notice of changes.
XIII.D.1	If minor changes are to be made, the text to be replaced will have a <u>single line</u> through it and the replacing text in <u>bold face and underlined</u> will be inserted behind the struck out text.
XIII.D.2	If major changes are to be made, the replacement section will be inserted after the statement: "Substantial rewording of section (x.y)."
XIII.D.3	If a new section is to be inserted, it will be preceded by the statement: "New section to follow Article (x), Section (y)."
XIII.D.4	If a section is to be deleted, it will be struck out and preceded by the statement: "Article (x) Section (y) to be deleted."
XIII.E	VOTING AND RATIFYING AMENDMENTS: Although the BOD has the power to change the Rules and Regulations, in the event that over 25% of the sections are to be changed, the Shareholders shall vote at a duly called meeting to accept or reject each suggested amendment on its individual merit. Thus, voting against one objectionable amendment will not prevent other amendments from being accepted and vice versa. Absentee ballots will be provided and a simple majority of all members in attendance and those voting by absentee ballot will suffice to accept an amendment. After votes are tallied, the BOD will ratify the changes or lack thereof at the meeting during which the Shareholders' votes are made.
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