

**LEISURE TIME PARK
24400 S. TAMiami TRAIL, LOT 171
BONITA SPRINGS, FL 34134
TEL. & FAX #: (239) 992-7797**

January 15, 2019

TO ALL OWNERS

According to our documents, Page 12 of 15, Item 23, the Board of Directors may adopt Rules and Regulations from time to time governing the use of Lots.

Attached is a new rule which will be Item 3 on Page 2 of 2 of Rules and Regulations. Since adding it to the Declaration of Covenants and Restrictions would require our Attorney's approval and would take much longer to implement, the Board has decided to add it to the Rules and Regulations.

However, until it will be added to the Covenants, this rule will conflict with Item 13 on Page 10 of 15 as the word "canopies" will need to be removed at that time. So please ignore that word until further notice.

For the Board



W. Timothy Kitchen
President

WTK:mo
Encl.

LEISURE TIME CAMPSITES & CLUB ASSOCIATION, INC.

RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Association Property, the common elements, and the Association in general shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision.

Violations of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other Unit Owners pursuant to the terms of the Declaration of Covenants and Restrictions, the Article of Incorporation of the Association and the By-Laws of the Association. Violations may be remedied by the Association by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court costs incurred by it, together with reasonable attorney fees against any person violating the Rules and Regulations, or the Declaration of Covenants and Restrictions and any of the Exhibits attached thereto. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors.

Rules and regulations violations are to be handled as follows:

- A. Violations should be reported to the Board of Directors in writing, or to the office of Leisure Time Park.
- B. Violations will be called to the attention of the violating Owner by personal contact of a representative(s) of the Board of Directors. If not complied with within forty-eight (48) hours, written notice shall be given by registered mail, return receipt requested.
- C. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action. A fine or suspension may not be imposed without notice of at least fourteen (14) days to the person sought to be fined or suspended and an opportunity for a hearing before a Committee of at least three (3) members appointed by the Board who are not Officers, Directors or employees of the Association, or the spouse, parent, child, brother or sister of an Officer, Director or employee. If the Committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. No hearing is required for the levy of late fees or the suspension of voting rights or use rights for non-payment of Assessments. The Board may impose such penalties.

Rev. 4/97
1/00
4/04
3/17

Item 1. **FEEDING OF ANIMALS**

There will be no feeding of wild animals, such as birds, rabbits, etc. anywhere in Leisure Time Park. This includes no bird feeders and the like.

Item 2. **RECREATIONAL VEHICLES**

All Recreational Vehicles must be full hook-up, self-contained with bath and toilet facilities. Each Recreational Vehicle must be a minimum of 24 (twenty-four) feet in length but not exceed 40 (forty) feet in length and must be parked in such a manner that no protrusion of it will be closer than 5 (five) feet of a side Lot line or the rear Lot line of an inside Lot and 10 (ten) feet of the rear Lot line of an outside Lot.

Item 3. **CANVAS AWNINGS**

Canvas awnings may be allowed and shall be one (1) per Unit. The following stipulations shall be met:

- a) Must be 12'x10' - Electric.
- b) Must be auto-wind retractable.
- c) Must be light tan in color.
- d) Must be fastened permanently to the house not just the siding.
- f) **NO** tie downs.
- g) At night and when not in use (people sitting under it), the awning must be closed.
- h) Will not be used as a carport.
- i) Existing large metal tip-up awnings on the back or front of Unit will be considered as the only allowed awnings.
- j) Three (3) Board members will need to approve work orders for the canvas awnings.