

LEISURE LAKE VILLAGE  
CONDOMINIUM RULES AND REGULATIONS  
ADOPTED FEBRUARY, 2019

1. Pets are allowed on lots or in manufactured homes, provided that such pets are 50 lbs. Or under, exclusive of ADA (Americans with Disabilities Act). No fowls or reptiles are allowed. Dogs must be leashed at all times. Owners must pick up after their pets. *\*Tarpon Springs City Ordinance 4-4.*
2. Only manufactured homes which shall include bathrooms, hot and cold water, electric lights, refrigerators, stoves and heating units will be permitted. Any new or replacement homes need to be no more than 10 yrs. Old and must be underpinned (skirting) within 60 days of installation. All units must *Florida Administrative Code 15C-10102* regarding tie-downs.
3. Only one manufactured home may be placed on any one lot plus cabana, Florida Room, and/or Patio. Utility pole must be maintained by owner or shared owners equally in a safe and serviceable condition. Utility poles will be inspected every two years.
4. No lot shall be subdivided.
5. All manufactured homes or additions shall have setbacks which are 5 feet on each side, 7.5 feet in front and 15 feet in the rear.
6. Lake-front lot owners shall not build docks further in the lake than 18 feet and docks shall not be higher than 5 feet above lake level. All permits from the County and the City must be procured.
7. No fences, walls or hedge shall exceed 4 feet in heights when located withing the required front yard setback. No fence, hedge or wall shall exceed 6 feet in rear or sides of lot. **\* T.P. 36.03 b-c**
8. Residential Units: Each unit shall be occupied for single family residential purposes only.
9. Common Elements: The common elements shall be used or for the purpose for which they are intended. The recreational facilities may not be rented to anyone without the permission of the Board of Directors. The BOD may charge a nominal fee for the use of the kitchen and clubhouse to cover costs of cleanup and utilities. Parking may be permitted in the parking spaces of the clubhouse at no charge for a one-day guest overflow. Permission must be obtained from a Board Member.
10. No unlawful use shall be made of the property.
11. No use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents shall be allowed upon the property. Residents shall keep their radios, boom boxes, television, voices, car mufflers, motorcycles, lawn mowers, animals , etc. at a moderate level. Repairs and maintenance should be restricted to the hours of 8am to 9 pm on weekdays and 8 am to 10 pm on weekends.
12. All personal vehicles must be parked fully on the site owner's own property in the area provided. No street parking will be allowed at any time, except for approved deliveries, pick-

ups, or short time visitors. The “area provided” is the owners driveway. No parking is permitted on the lawn. No street parking is allowed at night. If the property owner has more vehicles than the driveway will accommodate, he should request permission to widen the driveway. Residents shall be limited to two current licensed vehicles per lots. This is for Emergency Vehicle Access. No commercial vehicles or abandoned vehicles shall be permitted. An abandoned vehicle is one which is inoperative by virtue of condition or without current license plates and current registration.

13. No storage of any kind is permitted around the manufactured home except within an approved utility building. Exempt from the storage rule are times like outdoor patio furniture, barbecues and bicycles.
14. It shall be the responsibility of the owners to keep their sites clean and neat, the grass cut and edged at all times. If lawns become unsightly, the owners will be notified by mail by the management company and given a deadline to bring the lawn into compliance. If the deadline is not met, the management company will mow the lawn and bill the owner appropriately.
15. Selling, soliciting or commercial enterprises, including daycare, animal breeding, auto repairs within the park is not permitted. No resident may use any part of the park for advertisement or sale of merchandise.
16. Manufactured homes may be rented or sold to adults only after the buyer completes an information form, a background check, been provided with the rules and regulations and have met with the Board of Directors. The same rules apply to any prospective tenant. All owners and tenants must be registered with the management company.
17. The Board of Directors may assess fees necessary for maintenance of the sewer plant, dock, clubhouse, shuffleboard courts, necessary street lighting on the center islands and other financial responsibilities of the association. Fees are also collected for the monetary reserves required by the State of Florida.
18. The speed limit is 20 MPH – POSTED – This limit is enforced by the Tarpon Springs Police Department.
19. All manufactured homes must display 3” or larger contrasting house numbers visible from the street for the purpose of emergencies (such as Police, Fire and Ambulance).
20. NO unlicensed motorized vehicles including motor bikes, motorized skate boards, ATV's, scooters, etc. are permitted on the public streets and common property. According to city ordinance golf carts must be licensed to drive on city streets and street legal. A LSV must be registered with the Pinellas County Dept. of Motor Vehicles.
21. The storage compound is for registered association members only. No relatives or friends may use that storage facility. Each item stored in the compound must be registered at the office. Any vehicle or boat must have a current license and must be operational. There is a charge for the storage area. Please see a Board member for additional information.
22. A maximum of 3 manufactured homes may be owned by one homeowner and a maximum of 2 homes may be rented.

23. Homeowners need not contact the Board to report code infractions. Police may be called in the case of an emergency. Please contact the property manager for other code infractions.
24. Manufactured homes must be cleaned/power washed on the exterior once a year. Roofs must be cleaned every 2-3 years as needed.
25. Homes may only be rented for a minimum of 90 days. These rules and regulations may not include certain city codes.
26. Please be aware that the City of Tarpon Springs can send a code enforcement officer to contact a homeowner regarding city violations.