



Rules & Regulations

Breezy Pines RV Estates (BPRVE) Condominium Association, Inc. — the house rules for owners, renters, and guests.

IMPORTANT — ALL GUESTS MUST CHECK IN

All guests must check in at the office upon arrival or within 24 hours. After-hours check-in cards are in the **blue box next to the office door**.

The use of Breezy Pines RV Estates (BPRVE) facilities and property is restricted to residents and their guests. Owners are responsible for the conduct of their tenants and/or guests and must provide them with a copy of the BPRVE Rules & Regulations.

QUIET HOURS

10 PM – 8 AM

Rule 3

SPEED LIMIT

5 mph

Rule 4

OCCUPANCY

4 per lot

Incl. minors · Rule 2

PETS

2 per lot

Always leashed · Rule 8

Community **RULES 1-3**

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| 1 | BPRVE Facility | The use of all BPRVE facilities and property is restricted to lot owners and their guests. Just a reminder, if an owner rents their lot, all rights go to the renter, including parking. BPRVE property is under 24-hour video surveillance. |
| 2 | Occupancy | No more than 4 people, including minors, are allowed to reside on a lot. No person(s) convicted of a violent or sexual crime, or drug trafficking is permitted to reside in BPRVE. |
| 3 | Quiet Hours | Quiet hours are observed between 10:00 PM and 8:00 AM. Please be respectful of your neighbor's peace and quiet at all times. |

Vehicles & Parking **RULES 4-6**

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| 4 | Speed Limit | Restricted to 5 mph. |
| | | VIOLATORS SUBJECT TO A \$75 FINE |

5 Parking	Your primary vehicle must be parked on your lot. No owner or renter may utilize a common area parking spot without first utilizing the designated parking on your lot. Common area overflow parking is restricted to designated areas and is available on a first-come, first-serve basis. Overflow parking may not be reserved. No parking is allowed on unoccupied lots without owner written permission. No parking is allowed on finished road surface (millings). See office for exceptions. Vehicles in non-compliance will be towed at the owner's expense. Vehicles parked in the front by US 1 can be cited and/or towed by the Monroe County Sheriff's Department.
6 Vehicle Parking Pass / Sticker	All vehicles on the premises more than 24 hours must have a parking sticker for lot owners and parking passes for renters and guests. Parking passes must be displayed for easy identification. Parking passes are issued at the office and after hours are left in the blue check-in box next to the office door. All motorized vehicles, boats, and trailers must display current tags and registration as required by state of origin. Vehicles in non-compliance will be towed at owner's expense.

Residents, Pets & Access RULES 7-9

7 Minors	Children under 16 years old must be accompanied by an adult at all times on BPRVE property, including within all facilities, pool area, and park grounds.
8 Pets	No more than 2 pets are permitted per lot. All pets must be leashed. Pets may not be left unattended outside. All pet feces must be cleaned up immediately. No pets are allowed that create a disturbance or endanger residents. No free-roaming cats or cat feeding outdoors is allowed. No pets are allowed in the common building facilities including the pool area. VIOLATORS SUBJECT TO A \$75 FINE
9 Door Codes	Door codes for the common-building facilities are provided by BPRVE Management to registered residents and their guests. Please do not circulate door codes. Minors are not to be given door codes. Please keep all doors locked for safety and security.

Shared Facilities RULES 10-16

10 Rec Hall & Kitchen	Kitchen and rec hall use are for BPRVE registered residents and guests. Please help keep the kitchen and rec hall clean; this means cleaning up after yourselves. Please keep all doors locked for safety and security.
11 Restrooms & Showers	Bath house use is for BPRVE registered residents and guests. Please help keep the facilities clean. Please keep all doors locked for safety and security.
12 Laundry	The laundry room is for BPRVE registered residents and guests. The washers and dryers may only be used by residents that are occupying a lot in BPRVE. No laundry may be done by cleaners for hire. Please use liquid detergent only. No rugs or pet bedding are to be washed or dried in BPRVE facilities. Please keep the door locked at all times except when you are present in the laundry room.

13	Pool Use	The pool is for BPRVE registered residents and guests. Please abide by the posted pool rules. No smoking, food, or glassware is allowed in the pool or pool deck area. Please do not leave trash or pool toys in the pool area.
14	BPRVE Common Facilities	Lot owners are held responsible for damages, losses, and/or negligence to common facilities and common property. No smoking is allowed in the common building. Abuse of facilities will result in a loss of use privileges until the issue is resolved. \$75 FINE PLUS COST OF REPAIRS, REPLACEMENTS, OR CLEAN-UP
15	Dumpster	Dumpsters are provided for registered residents and guests only. Please use the blue dumpster for recyclables. Please keep the dumpster lids closed. Do not dispose of furniture, appliances, or oversized items in or around the dumpster. Please call Waste Management at 305-296-8297 to pick up oversized items at your lot. VIOLATORS SUBJECT TO A \$75 FINE PLUS COST OF DISPOSAL
16	Fish Cleaning Station	The fish cleaning station is for BPRVE registered residents and guests. Please clean up all fish remains and double bag them before disposing.

Your Lot **RULES 17-22**

17	Care of Lot	Owners are responsible for the upkeep and maintenance of their lot(s) including clearing weeds, overgrown grass, palm fronds, debris, and/or trash. No trash containers are permitted on lots.
18	Approved Dwelling	Approved dwellings are defined by BPRVE governing documents and Monroe County Zoning Codes. Owners must submit an application and photos of the RV for BPRVE Board of Directors approval of all RV units brought onto BPRVE property.
19	Lot Rentals	Owners must submit a rental application to BPRVE management for approval of all rentals, and moving any RV from one lot to another. The application, background check, driver's license, and current registrations must be approved prior to the renter's arrival.
20	Alterations to Lot	Lot alterations require BPRVE management approval. Alterations may not obstruct your primary parking space on your lot. Owners are responsible to submit a written request form for all alterations to the lot. All alterations approved by BPRVE must comply with all county and state laws.
21	Water Use	Owners are responsible for water leaks on their lots. Backflow preventers are required by law in Monroe County.
22	Sewer Rings	Threaded sewer connections or sewer rings are required by law in Monroe County.

General **RULES 23–28**

23	Mail & Package Delivery	BPRVE is not responsible for any mail or parcels that are left in the office or Rec Hall. Mailboxes are available to purchase in the office if one is available. Short-term renters shall not have access to mailboxes. Please instruct UPS and FedEx to deliver directly to your lot.
24	Conduct	No person may make immoral, improper, offensive, or unlawful use of any BPRVE lot or common facility or elements. BPRVE reserves the right to impose fines and/or to refuse accommodations to any person whose conduct displays intoxication, illicit drug use, profanity, lewdness, brawling, or disturbance of peace within BPRVE.
25	Soliciting	No soliciting of any business is allowed on the premises.
26	Discharge of Weapons, Fireworks & Campfires	Discharge of weapons and fireworks is prohibited. No campfires other than propane-fueled campfires are allowed in BPRVE.
27	Delinquent Accounts	BPRVE will refer all 90-day past due accounts for collection. Personal checks will not be accepted from residents whose prior checks have been returned for insufficient funds.
28	Wild Animals	Feeding any wild animals, including but not limited to deer, iguanas, raccoons, and chickens, is prohibited by BPRVE. Bird feeders are excluded. If feeding any of the above animals causes a nuisance, you may additionally be fined under Condo Doc Article V, F.

\$75 FINE PER VIOLATION, PER DAY, UP TO \$1,000

Liability

Breezy Pines RV Estates Condominium Association is not responsible or liable for losses incurred by residents and/or their guests resulting from work performed by contractors, sub-contractors, lot owners, or by natural phenomena.

A note on fines

Condo Law, Chapter 718.303, states the Association may levy reasonable fines for the failure of the owner(s) of the unit or its occupants, licensee, or invitee to comply with any provisions of the declaration, the Association bylaws, or reasonable rules of the Association. A fine may not become a lien against a unit. A fine may be levied on the basis of each day of continuing violation, with a single notice and opportunity for a hearing. However, the fine may not exceed \$100.00 per violation or \$1,000.00 in the aggregate.

Questions? Contact the office.

Office hours by appointment — email or call ahead.

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