

ORO Rules And Regulations



Outdoor Resorts
Orlando, Florida

Updated thru: September 16, 2023
Supersedes: March 7, 2015, August 20, 2018

RULES AND REGULATIONS SUBJECT INDEX

	<u>Page</u>
ABANDONMENT OF PROPERTY.....	21
AUTO REPAIR	10
AWININGS AND BAY WINDOWS	5
CLOTHESLINES	10
COMMERCIAL ACTIVITY	10
CONSTRUCTION RULES	10
CURBING	6-7
DECKS 7	
RAISED	6
GROUND LEVEL	
NONCANAL	6
CANAL	6
DEGRADED PROPERTY	9
FINES.....	22-23
GOLF COURSE RULES	14
IRRIGATION SYSTEMS	9
LANDSCAPING	18
MARINA	20
ONE STRUCTURE OR RV PER LOT/UNIT	7
PARK PERMITS	3
PARKING ON DRIVEWAY.....	9-10
PARKING AT OFFICE.....	10
PATIO USE	10
PETS.....	12-13
PORCHES	6
QUIET HOURS.....	10
SAFETY DECALS / OWNERS / VENDORS	18-19-20
SAFETY /FRONT GATE.....	9-10
SCREENED ENCLOSURES	5-6
SETBACK REQUIREMENTS	5
SHUFFLEBOARD	20
SIZE OF UNITS.....	4
SKIRTING	6
SLABS	7
SMOKING RULES.....	11-12
STORAGE SHEDS/BOXES/FENCES/SIGNS	7-8-9
STORAGE YARD USE	15-16-17
SWIMMING POOL RULES	14-15
TENNIS	20
VACATING UNITS.....	7

RULES, REGULATIONS, AND ENFORCEMENT

OUTDOOR RESORTS AT ORLANDO, INC.

Updated thru

September 16, 2023

WHEREAS the Condominium has a Declaration, Bylaws, and Rules and Regulations, and,

WHEREAS ARTICLE XVI, Section 1, **As to Common Elements**, of the Bylaws empowers the Board of Directors to “from time to time adopt or amend previously adopted administrative rules and regulations governing details of the operation, use, maintenance, management, and control of the common elements of the condominium and any facility or services made available to the unit owners.”, and,

WHEREAS ARTICLE XVI, Section 2, **As to Condominium Units**, of the Bylaws, “The Board of Directors may from time to time adopt or amend previously adopted rules and regulations governing and restricting the use and maintenance of the condominium unit(s)”, and,

WHEREAS the Condominium Act, F.S. 718.303 specifically states “each unit owner, tenant and invitee shall be governed by, and shall comply with the provisions of this chapter, the declaration, the documents creating the association, and the association bylaws, and the provisions thereof shall be deemed expressly incorporated into any lease of a unit”, and,

WHEREAS on the date set above the Board of Directors of Outdoor Resorts at Orlando, Inc., a Condominium, did adopt the following Rules and Regulations:

INTRODUCTION

These Rules and Regulations, approved as adopted by the Board of Directors on various dates since **March 18, 2006**, supersede any previously adopted rules relating to the areas covered herein. These Rules and Regulations are effective as of the above date and any conflicting prior Rules and Regulations are deemed rescinded. These Rules and Regulations are intended to promote usage conforming to the established character of the Condominium. ORO has developed from strictly an RV Park in 1972 to a semi-permanent housing facility. It is the desire of the Board of Directors to preserve and maintain the integrity of the community as we now have it without allowing deterioration to either the common facilities or the individual structures of owners. That is the intent and purpose of putting forth these rules. All unit owners and contractors are cautioned that they must not rely on permits issued under these Rules and Regulations to negate any requirements of governmental agencies, building codes or fire codes. In granting a permit the Condominium, its' Board, or the Agents accept no responsibility for any problems arising from improper design, poor workmanship, or improper materials. Any failure to list or impose specific requirements must not be construed as condoning unsafe or illegal practices or actions.

STATEMENT OF PURPOSE

The specific purpose of the Rules and Regulations for Outdoor Resorts at Orlando, Inc. is to protect and preserve the rights and financial investments of each and every owner by continued enforcement of these covenants.

PLEASE NOTE:

Rules in *italics* are also bylaws or pertain to bylaws and can only be changed by a vote of the unit owners.

A. PERMITS REQUIRED

1. All construction or work of any kind on a unit owner's lot shall require a permit issued by ORO and, where mandated by Polk County Law, a County Permit. ORO permits shall be applied for at the Condo Office; they must be completed entirely, including a drawing where applicable, and approved by the Condo before applying for a Polk County permit. Polk County permits must be filed at the RO office before construction begins. When in doubt, please check with the office. (A document entitled "POLK COUNTY PERMITS" is attached to the building permit application and is a part of the building rules of ORO.) The list enumerates what work requires a County permit and what work does not.
2. General Permit Rules agreed upon by the County and the Association relating to "setbacks" are as follows: The following is a summary of that agreement, and this will be followed rigorously and will be affective to all whether site-built or prebuilt and brought to the site.
 - a. Before a permit can be applied for at Polk County Building Inspections Department, an owner at ORO must first apply for and receive a permit approval from ORO.
 - b. The ORO permit must be fully completed, with exception of the County permit number (which will be added when the County permit is approved).
 - c. A drawing to scale, including the park model, the addition, all setbacks, the driveway (length and width), and any protrusions from the unit such as awnings, bay windows, porches and decks (screened or otherwise) (October 18, 2008) etc., must be included. No freehand drawings will be accepted.
 - d. New construction setbacks under seven (7) feet (this is a County guideline) on the off-zero lot line will be considered in rare situations. Any variance will have to be approved first by the ORO Covenants (Architectural Guidelines) Committee and then by Polk County Building and Development. Issuance of a County Permit will be considered a final approval.
 - e. In the event an owner is replacing an old unit, that owner may place the new unit no closer to the off-zero lot line than the previous unit (except in the event the seven (7) foot setback is achieved). But in no event may any unit have less than three (3) feet separation from the adjoining property on the off-zero lot line. Any variance would have to be approved by the County. All provisions of **B. GENERAL CONSTRUCTION RULES** below must be rigorously followed. No replacement unit will be allowed to infringe on common ground even though the original may have done so.
 - f. Used units brought into or moved from one lot to another in the park are subject to the following:
 - 1) All used units brought into the Park must be twelve (12) feet wide with house-type siding and roof structure in good condition, must be approved by the Covenants (Architectural Guidelines) Committee and the Board of Directors, and must meet all other criteria set forth under **B. GENERAL CONSTRUCTION RULES**.
 - 2) Those units moved from one lot to another within the Park must meet all criteria of **B. GENERAL CONSTRUCTION RULES**. Under no circumstances will an old style park model (one with travel-trailer features and/or push-outs) be allowed to relocate within the Park. Any dispute as to type of structure will be referred to the Covenants (Architectural Guidelines) Committee and the Board of Directors for final resolution.
 - g. These rules agreed upon by the County in conjunction with **B. GENERAL CONSTRUCTION RULES** below will supersede any previous building rules.
 - h. Any variance of ORO Building Rules must be approved by the Covenants (Architectural Guidelines) Committee and submitted to the Board of Directors for final approval before construction is begun.
 - i. All other ORO rules are still in effect and will be enforced.

B. GENERAL CONSTRUCTION RULES

General Building and Construction Rules are in accordance with ARTICLE XVI of the BYLAWS Section 3 Building Rules and Regulations. (Minor rules have been added, which are not in conflict with the Bylaws.)

The Building Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by a vote of the unit owners at a regular or special meeting in accordance with Article IX of these Bylaws and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said Rules and Regulations and shall see that they are faithfully obeyed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Said Building Rules and Regulation are as follows:

All lots, parcels or units which are designated on **Exhibit B** of the bylaws as recreational vehicle sites shall be reserved and restricted as hereinafter stated. There shall be two (2) categories of camping lots (sites).

1. **Lots (sites) with no permanent structures** are reserved for travel trailers, including "fifth wheels", and Class A and C motor homes (not to exceed forty-four (44) feet. Rental units over forty (40) feet are prohibited unless approved by owner of lot. Lot must be of sufficient length to allow off-street parking for additional transportation such as a car or pickup truck. Non-factory conversion buses, trailers and tents are prohibited.
2. **Lots with semi-permanent and permanent structures** are for structures defined as Park Models conforming to the "HUD" (Housing and Urban Development) or "ANSI" (American National Standards Institute) Recreational Vehicle code with or without screen rooms or add-a-rooms, or where approved by State and County codes as a two-section park model unit. Any "ANSI" or "HUD" approved Park Model must be tied down in accordance with state and/or county code.

a. General Rules

- 1) All Florida State and Polk County Codes for recreational vehicles and/or site-built additions must be met.
- 2) Manufactured homes greater than thirty-five feet three inches (35'3") in length are prohibited. (This is the verbiage as presented to the owners at the March 2008 Annual Meeting) Mobile Homes are prohibited (This is the verbiage was recorded in Polk County on April 16, 2008.)
- 3) Two (2) story structures are prohibited.
- 4) Both ORO and Polk County building permits are required before placement and/or construction can begin.
- 5) Garages or carports of any type whatsoever are prohibited.
- 6) Height of any structure shall not exceed fourteen (14) feet.
- 7) ORO construction permit must be displayed in the road side window of a unit during construction, accompanied by a Polk County Permit, if required. (April 21, 2007)

b. Specific Rules

- 1) **Twelve (12) feet wide** "ANSI" units with added screen room or add-a-room shall not in any event (any staying within the four hundred (400) square feet maximum), exceed twelve feet three inches (12'3") in width or thirty-five feet three inches (35'3") in length. An add-a-room may be ground level or raised to the height of the principal structure as long as it meets the aforementioned building code requirements. The total width of the combined units is not to exceed twenty-two (22) feet in width. Total square footage of the combined units shall not exceed seven hundred seventy-five and one-half (775.5) square feet.
- 2) **Twenty-two (22) feet wide** "ANSI" or "HUD" units may consist of two (2) approved factory Park Model sections or one (1) approved factory Park Model and one (1) site-built structure approved by

County codes. Either option may not exceed twenty-two (22) feet in width or thirty-five feet three inches (35'3") in length.

In no event shall the square footage of the combined units exceed seven hundred seventy-five and one-half (775.5) square feet.

3) **Setbacks**

- a) Front setback shall be sufficient to allow a vehicle to park in front of the unit, off the street. A minimum of eighteen (18) feet from the street is required. Recognizing that some lots will not allow for the minimum, a plan for variance may be submitted to determine if an acceptable alternative may be found. This plan must be approved by the Covenants (Architectural Guidelines) Committee and/or the Board of Directors. The structure must be set in conformity with the other units in the area.
- b) Rear setback shall be sufficient to allow for the air-conditioning unit to be within the lot boundaries. All air-conditioning units shall be placed at the rear of the unit. Replacement of any air-conditioning unit previously located at the front or side of the unit must be moved to the rear of the unit. In extenuating circumstances a variance may be granted for placing the unit on the off-zero (0) lot side.
- c) New construction setbacks under seven (7) feet (this is a County guideline) on the off-zero (0) lot line will be considered in rare situations. Any variance will have to be approved first by the ORO Covenants (Architectural Guidelines) Committee and then by Polk County Building and Development. Issuance of a County Permit will be considered a final approval.
- d) In the event an air-conditioner is set on the off-zero (0) lot side, a three (3) foot open area must be maintained between air-conditioner and adjoining lot.
- e) The unit shall not encroach on common ground.
- f) Structures set on small or irregularly shaped lots may need to be reduced to meet these requirements. Any deviation will require an application for and approval of variance to these rules before construction is started.

4) **Awnings, Bay Windows and Roofs:** (An awning is not a roof.) By definition an awning must be attached only to the main structure. Any covering that is supported by any other means will be called a roof.

- a) **Awnings and Bay Windows:** Bay windows and awnings that extend over the zero (0) lot line must have written approval of any adjoining lot owner(s) before a permit will be approved. In no event shall any awning extend ~~more than forty-eight (48) inches~~ from the structure to be closer than five feet (5') from any roadway as measured from the closest point of that roadway to the front of the awning. No awning shall exceed twenty-two feet (22') in length (as measured side to side), no awning shall exceed twenty-two feet (22') in length (as measured front to back), and each awning shall comply with the applicable Polk County Code requirements. All awnings must be manufactured awnings of cloth or aluminum and must be attached only to the main unit. Side yard retractable awnings will be addressed on an individual basis and must be approved by the Covenants (Architectural Guidelines) Committee.
- b) **Front Roof:** A front roof may extend ten (10) feet out over the ~~drive~~ driveway where it will not impede parking of auto on the driveway. It shall not be wider than the roof of the main structure.
- c) **Rear Roof:** A roof over a rear deck may extend the depth of the deck plus a 12" overhang and shall not be wider than the roof of the main structure.
- d) **Side Roof:** A roof over a side deck may be the size of the deck plus a 12" overhang.
- e) **Screened Enclosures:** Unit owners may install a maximum of two (2) screen enclosures not to exceed 12' x 22' on their porch(es) or deck(s). In no case may it be installed on common

ground. Screened enclosures may have clear vinyl and acrylic removable panels. (March 2009 Annual Meeting)

- f) All installations must meet Polk County Building Code.
- g) In order to preserve the aesthetic appearance of the condominium units, all awnings attached to the front roof and/or rear roof must be aesthetically pleasing and match the roof line and gutters of the main structure to which the awning is attached.
- h) **Gazebos:** Gazebos are considered Temporary/Removable structures. One (1) per lot located in rear only within lot boundaries. No placement on common ground areas. Size maximum 150sq ft open aired sides including easily removed framing/top canopy materials. All gazebos require top materials removed with additional tie-downs if absent from the park 30 days or more.

c. Other Rules

- 1) **Skirting** is required on all units (including porches) and must be completed within thirty (30) days after the completion of the exterior of the basic structure. Any extension of time must be approved by the Park Manager.
- 2) **Porches:** Raised porches shall have railings not to exceed thirty-six (36) inches and shall not exceed seventy-two (72) square feet in floor area and shall be in conformity to the unit. A roof with eaves not to extend more than twelve (12) inches or an awning may be constructed over a raised porch. All construction shall comply with Polk County building codes.
- 3) **Raised Decks:** A raised rear deck may not exceed the width of the unit to which it is attached (maximum of twenty-two (22) feet). Depth may not exceed twelve (12) feet and in any event no raised deck may encroach on common ground. All construction setbacks must be met. A raised side deck will be allowed only on a lot which is large enough to accommodate it and still meet all construction setbacks.
- 4) **Ground level decks** may extend the width of a unit's lot, but where it abuts another unit, a setback of thirty-six (36) inches must be observed so as not to interfere with access to that unit. Ground level decks may not exceed twelve (12) feet in depth. In any event no deck may encroach on common ground except that ground level decks are permissible on canal bank lots subject to the follow conditions:
 - a) Prior to a ground level deck being built extending to the water's edge, an approved seawall must be installed to protect the canal bank.
 - b) The deck may extend the full width of the unit (lot) providing it does not interfere with access to the adjoining unit. A deck that abuts an adjoining unit must remain away from that unit thirty-six (36) inches.
 - c) A deck may extend forty-eight (48) inches over the waterway, including any boat dock.
 - d) Decks may not be raised more than eight (8) inches above the natural ground level.
 - e) Railings may not be more than thirty-six (36) inches in height. Unit owners may install a maximum of two (2) screened enclosures not to exceed 12' x 22' on their deck(s) or porch(es). Screened enclosure must be placed directly behind the residential structure. In no case may it be installed on common ground. Screened enclosures may have clear vinyl or acrylic removable panels. All installations must meet Polk County Building Code.
 - f) Design of deck must be approved by the Association and building permits must be secured from ORO and as required by Polk County.
- 5) **Concrete curbing** is permitted providing it does not interfere with or prevent road drainage or create any condition which could be a problem as determined by management. Allowable curbing must extend ten (10) inches below grade and no more than five and one-half (5.5) inches above grade of blacktop. Curbing must be reinforced with two (2) one-half (1/2) inch rods running its length. One (1) inch PVC pipe must be installed, or one (1) inch holes drilled every twenty-four (24) inches at road level

to allow drainage through curbing into the soil. Any material used for curbing other than concrete must be approved by the Covenants (Architectural Guidelines) Committee.

6) **Concrete Slabs:**

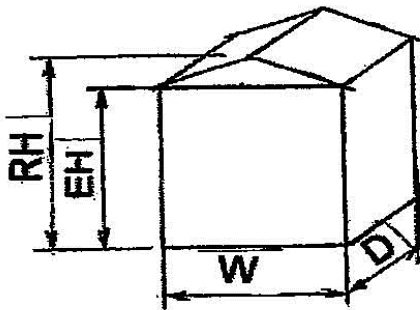
- a) The slab may not extend onto common property. A unit which adjoins another unit at the rear property line must maintain a distance of three (3) feet from the property line when placing concrete.
 - b) The maximum width of the slab is not to exceed twenty-two feet six inches (22'6") plus a three (3) foot sidewalk adjacent to slab. The sidewalk may extend beyond the slab as long as it connects to the driveway and ends at least ten (10) feet from the street. Any open area created between the sidewalk and the driveway may be filled with concrete. The slab and sidewalk must be divided by an expansion joint.
 - c) The driveway must not exceed eighteen (18) feet in width. *A minimum of eighteen (18) feet setback from the street is required.*
 - d) Patios: A patio no larger than sixty-four (64) square feet is allowed. Such a patio must be a minimum of ten (10) feet from the street and a minimum of three (3) feet from any side or rear lot line.
 - e) Driveway repairs and/or replacement must be poured concrete or pavers.
 - f) All units must be placed on a concrete slab. Placing on asphalt or sand is not permissible.
- 7) **One (1) structure or recreational vehicle per unit:** Only one (1) park model, trailer, motor home or similar such structure or vehicle may be located or maintained on each unit. A second (2nd) recreational vehicle used only for transportation may be parked on a unit but not occupied.
- 8) **Vacating and tying down units:** Any travel trailer or motor home which is vacated for more than twelve (12) months must be tied down and skirted according to ORO, Polk County, and Florida tie-down requirements. In the alternative, it must be moved from the unit/lot. Movement of such vehicle to the ORO storage area will be permitted on a space available basis. No recreational vehicle will be permitted to stay in the storage area for longer than twelve (12) months at a time. If no such space is available at the time the trailer is to be moved, the owner thereof must make other storage arrangements. All storage permits will expire January 1 of each year.
- 9) All porch and deck measurements are exterior measurements, outside edge to outside edge (October 18, 2008).
- 10) **Other general rules**, not in conflict with the above, may be enacted from time to time by the time by the Board of Directors as deemed necessary for the orderly operation of the Park. Notwithstanding any other provision in these Bylaws, nothing herein shall be construed to authorize any unit to have a principal structure that is a site-built house or other similar such permanent structure. Having a principal structure on a unit which consists of a site-built house or other similar such permanent structure is expressly prohibited.

C. STORAGE SHEDS, BOXES, FENCES AND SIGNS

1. Storage Sheds or Boxes

- a. Factory-built storage sheds or boxes shall not exceed one hundred thirty-eight (138) cubic feet interior storage space, such as one (1) shed or one (1) box maximum interior storage not to exceed one hundred thirty-eight (138) cubic feet or two (2) sheds or two (2) boxes, maximum interior of the two (2) not to exceed one hundred thirty-eight (138) cubic feet. A permit from the Condo Office must be obtained before placement of sheds or boxes. Storage sheds or boxes must be placed to the rear of the unit (opposite of the road/driveway) and not encroach on any easements (October 18, 2008).
- b. Site-built sheds must be attached to the rear of the structure and shall not exceed one hundred ninety (190) cubic feet using exterior dimensions. This is based on the exterior dimension of a factory-built shed of one hundred thirty-eight (138) cubic feet interior storage as stated in (1.a.) above. The exterior dimensions may

vary to fit the rear of the structure so long as the exterior dimensions do not exceed one hundred ninety (190) cubic feet. Some examples follow. All dimensions are exterior.



W = width; D = depth; RH = ridge height
EH = eave height; W/2 = one-half of width

Formula to find exterior cubic feet:

$$\frac{1}{2} \left[\frac{(EH+RH)}{2} \right] \times \frac{W}{2} \times D = \text{Total exterior cubic feet}$$

Eave Height	Ridge Height	Width	Depth	Total Exterior Cubic Feet
6'8"	7'1½"	5'6"	5'	189.64
7'6"	8'	6'	4'	186
7'5"	8'	5'6"	4'5"	188.27
6'11¼"	7'6"	7'	3'9"	189.49

Before construction is started, a permit with drawings showing size and location of shed must be submitted and approved by the Park Manager.

2. Fences: (Effective Date 09/16/2023)

Single strand fences consisting of posts, not to exceed thirty (30) inches in height, and a chain or rope of fiber, metal or plastic shall be permitted only across driveways. A decorative fence which is no longer than forty eight (48) inches and does not exceed thirty (30) inches in height shall not be defined as a fence and is permissible. An ORO permit is required.

1. The only approved fences will be vinyl and wrought iron (Aluminum). Under no circumstances will lattice be considered as a vinyl fence. The maximum height of a fence shall be 36 inches.
2. No fence shall be placed so as to interfere with mowing and trimming.
 - a. You may have an L- shaped fence around a bush, no more than 4 feet in any direction. Fence must be placed in a garden, rocks or pavers.
 - b. A vinyl screen/ divider that is in front of your trailer to hide your gas tanks is not considered a fence as long as it is on the concrete pad.
3. You may fence in an area on your concrete pad. You must still have room to park your vehicles safely, as stated in ORO's Rules and Regulations Item F (a)(b).
 - a. Any fence that is on the concrete pad or in a flower bed must be removed and stored if they are not secured in the ground when you are going to be absent from your unit for 14 days or more or if there is a hurricane forecast for the area.

- b. If you enclose a portion of your pad with a fence, it is not to be used as a dog kennel. Your dog still needs to be on a leash when outside of the unit.
- 4. A permit will be needed for any and all fence work within ORO.
- 2. **Signs:** *No signs of any kind shall be displayed on any site without the written consent of the Association, or its assigns or successors.*
 - a. One “for sale” sign per unit, not to exceed two hundred twenty-eight (228) square inches shall be allowed.
 - b. Name and lot identification signs shall be allowed.
 - c. Campaign election signs, not to exceed two hundred twenty-eight (228) square inches, shall be allowed no more than sixty (60) days prior to the election and must be removed within one (1) week after the election. These signs shall be allowed only on the candidate’s property and/or on another unit owner’s property with permission and on bathhouse bulletin boards.

D. IRRIGATION SYSTEM

Any new irrigation system being installed, whether on private property or in common areas, requires a Polk County building permit as well as an ORO permit. A backflow valve must be installed on all systems, new or old. Any system determined not to have a backflow valve is subject to fine by ORO and Polk County. Care should be taken in installing an irrigation system so that heads are placed so as to not spray on adjoining unit or property.

E. DEGRADED PROPERTY

The following list is a guideline as to what will be considered in classifying a property as degraded. Any item in violation must be corrected within thirty (30) days of notification.

1. *Units must be kept clean; dirty or mildewed units are not allowed.*
2. Units with deteriorating paint must be repainted.
3. Units in exterior disrepair must be repaired. This includes broken windows or doors, torn vinyl windows, loose siding, skirting, or awnings, etc.
4. *Any unsanitary condition which would cause a health hazard must be corrected.*
5. Cluttered outside lawn and patio areas are not allowed. No junk, building materials, tools, or any such type of materials are permitted.
6. Any item considered a safety problem must be corrected.
7. Whip-type antennas will be approved on a case by case basis upon submitting a building permit and review by the Park Manager and/or BOD. In accordance with FCC rules, small satellite dishes will be approved. A permit must be secured and dishes must be installed in good taste.
8. Any other item which contributes to the degradation of the property is not allowed.

F. SAFETY AND GENERAL

1. **Safety**
 - a. Polk County has adopted a new Land Use and Development Ordinance as of March 1, 2000 and this ordinance will, where applicable, be a part of our Rules and Regulations.
 - b. Parking on driveways is limited to one (1) motor home or not more than two (2) automobiles and/or pickup trucks. In addition, golf carts or motorcycles may be parked on the driveway provided that the total items so parked do not exceed three (3). All parked items must clear road pavement, public walkways, and grass areas. No overnight parking on streets is permitted. Only vehicles displaying current registration may be parked on driveways. Driveways may not be used for storage of boats, utility trailers or unregistered

- vehicles of any kind. Unit Owners are issued decals for their vehicles with the understanding that they will comply with these parking requirements at all times. If special circumstances (loading or unloading of motor homes, utility trailers, visitors, etc.) require relief, temporary permits may be obtained for a maximum of three (3) days at the Condo Office or at the Safety Point.
- c. Parking on any grass area in this Condo is strictly prohibited.
 - d. Motor scooters, minibikes, motorcycles, mopeds, bicycles, golf carts, skates, inline skates, or skateboards are not allowed on any walkways, pool decks, or court areas within the Park.
 - e. Bicycle parking is permitted only at designated areas at the Condo Club House, Office, Small Pool and Golf Course. Golf cart parking is provided at the Club House and Office.
 - f. All vehicles, including bicycles, must observe posted stop signs and ten (10) MPH speed limit. Age sixteen (16) is required to operate any motorized vehicle, motor scooter, golf cart, etc. Bicycles or golf carts operated after dark must have lights and are operated at owner's risk.
 - g. No auto parking is permitted on the South side of office building. This area is reserved for RVs and golf carts.
 - h. No parking is permitted at any emergency exits or gates. Overnight parking at the Club House and Bathhouse is for guests only. This is by permit only from Safety or the Condo Office and is limited to three (3) days.
 - i. Quiet hours are 11:00 p.m. to 7 a.m.
 - j. Do not walk between occupied lots (except on public walkways).
 - k. Lot owners are responsible for the behavior and actions of their guests and renters.
 - l. *No voice amplifying equipment, loud bullhorns, radio, or sound-projecting equipment of any shape, manner, or form (electric or not) may be used by anyone to create a nuisance.*
 - m. **(Effective Date 09/16/2023) Any owners, guests, vendors, delivery trucks, etc who drive through and breaks the front entry or exit gates, will be charged (\$100.00) for replacement parts and labor.**

2. **General**

- a. *No commercial activities of any kind whatsoever shall be conducted on or from any site in the condominium. A one (1) person service by a unit owner is allowed. No signs promoting a business will be permitted on any owner's or renter's vehicle or property within the condominium. Any person operating a one (1) person service must provide the office with a certificate of liability insurance.*
- b. Solicitation within this Condominium is strictly prohibited. There shall be no solicitations in any manner in or about the condominium for any cause, reason, or purpose.
- c. No construction work is to be done on Sundays or before 7 a.m. or after dark on any other day. The only exceptions will be emergency plumbing, air-conditioning or heating. Other emergencies will be considered.
- d. Parking or storage is not allowed on patio portion of concrete.
- e. Only minor automotive maintenance shall be permitted on vehicles parked on your driveway. Automobile must be operable the same day. No oil changing is permitted. Any contaminated waste must be taken to a proper disposal site.
- f. No clotheslines are allowed from RV vehicle to trees or bushes. A rack-type clothes dryer may be used on the rear of trailer. Portable clothes drying devices and lines at the rear of a unit are allowed provided that they are removed and stored out of sight when not in use.
- g. No washing of clothes, dishes or pets is allowed in the bathhouses.
- h. The Rental Office is instructed to give notice to all renters and guests that badges must be worn for golf and tennis so that they may be seen. No badge, no play, no exceptions. Offenders will be asked to leave the above stated games.
- i. No admission of guests will be allowed in ORO after 9:00 p.m. unless Safety has a notice by a unit owner, not a guest, of said unit.
- j. Light boats and canoes can be parked upside down on the unit owner's dock. No boats, motorcycles, golf carts, or other motorized vehicles are allowed on decks.
- k. The elevator is to be unlocked for all activities in the upper floor of the Club House.

- l. Park organized flea markets and/or yard sales will be scheduled from time to time. Individual activities in these areas are deemed to be commercial ventures and as such are banned by Park Rules. If special circumstances require an activity of this nature at a time not scheduled, approval of the Board must be obtained and said approval shall be on a one-time basis only.
- m. Appropriate attire and behavior for a specific activity and area are required throughout the Park at all times. Shirts and shoes are required in the Club House and Office.
- n. **Smoking is not allowed in any enclosed public common element of the Park at any time.**

This addition to the current rule, was voted on and passed with a majority vote of the BOD. (Effective Date 09/16/2023) You will be able to smoke within ORO at designated areas. Those areas will be as follows:

- 1. Your home.
- 2. Your vehicle / golf cart.
- 3. Parking lot at the Clubhouse
- 4. Parking area at the little pool.
- 5. Parking area at the office.

Smoking receptacles will be placed in all of the common areas mentioned. If the receptacles are not used and the area becomes littered with smoking materials the Board/ Park Manager will revisit the rules and take corrective action.

Smoking materials will include cigarettes, pipes, cigars, vaping materials, chewing tobacco and marijuana.

Areas that you may no longer smoke in are as follows:

- 1. Within 25 feet of the Clubhouse.
- 2. Within 25 feet of the big pool area.
- 3. Within 25 feet of the Tennis courts, Shuffleboard courts, Horseshoe pits and Putt Putt golf course. Smokers at the small pool will need to go to the parking area to smoke.
- 4. The second-floor balcony at the Clubhouse will be a smoke-free area.
- 5. All bathhouses will be smoke-free areas.
- 6. The storage area, marina and the golf course will not be affected at this time.

Violators.

If someone is seen violating the smoking policy they will politely be asked to put their smoking material out or move to a smoking area. If this person refuses or is a repeat offender they will be turned over to the Park Manager/ Board to remedy the situation. People that continue to violate the policy could be turned over to the Fine committee.

These rules apply to all owners, renters and visitors. The Park Manager will make the rules that cover the employees and contractors. Second hand smoke has become more of a problem around our common areas. People want to be able to enjoy the pool and other common areas and not have to smell tobacco smoke. People do not want to bring their young children somewhere and have their children subjected to tobacco smoke. We realize this may be a big adjustment for some people. We do not want to take away your choice to smoke but we felt this was the best way to go for everyone involved.

- o. Large parties of guests are a privilege and any owner having a group of guests over six (6), not including immediate family members, must secure permission from the Condo Office with final approval by the park manager for the use of facilities. This would include using the facilities for weddings, anniversary or birthday parties, or memorial services. The Condo Office will coordinate the use of Park facilities for these special events. Other owners must be given respectful consideration by you when bringing a large group of guests into the Park.

G. PETS (Effective Date 09/16/2023)

1. *No animals or fowl shall be kept or maintained on any sites except customary household pets, and then only on a leash.* Household pets, defined as a cat or dog, are permitted in the condominium. Owners, renters, and guests are limited to a total of one (1) dog or one (1) cat. ~~No aggressive breeds (as published in the Journal of American Veterinary Medicine, Vol, 217, No. 6) are allowed.~~ Any breed of dog found to be aggressive to any other owners or pets or any uncontrollable pet is not allowed. Existing pets in excess of one (1) ~~or aggressive breed as of September 30, 2003~~ may remain, but any replacements must be in compliance with the limit of one (1) ~~and~~ non-aggressive breed as of September 16, 2023. Pets must be registered annually at the Condo office. Before the pet occupies any Unit, the owner, renter or guest of the Unit at which the pet is to be located shall provide the Condo Office with a recent color photograph of the pet, copies of all veterinarian records referencing the date(s) on which the pet had any shots, the age of the pet, and a copy of the pet's most recent county license tag. All pet owners are liable for any loss or damage as a result of their pet's behavior. Before the pet occupies any Unit, the owner, renter or guest of the unit which the pet is to be located, shall also sign an agreement at the Condo Office pursuant to which said owner, renter or guest agrees to indemnify and hold harmless Outdoor Resorts at Orlando, Inc., a Condominium, its directors, officers, employees and agents against any loss or liability of any kind arising from their pet. If the birth of puppies and/or kittens brings the total to more than one (1), the extra animals must not remain beyond the age of ten (10) weeks, and each must be registered at the Condo Office within ten (10) days of their birth.
- 1.a Per ADA law, a service animal is defined as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. Emotional support, therapy, comfort, or companion animals are not considered service animals. They have not been trained to perform a specific job or task, so they do not qualify as service animals under the ADA. A service animal is not considered a pet when applying the rules.
2. Pets must be on a leash and tethered at all times (no exceptions for well-behaved pets).

3. All pets creating a disturbance will be the responsibility of the owner of the Unit occupied by the pet and the renter or guest, if any. The owner, renter, or guest of the Unit occupied by the pet shall be responsible for any and all damages caused by the pet. The owner, renter and guest of the Unit occupied by the pet shall also be responsible for any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage.
4. Pets must not be left unattended unless inside and not creating a disturbance.
5. All owners, renters and guests walking any pets are required to carry and use “pooper scoopers” or bags. Disposal should be in the owner’s, renter’s or guest’s personal trash or proper disposal at storage lot, dog walk or a dog waste disposal can. Pet owners walking their dogs shall be responsible for the security and safety of their pets and other owners. No pet should be walked by an owner, renter or guest riding in a motorized vehicle, golf cart or a bike.
6. No pets are allowed on boulevard, island of Clubhouse parking lot, beach, on golf course, tennis courts, swimming pools or pool decks, shuffleboard or your neighbor’s yard. Under no circumstance will pets be allowed in Bathhouses. Pet walk area is in the storage yard, dog run, roads, or at the unit occupied by the pet.
7. All pets must have proper licenses and must have current shots and vaccinations.
8. Properly documented service animals are exempt from these Rules and Regulations only when said regulations interfere with the performance of their services.
9. ~~Any resident or staff member of Outdoor Resorts at Orlando, Inc., a Condominium, observe an infraction of any of these rules shall attempt to discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance.~~ If an infraction is observed, the observer must submit a formal complaint dated, signed and delivered to the Condo Office. Park Manager will attempt to resolve complaint. If Park Manager is unable to resolve complaint, Park Manager will take complaint to Board of Directors to resolve. ~~If the complaint is not resolved it must be put in writing, addressed to Park Manager, dated, signed and delivered to the Condo Office. The Park Manager shall present the complaint to the Board of Directors, and if a majority of the Board of Directors determines there is merit to the complaint, the pet caregiver will be given written notice of the violation.~~ If the violation is continued or otherwise unresolved, a hearing shall be scheduled by the Board of Directors. (At the Board’s discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves injury or the imminent threat thereof.) The Board of Directors may require the permanent removal of any pet, if such pet is determined by the Board to be a nuisance or a danger to the residents of the park or the Park’s property. If so determined, the pet caregiver will have five (5) days to remove the pet from the Park. The Board of Directors shall also have the authority to assess and collect fines for violations of these Rules and Regulations and to assess and collect amounts to repair or replace damaged areas or objects for the owner, renter or guest of the unit occupied by the pet at the time of violation.

H. GOLF COURSE RULES (Effective Date 09/16/2023)

- ~~1. Golf tags must be worn at all times.~~
- ~~2. Golf passes for guests are limited to two (2) per unit.~~
- ~~3. Owner gold passes are limited to two (2) per unit.~~
4. No more than four (4) golfers per hole.
5. ~~Only one ball in play per person.~~
6. Do not cut in front of other players.
7. Slow play is not allowed on the golf course.
8. Children under the age of nine (9) are not allowed on the golf course.
9. Children between the ages of nine (9) and fourteen (14) must be accompanied by an adult.
10. Only putters are allowed on greens.
11. No dogs or cats are allowed on the golf course any time, day or night.
12. Please always use common sense and golf etiquette at all times.
13. The Golf Course Rules ~~Compliance~~ Committee shall have the authority to revise these rules and/or make new rules to insure the preservation and efficient operation of the golf course, after such have been brought to the Board of Directors for final approval.
14. Appropriate attire will be worn at all times on the golf course. ~~Ladies and gentlemen will be required to wear sport shirts or blouses with slacks or shorts. Ladies are also permitted to wear dresses or skirt combinations.~~ Swimwear of any type or halter tops may not be worn. Shoes must be worn. There are to be no bare feet.
15. All other rules pertaining to Condo Golf Course are posted at number one (#1) tee are to be complied with and will be enforced.
16. Any acts of vandalism by owners and/or guests will result in forfeiture of rights to use golf course and will be responsible for all costs associated with damage incurred.

I. SWIMMING POOL RULES (Effective Date 09/16/2023)

1. Bathing load limit is sixty (60) people in the big pool and twenty-nine (29) in the small pool.
2. No animals are allowed on pool deck.
3. No lifeguard is on duty. Those using the pools do so at their own risk. Swimming alone is dangerous.
4. Shower before entering any pool.
5. No food or drink is allowed in pool or on deck within six (6) feet of pool and no glass containers of any kind in the pool area.
6. Children under the age of twelve (12) must be accompanied by an adult.
7. No balls of any kind ~~or floats~~ are allowed in pool or on deck area. Only pool noodles are allowed in pool. ~~Life preservers~~ Personal flotation devices (life vests) and exercise equipment (for organized exercise classes) are exempt.
8. No Frisbees; no running in pool area; no ~~four~~ offensive language; no alcohol abuse or drugs of any kind. Smoking, vaping or any type of tobacco use is not allowed on pool deck or along pool fence.
9. Children in diapers are not allowed in the pool except with special leak-proof diapers.

10. ~~Pool hours are 10:00 a.m. – 10:00 p.m.~~

Big pool hours:

8:30am-9:00am lap swimmers only

9:00am-10:00am exercise class only

10:00am-10:00pm open swim

Small pool hours:

9:30am-10:00am walking class only

10:00am – 11:30am exercise class and shared time

10:00am-10:00pm open swim

No swimming after hours; no climbing fence at any time.

11. ~~Only personal Walkman-type radios with headsets are allowed.~~ Electronic devices used for music or podcasts may be used with ear buds or headphones only. No phone is to be on speaker when receiving a call. Exercise classes are exempt.

12. Only appropriate swimwear is permitted. Cut-off jeans are not allowed.

13. Swimming during electric storms is prohibited.

14. In case of emergency, call 911 and then call Safety at 1-863-424-0211. In each case, state which pool is involved.

15. No diving is allowed.

16. All other pool rules are posted at ~~the~~ each swimming pool.

J. STORAGE AREA (Effective Date 09/16/2023)

1. Access to the storage area via the large storage gate will be available from 7am to 11 9:30pm; no keys will be given out outside these hours, except in an emergency. Owners will be allowed access through the small gate until it is locked by night ~~security~~ safety at 9:30pm. The unit owner who signs out the storage key is responsible to return the storage key by the end of the day. The key is not to be given to anyone else in storage. If the owner fails to return a key, they will be responsible for the replacement of the lock and three keys at a cost of ~~\$50.00~~ \$75.00. If arriving with a trailer during periods that the Condo Office is not open, you may store your ~~items~~ trailer in the parking lot between the Condo Office and Safety until the Condo Office is open or obtain a three (3) day permit at the “Safety ~~Point~~ Guard House” for loading and unloading at your lot. Once the owner’s ~~item~~ trailer is unloaded, it must be returned to the condo RV parking lot until the condo office is open. No one is allowed to bring their ~~items~~ trailer to storage without going to the condo office first. Not conforming to this rule may result in your losing your storage site.

2. Storage spaces are ~~not~~ held year to year. All registration of storage spaces and sheds expire on January 1 of each year. A current application must be on file in the Condo Office at all times. The ORO permit must be displayed so it is visible. Any space vacated in excess of ~~one hundred and twenty days (120) days~~ Two hundred and ten (210) days, may be assigned to another lot owner. ~~No~~ Notification will be made via letter or email. The owner is responsible for notifying the office when vacating the lot. Even when items are stored year-round, these items must meet the requirements of Item #9.

3. Any item in storage after January 31, of each year that has not been properly registered with the Condo Office, shall be deemed as abandoned or stored in willful violation of the Condo rules and shall be removed from the Condo property at the owner's expense.
4. All items in storage must be registered ~~and registrations must be kept on file at~~ with the Condo Office; Safety cannot register your items. If an owner's resident state requires a registration, then a current registration must be presented to the office when a site has been assigned. If only proof of ownership is presented to Condo Office, a registration must be brought to the Condo Office within thirty (30) days. If the owner's resident state does not require a registration, then proof of ownership such as bill of sale, title or notarization must be provided to the Condo Office. Once a site has been assigned, eighty (80) % of the site must be utilized for at least one hundred twenty (120) days. Failure to utilize at least eight (80) % of the storage site for the specified time will result in the site being reassigned and the owner's item will be moved to a smaller site. Storage spaces will be assigned per the waiting list with ~~sixty (60)~~ thirty (30) days to occupy the storage site. Temporary sites will be assigned on a first come first serve basis. These Rules and Regulations, approved as adopted by the Board of Directors on various dates since March 18, 2006, supersede any previously adopted rules relating to the areas covered herein. These sites will not be held. The use of a temporary site is for owners who only need the storage site while they are staying temporarily at ORO; they are not for items that are permanent.
5. Registration will require signing a "Release of Liability" and agreement to follow ORO Rules and Regulations for the storage space. Owners are required to notify Condo Office if vacating space early.
6. Only one (1) storage space or shed will be issued to a lot owner. Multiple lot owners will not be eligible for a second storage space or shed. During the months of May through September, the park manager may authorize the use of storage space for family members or guests vacationing in a unit owner's unit, as the manager deems appropriate. A second item on an assigned site must be kept to the back of the site so that the park manager can utilize the use of the site during the above specified months. Owner of the assigned site will be notified by the office prior to its use.
7. Renters are not entitled to register for a storage space. If space is available, renters will be able to place their items on a temporary site if it is an appropriate size for the site and if it is only for temporary use.
8. A registration or proof of ownership must be presented to the Condo Office following the rule in #4 that owners have to follow.

9. Sharing a space is acceptable, but the Condo Office must have a permission slip written by the assigned owner of the storage site. All items must have on file in the Condo Office a current registration if their resident state requires one or proof of ownership if resident state does not require one, see item number four (#4). If the original space registrant vacates the space, the secondary registrant cannot automatically have the storage space.
10. All motorized items, all types of trailers and dollies must be road-worthy and fit to be driven on the open road/seaworthy, clean, and have current registration if resident state requires it or proof of ownership if resident state does not require it. All items in storage must have the unit owner's lot numbers visible on their item(s).
11. All automobiles, pick-up trucks, vans, motorcycles, and golf carts will not be allowed a parking space in the storage area, unless they are in a cargo trailer, in a storage shed, or are considered a recreational vehicle.
12. Waiting list spaces will be assigned to the proper owner on the waiting list according to the size of their item to be stored. Owners may have their name on a storage site waiting list and a shed waiting list. However, when the owner is offered a storage site or shed they must choose only one. At that time, their name will be removed from the remaining list.
13. Any violations of the above rules shall be considered a violation of Outdoor Resorts at Orlando, Inc. Rules and Regulations, and will be subject to fines. ORO will not be held responsible for any damage due to removal of any abandoned, unauthorized or unregistered items.
14. All sheds shall be 6'x8' or 8'x10' in size. As of December 15, 2003, no more storage sheds will be allowed in the storage yard. When an owner sells his unit, it must be offered to the next owner on the shed waiting list for no more than the original purchase price. When an owner sells his unit, the shed does not automatically go with the sale of the owner's unit.
15. ~~They~~ Sheds shall be all white in color.
16. Sheds must have the owner's unit number placed on the front of shed.
17. Each owner is responsible for upkeep and cleanliness.
18. All sheds shall have a roof vent. No windows are permitted.
19. Only one storage ~~lot site~~ per unit still applies. You cannot have a standard storage ~~space site~~ and a shed as well. You cannot have a permanent storage site and a temporary site at the same time.
20. Occupancy must be validated yearly by January 1 of each year. Abandonment of shed will cause the shed to become the property of ORO.

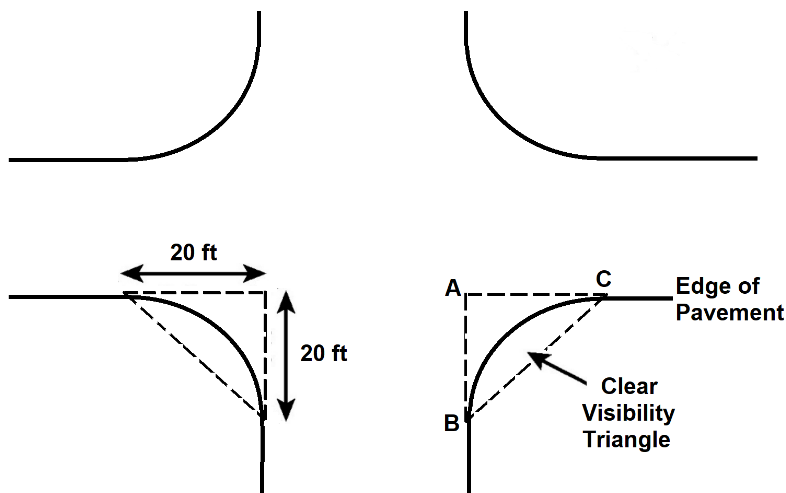
21. Sheds cannot be placed on standard lots.
22. The owner is responsible for contents and loss. Outdoor Resorts at Orlando, Inc. assumes no responsibility.

K. MAINTENANCE

For insurance reasons, NO PARK RESIDENTS ARE ALLOWED IN THE MAINTENANCE AREA. The Park's power tools or equipment will not be loaned to unit owners. If unit owners borrow hand tools belonging to the Park, they do so with the understanding that they alone are responsible for any accidents or injuries resulting from misuse of or defects in said tools. (October 17, 2009). Unit owners may ring the bell at the back gate for assistance.

L. LANDSCAPING (Effective date May15, 2021)

1. All landscaping performed on/at any unit/parcel, other than putting down sod or the planting of flowers, requires a permit signed by the Park Manager. Nothing will be placed in such a manner as to interfere with utility maintenance, including the reading of electric meters, or with an adjacent unit owner's view or ability to wash or perform maintenance on his/her principal camping facility (motor home, travel trailer, or park model). No permit will be issued for any landscaping which is not in good taste or is not in keeping with the overall pleasing esthetic qualities of the Park or poses any hazard (i.e., restricts visibility necessary for safety). This rule pertains to landscaping and is distinct and separate from rules relating to construction.
2. For landscaping near traffic signs, roads, and intersections, additional care must be taken. No landscaping is permitted to be taller than 36 inches in the vicinity of any traffic signs. Landscaping, such as bushes and trees must be kept trimmed back to the road edge and not extend into the roadway from the road surface up to 11 feet from the road surface. At intersections, a clear visibility triangle must be maintained, with no landscaping between 36 inches and 11 feet measured from the road surface. The triangle is formed by extending the roadway edge of pavement lines to a point where the lines intersect each other (point A); and from point (A), measuring to a point 20 feet along both lines points (B and C). The clear visibility triangle is defined as shown



3. Owners shall protect (against weed trimming) all shrubbery and trees with a protective ring of concrete, metal, plastic or mulch. Owners shall protect unit skirting by providing a barrier of some type. Trimming will not be done along unprotected skirting because of potential damage. Owners shall also be responsible for providing protection for all exposed wires by enclosing them in conduit.

M. LOT OWNER DECALS AND PASSES FOR SAFETY (Effective Date 09/16/2023)

1. All privately owned vehicles, including golf carts, belonging to unit owners must have the ORO Safety Decal with logo and number along with colored year decal affixed to the lower left corner of the windshield on either the outside or inside of the glass. Decals mounted on a separate piece of glass and displayed in window will not be accepted. Decals shall not be altered or they will be deemed invalid.
2. To obtain the Safety Decal, the unit owner must bring his/her vehicle to the ORO ~~Condo~~ office together with proof of insurance, registration and/or title, and sign for the decal. ~~Golf Carts are exempt from providing proof of insurance, registration and/or title, they must provide a lot number to receive a decal.~~ The decal must be placed on the vehicle by an ORO ~~Condo~~ office employee or be put on by the unit owner (vehicle owner) at that time under the supervision of the ORO ~~Condo~~ office employee. In the event the ORO ~~Condo~~ office employee supervising the safety operation is not available for some reason, any available board member will assist the unit owner with decal placement in this regard.
3. Decals will be issued as needed, at no charge. They shall not be altered in any manner. In a circumstance where an eligible child or guest is permanently residing in a unit, a different color decal may be issued at the Park Manager's discretion.
4. Vehicles of guests or short-term renters will be issued a one (1) day vehicle pass at the safety gate, which must be displayed in the windshield at all times while the vehicle is within the condominium boundaries. This also applies to vehicles leased or rented by unit owners. These passes ~~may~~ will be extended by the ORO ~~Condo~~ office for the period of visitation or rental up to a maximum of thirty (30) days. For Rental Program renters staying less than 3 months, the pass can be valid for the entire length of their rental period. There is ~~an affidavit a form~~ to be submitted signed by all owner(s) prior to renter/guest arrival. In addition, there is a form an additional affidavit if the for guest and visitors staying longer than two nights ~~three (3) weeks to establish the identity of the visitor and whether the visitor is a guest or a renter-guest is actually a guest or not. (January 16, 2010)~~ These passes may be extended by the ORO park manager. ~~in accordance with the rules established in our "fifty five (55) and older" provisions. 17 These Rules and Regulations, approved as adopted by the Board of Directors on various dates since March 18, 2006 supersede any previous adopted rules relating to the areas covered herein.~~
5. ~~"Fifty five (55) and older"~~ Qualified long-term renters and visitors or unit owners operating rental or leased vehicles will be issued passes for thirty (30) days periods as needed.
6. All passes must be placed on the inside of the windshield ~~in such a manner as~~ to be easily visible, showing both the expiration date and ~~as well as~~ the lot number of the unit.
7. Any alteration of the vehicle Safety Decal, ~~whatsoever, such as~~ or the removal or concealment of the decal number, shall immediately invalidate the entire decal and shall constitute evidence of willful and intentional violation of Condominium Rules governing the use of the Safety Decals. Such violation shall require that

owners come to the office and be issued a new decal. Continued violation will require that owner shall be issued a thirty (30) day pass for entrance to the park.

8. Parking of vehicles, golf carts, or motorcycles on grass, roads or encroaching on roads, public walkways, common ground, or property of others, or lapse of registration shall be cause for revocation of decals and/or passes. Owners are ~~cautioned that they are~~ only entitled to decals and/or passes for types and numbers of vehicles that can be parked on their driveways.
9. Unit owners expecting guests must notify Safety, calling 863-424-0211, or furnish Safety, in writing, their name and lot number, the name of the guest, and the expected time of arrival and stay. Unit owners may also furnish Safety, in writing ~~written form only~~, the names of one or more individuals that they wish to host or to whom they wish to deny entry at any time. If a visitor who is not pre-registered arrives, Safety will call the owner to verify entry. If the unit owner's telephone number is not on Safety's list or the telephone is not answered, Safety shall have the sole right to allow or deny access to the Park.
10. Short term renters of three (3) to six (6) months may receive a numbered windshield permit from the ORO office. The permit will be a different color than an owner decal. The proper renter paperwork must be completed and on file. The permit will have lot number being rented, vehicle license plate number, and the expiration date. Permit color will change annually.
11. Long term renters of six (6) to (12) months will receive the same permit as short-term renters. Long term renters have the option to purchase a transponder at the current price.
12. Permit colors will change **biannual**. Permit year runs from July 1st to June 30th.
13. (Effective 9/16/2023)



Sample 1 - Owners



Sample 2 Vendors

Owner stickers as in sample 1 are to be displayed by all owners of ORO on the windshield of the following vehicles: Automobiles, trucks, vans, golf carts, motorcycles, mopeds, scooters. Stickers will be renewed every 2 years starting in July 2023.

Vendor stickers as in example 2 will be distributed to insured vendors that service ORO on a regular basis. Distribution of Vendor stickers will be at the discretion of the Park Manager.

N. TENNIS AND SHUFFLEBOARD

1. Schedules of organized, regulated (including methods of rotating use and sign-up sheets) and open play may be adopted by the Board. If, during an open play period, the participants cannot agree on a method of sharing the facilities, the least restrictive rules of the regulated play periods shall govern.
2. These facilities are designed and maintained for specific uses. Skateboards, skates (including inline skates), bicycles, tricycles, and any other equipment which could damage the facilities are banned. Improper use of normal play equipment is prohibited. Food and drinks (other than water in non-breakable containers) are not allowed on tennis courts. Owners are responsible for the actions of their guests and renters, whether adults or children. Children must be properly supervised at all times (accompanied by an adult), and teenagers and young adults are to be informed by the owner that these rules apply to them as well.
3. Proper attire, including tennis shoes where applicable, is required.
4. Tennis court surfaces are for playing tennis only. Lounge chairs or other furniture with legs that could damage court surfaces are not to be used in the tennis court area.
5. At times when it becomes necessary to lock court areas to prevent misuse, the location of keys (Office, Safety, Board Member, and/or Volunteer Owner) will be posted at the gate and users are required to relock the courts after their term of play and not leave the courts unlocked or turn them over to others.
6. Shuffleboard lanes are not to be walked on.

O. MARINA

~~Safety in conjunction with~~ The Condo Office shall maintain a use and waiting list for all unit owners who own a licensed boat and are using or wish to use the dock facility. (February 20, 2010: Since there may not be sufficient dock space available for all registered boats, spaces will be assigned on a first come, first serve basis.) Owners in residence shall be given preference for use. In the event the dock area is full, the beach area adjacent to the volleyball court has been designated for the beach storage of licensed boats. A committee appointed by the Board of Directors shall periodically review the rules and make recommendations for the overall operation of the Marina. Final decisions rest with the Board of Directors. The Board of Directors/Park Manager will be kept apprised of committee activities via the Board liaison or committee chairman. In the event of inclement weather (hurricanes, tornadoes, etc.) and by direction of the Board of Directors, when it is possible that the Marina could sustain damage, all boats shall be removed from the Marina. The owners or their designees shall move the boats to ~~either the storage area or the beach area~~. If the owners or their designees cannot move their boats from the Marina, this shall be done by ORO ~~Safety~~, ORO Maintenance, or as directed by the Board of Directors at the fixed hourly rate charge. *Note:* If a boat is moved by ORO, any damage is the owner's responsibility.

The following rules are posted at the Marina and shall be enforced:

1. Boats must be registered at the ~~Safety Gate~~ Office.
2. Lot number and current registration must be displayed on the boat.
3. Owners absent more than 30 days must remove boat to storage.
4. ~~Do not fasten anything to the dock.~~ Only boats may be fastened to the dock. (No Bumpers/Fenders)
5. ~~Do not fill fuel tanks on the dock.~~
6. Do not clean fish on the dock.
7. No permanent boat tie-ups at the end of the dock.
8. Unit owners will be liable for any dollar damage to the dock done by their boat.
9. We request all boats moored on the fingered side of the dock to be secured in a 3 rope "spring line" style of tie-off. This will minimize potential damage to the dock or boats. A drawing will be attached to the application.

P. COVENANTS (ARCHITECTURAL GUIDELINES) COMMITTEE

A COVENANTS (ARCHITECTURAL GUIDELINES) COMMITTEE shall be established by the Board of Directors for the review of rule variations which are in good taste and not in violation of State Condominium law. After careful consideration, the committee's recommendation(s) shall be submitted to the Board of Directors for their final action at the next scheduled Board meeting. No construction may begin before the Board meeting.

Q. ABANDONMENT OF PROPERTY AND VEHICLES

1. The appearance of our Park is very important all year, not only during the winter months. As owners we are responsible for the appearance as it affects our individual units. The following rules are set forth in order to maintain that standard that we have come to expect in Outdoor Resorts:
 - a. Items left behind, such as cars and golf carts, must be properly cared for. Only licensed cars or trucks and golf carts will be allowed to remain on the driveways of unoccupied units. All other items, such as RVs, boats, trailers, carriers, etc., must be removed to the storage area. All items left behind and which are covered by the owners must be done so in good taste. All covers must be manufactured covers, properly installed. Torn or loose items will be removed. Items such as plywood, canvas, brick, blocks, etc. will not be allowed. Items left behind in violation of this rule shall be considered debris and will be removed and disposed of by the maintenance department at the owner's expense.
 - b. Loose items such as flower pots, furniture, etc., that are not secured will be considered debris and will be removed.
 - c. Any material used to cover windows must be plain silver or painted white and neatly installed. Building board with lettering is strictly prohibited; this is unsightly. Again, the appearance of the park is very important and must be maintained.
 - d. Care should be taken when leaving your unit for a long period of time. Flowers and flower beds, shrubs and trees that you have taken care of for three (3) or four (4) months look beautiful when you leave but are soon overgrown with weeds, and many die. Clean out your beds before leaving or make arrangements with a neighbor or someone who will look after your interests while you are gone.
 - e. Should a violation be determined while the owner or owners are out of the park, due process of notification will be followed and the violations will be corrected at owner's expense.
2. SPECIAL REFERENCE is also made to the Declaration, ARTICLE XI which refers to the Association's right to exclusively rent lots (units) and to ARTICLE XIII (12) which relates to the "over fifty five" age restriction.
3. WHEREAS, ARTICLE III, DIRECTORS, Section 11 (I) Bylaws, establishes "reasonable fines against a unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with the provisions of the Declaration, the Association Bylaws, or the reasonable Rules and Regulations of the Association", and
4. WHEREAS, F.S. 718.303 (3) states, "If the Declaration or Bylaws so provide, the Association may levy reasonable fines against a unit for failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provision of the declaration, the Association Bylaws, or reasonable rules of the Association. No fine will become a lien against a unit. No fine may exceed one hundred (100) dollars per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice an opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied. The provisions of this subsection do not apply to unoccupied units." and,

5. WHEREAS, the Board of Directors intends to pursue the enforcement of the Declaration, the Bylaws and the Rules and Regulations of Outdoor Resorts at Orlando, Inc. and is therefore setting down the following procedure for the implementation of fines for noncompliance with the Declaration, the Bylaws and the Rules and Regulations. The following procedure shall be followed:
- a. **Fine Committee:** The Board of Directors will, at a duly conducted and properly noticed meeting, by motion create a Fine Committee composed of unit owners.
 - b. **Documentation of Violation:**
 - 1) **Construction:** All construction violations shall be referred to the Park Manager. It shall be his/her responsibility to take the proper first-step corrective action.
 - 2) **Degraded Property:** When this becomes a problem, documentation of the specific violation shall be made with pictures and witnesses where possible. Upon documentation a first letter of violation shall be sent to the offender at his/her last listed address.
 - 3) **Behavior:** Behavior problems should be handled by Safety personnel. Should the behavior become threatening, the Safety personnel should immediately report the incident to the authorities.
 - c. **First Notice:** When a violation is documented, the violator will be notified in writing of the violation and be given fifteen (15) days notice to correct the offense. Notice will be given in that letter that, should the violation not be corrected within the given time period, the Association will proceed with compelling compliance using fines and legal action and litigation if necessary.
 - d. **Second Notice:** If the violation is not corrected within the fifteen (15) day time period allowed by the First Notice, a Second Notice will be sent to the violator
 - 1) notifying him/her of the continuing existence of the violation;
 - 2) demanding the violation be corrected;
 - 3) stating that a fine in the amount of \$_____ (e.g., one hundred (100) dollars per day) will be levied and imposed fifteen (15) days from the date of the Second Notice unless:
 - The violation is corrected;
 - Or the violator demands in writing a hearing before the Fine Committee. Such demand for hearing must be received by the Association at 9000 U.S. Hwy 192, #1000, Clermont, FL 34714 on or before fifteen (15) days of the date of the Second Notice.
 - 4) Fines in the amount of \$_____ (e.g., one hundred (100) dollars per day) up to a maximum of one thousand (1,000) dollars will be levied and imposed for each additional day the violation continues unless a hearing as referenced above is requested.
 - 5) If the hearing is requested, the violator will be notified in writing of the time, date, and place of the hearing a minimum of fourteen (14) days prior to the hearing.
 - 6) All notices sent by the Association to a violator who is or is not a unit owner may be delivered to unit owners by certified and regular mail, addressed to such unit owner, at his place of residence in the condominium, unless unit owner has, by written notice duly receipted for, specified a different address.
 - 7) The notice shall state that the violator is hereby being notified of his/her rights and opportunity for a hearing before a Committee of unit owners (the Fine Committee), and
 - 8) that he/she shall have the right to attend the hearing and that he/she may present evidence, testimony, and witnesses at the hearing and contest and controvert the existence of the violation(s) and the propriety of the fine.
 - 9) If he/she wishes to implement his/her rights and opportunity for a hearing, then he/she must deliver to the Association within fifteen (15) days of the date set forth on the Second Notice a written request for a hearing regarding the violation(s) and fine. Said notices shall be mailed to: Outdoor Resorts at Orlando, Inc., 9000 U.S. Hwy 192, #1000, Clermont, FL 34714. Proof of such mailing shall be provided by the party by mailing the notice in affidavit form or by certified mail.

e. **If a Hearing is Requested:**

- 1) The Park Manager or designee shall determine and schedule a date that the Committee Members and any Association representatives necessary to establish the violation can attend. An attempt to coordinate this date with the violator shall be made.
- 2) The Park Manager or designee shall send to the violator a letter (i.e., notice) notifying him/her of the hearing and specifically stating the time, place and date of the hearing. This notice should reiterate that the violator has the right to attend the hearing and present his/her case. See Item 5) under d.
Second Notice: The hearing shall be conducted by the fine committee, with Chair of the Committee presiding.
- 3) The Park Manager or designee shall post notice of the meeting and the agenda. If a majority of the Board of Directors is involved, a notice of a Board meeting shall be posted.
- 4) The Fine Committee shall notify the Board of Directors and the violator in writing of its decision and of any fine.

COMMON USE

