

THE STANDING RULES OF THE BOARD OF DIRECTORS
BRADEN CASTLE ASSOCIATION, INC

(Promulgated under Article III section 1, Paragraph 4 of the Constitution and By-laws)

1. In compliance with Florida State Laws and the 1988 Fair Housing Act, Exemption 3, The Braden Castle Community, as of April 1, 2019, is intended and operated for occupancy by persons 55 years of age or older.

2. Renting by a member of the Association of their cottage is subject to prior verification of age and the approval of the Board of Directors.

A) The member shall be held responsible for Notifying the manager of the tenant's name , address, age, and length of time renting prior to the tenant's arrival.

B) The member shall make provision for the parking of a tenant's vehicle in an approved parking area.

3. All residents, tenants and visitors are subject to the rules and regulations of the Association.

4. Members of the Association are not permitted to own a Mobile Home in the Park.

5. Parking of vehicles on the streets is prohibited. Parking on Association common property is prohibited.

6. Peddling, solicitation and/or distribution of literature from house to house in the Park is prohibited. The Board of Directors may permit clubs and candidates for the Board to distribute materials.

7. The use of or trafficking of intoxication liquors or other controlled substances on commonly held grounds or facilities is prohibited.

8. Quiet must be maintained from 11 P.M until 7 A.M

9. Children under the age of 16 are not permitted on the shuffle courts, docks, and long pier or in Association buildings unless accompanied by an adult.

10. Household pets are *not* permitted in the Park in accordance with Deed Restriction #6.

11. Owners are required to obtain permission and approval from the Architectural Review Committee (“ARC”), and the Board of Directors when applicable, for any type of construction on any building on their property or lot before beginning work or applying for a permit from the City.
12. Owners are required to keep their lots and building in acceptable condition. The Board shall take appropriate action under the Constitution, By-Laws, and Deed Restrictions to remedy any unacceptable condition and the owner shall be billed for any cost to the Association in regards to this action.
13. The illegal use of firearms, pellet, or BB guns is prohibited.
14. The use of shower rooms is limited to occupants in the RV Park and other residents who may have temporary need.
15. The laundry facilities are for the mobile homes and the RV’s.
16. The use of Association facilities must have the approval of the Manager. The Board may establish fees. Such use shall be governed by the following:
 - A. Members and groups of the membership shall have first priority.
 - B. Groups with Members in their membership shall be second.
 - C. The Board reserves the right to limit the use of commonly held facilities.
17. Trees, shrubs, or any other plants planted on Association property must have approval of the Building and Grounds committee, and will then become the property of the Association.
18. The Board of Directors, on the petition of a member, may permit said member to extend onto Association property for emergency use, such as wheel chair ramp, etc. Petition must include drawings and reason for emergency.
19. Under age 55 relatives of a HOA member who is 55 or over, may be permitted to visit for periods not to exceed 30 days in a calendar year, whether or not the member is in residence. The member is responsible for all visitors.
20. Board meetings shall be conducted in accordance with Robert’s Rules of Order.