

BRIAR CREEK MOBILE HOME COMMUNITY #1, Inc.
100 Briar Creek Boulevard
Safety Harbor, Florida 34695

June 2019

Rules and restrictions included herein are not intended to replace or modify the Deed Restrictions and Declarations of the Association, this is merely a recap or paraphrase of the actual documents and other pertinent information. You are encouraged to read all the Association documents. A copy of each document is located on the www.mybriarcreek.com website.

- **Age Restrictions**

Briar Creek has been determined to be a community of "housing for older persons" as that term is defined in federal and state fair housing laws. This means that at least one person permanently occupying each unit will be required to be fifty-five (55) years of age or older.

No persons who have not yet attained the age of eighteen (18) years of age shall be permitted to reside here, except that children under such age may be permitted to visit and temporary reside thereon, provided that such temporary residence shall not exceed sixty (60) days in any one calendar year or sixty (60) days within any consecutive twelve (12) month period, whichever may provide the least permissible residence.

Other family members of owners may occupy a unit as guests in the absence of an owner, even if one Occupant is not fifty-five (55) years of age or older, for up to sixty (60) days in any one calendar year and such guests will not be considered to be "permanent occupants" under such circumstances.

- **Rental or Lease**

A condominium parcel shall not be rented or leased without the prior written approval of the Association. To comply with the Fair Housing Act documented proof of age must be furnished to the Association for its permanent record. At least one occupant must be at least fifty-five (55) years of age.

The number of units rented or leased at any one time shall be limited to six percent (6) of the total of three hundred seventeen (317) units.

- **Parking**

There is No Parking on the streets overnight. No Parking on the grass at any time. Overnight and guest parking is available in the parking lot by the Shuffleboard Courts, the Garage and the Laundry building. **See Overnight/Guest Parking Policy.**

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- **Exterior Changes**

Any changes made to the exterior of you Unit must have Board of Director approval. This includes changing landscaping, driveway enhancements such as widening or painting. Use an Architectural Request Form from the bins outside the Directors Office or get one at the www.mybriarcreek.com website. **DO NOT PROCEED** with work until the Architectural Request is approved.

- **Sprinklers**

Watering of lawns and flowers is allowed by hand sprinkling **ONLY**. Use of any sprinkler on any automatic timer is prohibited. For the purposes of this section, a sprinkler on automatic timer is any sprinkler which will initiate and water without the necessity of the owner's physical presence on the lot.

- **Pets**

The Pet Section of Briar Creek are those units North of Briar Creek. A sign is posted marking the beginning/end of the Pet Section. Residents may have one (1) indoor only Cat in any unit of the park. One (1) Dog not to exceed twenty-five (25) pounds is permitted in the Pet Section. Please be aware all guests visiting must adhere to the pet restrictions of Briar Creek Mobile Home Community #1, Inc.. A visiting dog is not permitted in the non-pet section. Similarly a dog in excess of twenty-five (25) pounds is not permitted in the pet section. This includes visitors to your home; they may not bring dogs in excess of twenty-five (25) pounds in the Pet Section. **The owner will be required to maintain the pet at all times under a leash. All pets must be registered with the Board of Directors of the Association.**

- **Pool and Spa**

Pool rules and hours are posted on the board located on the side of the pump house building at the Pool. Spa rules are posted on the building post next to the timer. You must have a Pool Tag for each person (Red for Residents, White for Guests) as a means of identification. if you need Pool Tags contact Ralph Vitiello 432-3976. There may be a nominal cost for the Tags. At present time **The Pool is open from 8AM to 10PM with the hours of 1PM to 4PM being designated as "ADULTS ONLY"**. Please be advised that it is unsafe to use the Pool during any hours than those posted at the Pool.