

**SPANISH
LAKES
RESIDENT'S
GUIDE**

SPANISH LAKES MOBILE HOME PARK

The Spanish Lakes Mobile Home Park has 394 mobile homes that vary in length from 36 to 60 feet long and for the most part are double wides. The park was established as an adult park, meaning residents and renters must be 55 years of age or if a couple, one must be 55. The park has a clubhouse for activities, a heated pool, saunas, a shuffleboard court, two bocce courts and two horseshoe courts. The owner of the park is represented by a Park Manager, an Office Manager and Maintenance personnel. Spanish Lakes is a rental park and the monthly lot rent includes these amenities: clubhouse, water and sewer, lawn mowing plus basic cable, recyclables and garbage.

SPANISH LAKES ASSOCIATION SOCIAL BOARD

In 1975, the new residents of the park decided to form an Association for the betterment of all concerned. The objectives of the organization were directed to assuring the welfare, safety, communication and enjoyment of the residents of the park. In December the residents of the park elect Officers and a Board of Directors to fulfill these objectives.

The officers consist of a President, First Vice President, Second Vice President, Secretary, Treasurer and four Directors. The officers meet monthly after breakfast on the Wednesday before the regular membership meeting. Any resident can sit in at this meeting to present a request or question. A suggestion box is maintained on the hall bulletin board where residents may make signed suggestions to be considered by the board.

Election And installation of officers is held in January of each year at which time the nomination committee presents its recommendation and other members of the association may be nominated from the floor, with their prior approval.

For copies of the by-laws of either board, contact the Secretary of that Board.

On the second Thursday of each month (except July and August) the Association Board meets with residents of the Park to conduct the business of the Association. On the first Wednesday of each month (except July and August) the Association Board meets to plan and organize Association activities. Residents are encouraged to attend this Board meeting to voice suggestions and idea. Each Wednesday morning the Board hosts a breakfast at which time the members of the Board will present current information about on-going activities.

Membership in the Association requires ownership of a home in Spanish Lakes. Each owner has a vote. Renters may attend all Association meetings but have neither a voice or vote. There are no dues. Monies for the operation of the Association are obtained by fundraisers and the Super Second Sale which will be described elsewhere in this booklet. The association owns the tables and chairs in the clubhouse, pool furniture, library furniture, Association copier, billiard equipment, kitchen appliances and

supplies, organ, card tables, ping pong tables, health equipment and a shed at the back of the Park.

SPANISH LAKES HOMEOWNERS CORPORATION BOARD “BUSINESS or LEGAL BOARD”

Organized in 1984 under the provisions of Chapter 723, Florida Statutes. The Homeowners Corporation must follow the rules of Chapter 723. The Board has a President, Vice President, Treasurer, Secretary and five (5) Directors.

Any home in the park may be recognized as a member in good standing in the corporation. Thereafter, regardless of who owns the home, its owner is recognized as being eligible to attend, participate and vote in accordance with the by-laws.

Briefly, with the enactment of Chapter 723 (The landmark piece of legislation which provided Florida Mobile Home Owners with a special set of protective laws) it became necessary to form a special corporate organization of mobile home owners in order to exercise the rights and benefits afforded by that new set of laws, which includes the **“right of first refusal”** provision under which residents have an opportunity to purchase their park should it go up for sale. It is also this organization’s responsibility to conduct all litigatory matters between park owner/management and it’s residents including, (but not limited to) rent increases and changes in rules or regulations, should such a situation arise.

FEDERATION of MOBILE HOME OWNERS of FLORIDA, INC> (FMO)

A statewide organization with nationwide affiliations, formed in 1962 to protect mobile home owners in rental parks from some unscrupulous park owners, who had very few legal restraints to deter rent gouging, intimidation and a multitude of other unfair practices which made mobile home living unbearable in some parks.

The FMO fought for fair treatment for renters in mobile home parks and finally, with vigorous political action to elect responsible people into the state legislature, the FMO’s effective lobbying was rewarded by the passage of Chapter 723 in 1983 and amended in subsequent sessions.

Much still needs to be done to achieve a “fairness doctrine” in laws governing mobile home living. Well-financed lobbies of park owners seek to dilute Chapter 723 at each legislative session. Thus, the function of the Spanish Lakes FMO Committee is, through its local chairperson to:

- a) Have representation at all meetings of District 8 FMO
- b) Maintain an updated membership roll
- c) Assist the state organization in it’s legislative program to get laws that will protect

- d) Report to the Spanish Lakes Park Membership on the second Thursday of each month
- e) Keep the Spanish Lakes Park Association Board and the homeowners corporation board informed on current developments

COMMUNICATIONS

The Spanish Lakes Association maintains several ways of communications in the Park. The SPLASH; the associations newsletter is published each week and available at the clubhouse. A Drop Box is located on the bulletin board in the clubhouse for materials to be published in the SPLASH.

Information about ongoing activities is given at each Wednesday Breakfast meeting and also at the monthly Association meeting by the Officers and Directors of the Association. The Associations Officers and Directors each bear an area of responsibility. The First Vice President is the Social Director and maintains the Social Calendar. The Second Vice President is in charge of fund raisers and is responsible for Communications. In addition to the Secretary and Treasurer there are four Directors: Kitchen Director, Facility Director, Sports Director and Communications Director who is in contact with residents concerning their needs.

Park Management operates an information site on channel 2. To request information be run on channel 2, please complete Request Form in lobby of clubhouse and put in drop box on door of the park office.

FUND RAISERS

The majority of Association activities are self-supporting. However, in order to support capital expenditures for equipment, copier, insurance, bocce, shuffleboard, etc., the Association has several fundraisers with the largest being the Super Second Sale.

SUPER SECOND SALE

The Association conducts a large sale in February each year called the Super Second Sale. Donations from the residents are collected throughout the year and stored in the shed at the back of the park in the Storage Lot. The Super Second sells tools, golf items, electronics, jewelry, baked goods, linens, lamps, men's and women's clothing, and small appliances. The sale raises thousands of dollars and is crucial to the financial support of the Association. Some 250 residents will contribute their time and effort toward this fundraiser.

SECURITY IS EVERYONE'S BUSINESS

Every resident is part of the security of Spanish Lakes. Keep your eyes and ears open as you go about your daily activities. If you observe suspicious or unusual activities, contact the Sheriff's Office. The Sheriff encourages you to do so you can make a difference.

CLUBHOUSE LOCK-UP

The office hours for the clubhouse are from 9am to noon and from 1pm to 3pm Monday through Friday. Exceptions will be noted on the office window. The clubhouse will be locked at all other times with the exception of ongoing events. Each resident has been issued a key to the clubhouse and residents are ask to lock all doors when they leave the clubhouse. If you are unable to locate your key, contact the Park Manager for a duplicate for a fee.

SOLICITING is not allowed in Spanish Lakes. Should you observe someone soliciting in your neighborhood, report the information to the Park Office.

COMMUNITY COVENANT CHURCH

The Community Covenant Church holds services at the clubhouse each Sunday at 10:30am October – May. The services are non-denominational.

SOCIAL ACTIVITIES

Spanish Lakes has many social activities with the busiest period being the winter months from November through April. None of these activities just happen. It is only due to the many residents who volunteer to serve as a chairperson or to serve on a committee that makes it happen. Volunteerism is the life blood of Spanish Lakes. Events are advertised well in advance and tickets are sold three weeks in advance. Tickets are available at the Wednesday morning breakfast.

DANCES

There are many dances during the winter season October through April: Harvest, New Years, Inaugural Ball, St Patrick's, Country, Valentines, Sock Hop, etc.

PIZZA PARTY

During the winter season an “all you can eat” Pizza Party is held in the evening both as a social event and a fundraiser.

CHRISTMAS PARTY

During the Christmas holidays, Mr. and Mrs. Santa Claus makes a special visit to Spanish Lakes and usually they bring along some special friends.

SPECIAL DINNERS

On Thanksgiving Day and Christmas Day special dinners are held for those residents who wish to attend.

PICNICS

Picnics are held throughout the year: 4th of July, Labor Day, Memorial Day, etc.

CLASSES and WORKSHOPS

In season there are some ongoing classes and workshops: crafts, quilting, line dancing, etc.

CARD GAMES

Several card games are in progress including Pegs & Jokers, Women’s Poker, Euchre, Pinochle, Men’s Poker and Texas Hold-Em.

SPORTS

Spanish Lakes has many sports to choose from including: Golf League, Shuffleboard, Bocce, Billiards, Horseshoes, Ping Pong, Exercise Classes, Heated Pool, Aquacise Classes

POOL RULES

1. Shower before entering pool
2. No food, drink or glassware in the pool area
3. No diapers of any kind are allowed in the pool. Children not potty trained are not allowed in the pool
4. Persons under 16 may use the pool between 11am and 3pm and between 5pm and 7pm
5. No diving or jumping into the pool
6. No animals in or around the pool
7. Bathing load maximum is 16 persons
8. Pool hours are sunrise to sunset
9. Children under 15 years of age must be accompanied by an adult
10. Smoking is NOT permitted in the pool or breezeway areas.

GUESTS

Guests whose visit exceeds 48 hours must register with the Park Office.

All residents and renters are responsible for the conduct of their guests.

Children under 15 years of age must be accompanied by an adult when leaving the lot they are visiting. Children are NOT to ride bicycles unless accompanied by an adult.

Children under 16 are not allowed on the Shuffleboard Court or in the Billiard Room.

Motorcycles are not permitted in the park at any time.

Skateboards and roller blades are not allowed.

Beach cover-ups are required on the streets at all times.

RECREATIONAL VEHICLES

Management will assign parking spaces for residents and renters for RV's, campers and boats. Visitors may park their RV in the parking areas adjacent to the Clubhouse. Parking in front of the home is not permitted.

Residents preparing for a trip may park their RV in front of their home for 48 hours. When returning from a trip, residents may park in front of their home for 36 hours for unloading.

KITCHEN

The kitchen is located in the northwest corner of the Clubhouse where the Association maintains a food preparation facility for groups large and small. The kitchen turns out wonderful meals due to our amazing cooks.

The kitchen is responsibility of the Kitchen Director who is assisted at Wednesday Breakfast by monthly Captains. Kitchen volunteers also serve as helpers at many other Association functions that use the kitchen.

LIBRARY

The library continues to change as residents donate many types of reading materials. Books are listed alphabetically and grouped by type. There are also puzzles, cassettes and cd's. Loaning of items from the Library is on the honor system. Take a look at the photo albums that began with the establishment of Spanish Lakes in 1974.

TRAVELING

Spanish Lakes has many residents who like to travel. The Association has a Travel Director and is affiliated with a Travel Company who makes this possible. The Travel Director makes arrangements with the Travel Company and posts the information on the Travel Board. These trips can be day trips, overnights or longer. They can be musicals, plays, cruises and other places of interest. The trips usually start and end at the clubhouse. It is very comforting to senior drivers to let someone else drive.

USE OF WATER

Water in Florida can be a scarce commodity so it must be used sparingly. Do not wash cars with an open hose, use a shutoff and a bucket.

Flowers can be watered by hand when needed.

TREE AND SHRUB PLANTING

Before you consider planting any trees or shrubs surrounding your home, contact the Park Manager since all of the Park's utilities are underground and tree and shrub roots can cause serious problems.

PETS

Small dogs and other small pets only are allowed in the pet section. Dogs over 35 lbs. will not be allowed. All dogs are to be on a leash when outside. Dogs may not be tied and left in the yard. No exceptions. Dog walking is restricted to the outer perimeter streets of the Park. All dogs must be properly licensed and current on all vaccinations as required by Florida Statute, local ordinances and any other pertinent rule or regulation with copies filed at the Park Office. Dogs with a history of aggressive, threatening or violent behavior will not be allowed in the Park.

GARBAGE / RECYCLING

Waste Management picks up garbage and recyclables by separate trucks on Thursdays starting at 7am. Put your garbage on one side of your driveway and your recyclables on the other.

SUBLETTING OF HOMES

Homeowners are allowed to rent their homes for a period of not less than 2 months. All renters must abide by the rules of the park including the 55 and older rule. Management must approve all renters. Perspective renters must complete Park Application with a fee for a background check.