

PLANTATION ESTATES MOBILE HOMEOWNERS, INC.

16265 John Morris Road, Fort Myers, Florida 33908

Policies and Procedures
(As Revised July 16, 2025)

The Board of Directors of Plantation Estates shall be responsible for the development and enforcement of Policies and Procedures. It is hopeful that any infraction of the Policies and Procedures can be resolved with a discussion between a director and the homeowner. In the event the issue cannot be resolved, a letter from the Board will be sent to the homeowner outlining the issue and establishing a timeline for the issue to be resolved. If the issue remains unresolved upon completion of the timeline, a fine will be assessed to the homeowner and the Board will have the issue corrected and the charges incurred will be assessed to the homeowner.

1. If permitted by Florida Law and Lee County ordinances, any mobile home in Plantation Estates that might be destroyed by hurricane, fire, flood, etc. may be replaced on the same lot, but must meet all association standards developed by the Board of Directors and the Lee County Mobile Home Building Codes.

2. Lighting and Mailbox Requirements

Standard Set Homes

A dusk to dawn front lawn light is required as a community safety. Solar powered and or hardwired black light fixtures are recommended and shall be on a black light post. The light shall be approximately 6'-0" from the ground level to the center of the light. **It is required that the light be lit and maintained whether the owners are in residence or not.**

High Set Homes

A dusk to dawn front lawn light is required as a community safety. Solar powered and or hardwired black light fixtures are recommended and shall be on a black light post and can be attached to the front piers (no post needed) or either side of driveway. The light shall be approximately 6'-0" from the ground level to the center of the light. **It is required that the light be lit and maintained whether the owners are in residence or not.**

Mailboxes should be black and mounted on a black post and installed per Post Office requirements.

Recommended mailboxes and lighting ideas are also available from the Architectural & Remediation Committee upon request.

3. No exterior modifications, planting or removing trees or shrubs, or additions to a mobile home or site may be made without the approval of the majority (4) of the Board of Directors after receiving a recommendation of the Architectural and Remediation Committee and modification or addition plans must meet the Lee County Mobile Home Building Code. A Lee County Building Permit must be obtained before the work may begin. Permits must be prominently

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displayed on the mobile home site. If you plan to make changes to the overall dimensions of your mobile home or make changes to your lot, you should refer to your lease agreement and consult the Board of Directors. All homeowners must repair and maintain their homes all year or arrange to have it done. A respectable appearance of the home is expected even if they are not in their residence.

Guidelines for housing and/lot improvement are as follows. Application to be submitted to The Architectural and Remediation Committee in writing, where the Board of Directors approval required. Past approvals do not dictate future approvals.

If in doubt about the need for a Building Permit, please contact Lee County at 239-533-8329.

If you are in doubt about needing approval for any work, contact the Architectural & Remediation Committee or a Board Member.

Project	Lee County Building Permit Required	Board of Directors or its Designee Approval Required
Painting exterior of house/driveway/shutters & trim	No	Yes (except when same)
Window replacement	Yes	No
New screen room w/vinyl windows	Yes	Yes
Concrete work less than 4" thick	No	Yes (includes pavers)
Concrete work more than 4" thick	Yes	Yes
New Roof or roof overs	Yes	Yes
Carport additions	Yes	Yes
Metal awnings/hurricane shutters	Yes	Yes
Siding and/or soffit work	Yes	Yes
Fencing	Yes	Yes

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Exterior Decking/Porches	Yes	Yes
Lattice/ Screening on Carport	No	Yes
Planting flowers	No	No
Planting of trees & shrubs	No	Yes
Electrical or plumbing work by an outside contractor	Yes	No
Utility room expansion	Yes	Yes

4. Since surface water drainage and direction of flow is the Association's responsibility, no obstructions to the flow of surface water shall be made or erected.
5. The unit owner is responsible for the cost of damage caused to any underground utility when digging to plant, re-locate, or remove trees or shrubs. Should any damage occur while digging, the unit owner shall notify the Board of Directors immediately and arrangements will be made for repair. A "no charge" underground cable locating service is available with a 48-hour advance notice before digging. Call 1-800-432-4770 for this service. When PE is responsible for the removal of part of a driveway for utility repair etc., the unit owner shall be responsible for any covering above the concrete, i.e., paint, pebbles, etc.
6. No satellite dishes are allowed.
7. Plantation Estates Mobile Homeowners, Inc. is "Mobile Home, (tiny homes, park models, and container home are NOT permitted) 55 and older Community". Article 1.6 of the By Laws state that, "For occupants who reside in the park for more than thirty (30) days in a calendar year, up to 10% of the 151 units may be occupied by persons 50 years of age and older if one occupant in the same unit is 55 years of age or older." This also applies to nonpaying guests. When guests occupy a unit in the absence of the owner, the owner is requested to notify the Association of their residency. If guests occupy a unit for more than thirty (30) days in a calendar year and the owner is present, The Board of Directors approval is necessary. The Board of Directors has the authority to waive any rule, regulation, policy, practice, or service when appropriate.

8. ADDITIONAL IMPORTANT INFORMATION FOR ALL HOMESITES
ELECTRICAL, SEWER, WATER SERVICE

Plantation Estates will be responsible for:

- The concrete 6" x 6" x 10' concrete pedestal, high set homes can install meter/disconnect on concrete/concrete block pillar or steel upright pier, is FPL approved, and the FPL approved inground junction box. Plantation Estates will be provided at no cost to each

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homeowner as requested for new permanent electric service. This will keep PE in conformity.

Note: FPL approved meter/disconnects must be used by all homeowners. FPL and Lee County require replacement of electrical service to meet new electrical codes since Hurricane Ian and will be inspecting these devices for approval.

Unit owners are responsible for:

- Meter/disconnect socket
 - Electric service from their home to their meter/disconnect.
 - Electric service from meter/disconnect to the main line inground FPL junction box.
 - The installation of both FPL approved pedestal and inground junction box PE provided.
 - The wires from the inground junction box to the meter/disconnect.
 - Water service from the common lines to their home
 - Sewer service from the common lines to their home.
- The wires from the transformer to each junction box in the ground are owned and maintained by FP&L.

Plantation Estates shall **not** be responsible for:

- The loss to your unit by fire, theft, windstorm, floods, hurricanes or from any cause whatsoever.
9. For unit owner to store travel trailers, storage/cargo trailers, boats, RV's or other vehicles that will not fit under the unit owner's carport, the vehicle owner must present proof of ownership, which will be copied and kept on file in the office at Plantation Hall. Parking space will be assigned by the Board of Directors representative. Such vehicles must display a current license plate and be insured. Vehicles parked in this open lot are solely at the owners' risk. Once the vehicle is removed from the space, the Board of Directors representative must be notified so the space may be reassigned. The limit per owner is one space. If more space is required, the Board of Directors' approval will be necessary. Stored vehicles, trailers, etc. must be moved as and when required for grass cutting purposes and shall not be propped up or placed on blocks or framing. Vehicle owners who are away from the park must leave keys with a Board of Directors Member or responsible person, in order that the vehicle may be moved as necessary. Request for storage shall be made each year.
10. No on-street parking will be allowed at any time, except for deliveries, service work pick-ups. No overnight parking on lawns is allowed and no parking will be allowed at any time at or near the cul-de-sac Helipad on Raintree Lane, or any other cul-de-sac. Parking at the Clubhouse along Birch Blvd shall be "Event Only" and there will be no overnight parking. Parking on the grass along Clubhouse Dr. shall be limited to 20 ft. off the pavement and a maximum of 24 hours at a time. PE shall designate at least 6 spaces in the back lot for "unassigned short-term parking - maximum 7 days" Autos Only. For any overnight parking, the vehicle owner shall leave owner contact information/ lot# visible on vehicle. Larger trucks or RV's that will not fit under a carport must utilize the storage in the back lot.

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11. The Association is responsible for the mowing of lawns around mobile homes and common areas. The Association is responsible for trimming one palm tree per unit if it is in the front yard and not a royal palm or self-cleaning tree. Trimming and landscaping are the responsibility of the unit owner. If the condition of plants and trimming become a detriment to the general appearance of the park, the Board of Directors reserves the right to have the work done and charge the unit owner. If the unit owner is on an extended absence from the park (over 30 days) the unit owner will be notified by letter that the condition exists and the action to be taken by the Board of Directors. The unit owner is responsible for the cost incurred.
12. The Board of Directors reserves the authority to establish a speed limit within Plantation Estates and to enforce the limit, which is currently 15 miles per hour. No vehicles that create excessive noise shall be permitted in the park.
13. When permitted by water use restrictions, sprinkling may be done by garden hose. Guests and residents are permitted to wash their vehicles. Hoses must not be permitted to flow steadily while washing. No sprinklers or sprinkler systems shall be permitted on any residential lot. The exception shall be new plantings and limited to 30 days. See the Board of Directors for any other exception.
14. The maintenance and repair of the recreational facilities and equipment shall be the responsibility of the association except that unit owners shall be held responsible for any damage to facilities from their individual or guests' negligence or deliberate act. All unit owners and guests shall observe the rules posted at the swimming pool, shuffleboard courts, Plantation Hall or any other recreational facility that may be provided, which are incorporated herein by reference. Use of the recreational facilities by unit owners and guests is at their own risk. Guests utilizing the recreational facilities must stay in the homeowner's unit. In the event a unit owner or guest constantly refuses to comply with the various rules and regulations for the use of recreational facilities, the Board of Directors has the right to refuse those people the use of those facilities.
15. Bicycles, golf carts, roller blades or skateboards are permitted on the paths and roads. Extreme caution must be always exercised when operating such equipment. Bicycles must be parked in racks provided on the east side or in front of Plantation Hall. For security reasons we suggest bicycles be locked to the rack. It is required that all bicycles and golf carts ridden after sunset have a light on the front and on the back. Golf carts may be driven only on the streets, common grounds, sidewalks where required and owner's lot with permission. All bicycles, skateboards, golf carts or roller blades left unattended are at the owner's risk. (None of the above are permitted within the fence surrounding the swimming pool). Recreational drones are not allowed. No one shall be allowed in the pool fenced-in area after the pool cover is in place over the pool!!!!
16. Monthly maintenance covers the following: Lawn mowing, potable water, irrigation water when permitted, sewage, trash, recyclables, garbage pick-up, and the use of the recreational facilities and janitorial service in Plantation Hall.

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17. All homeowner's fees are due on the first day of the month. A late charge of \$1.00 per day will be levied for all maintenance payments received after the fifth day of the month.
18. Residents will be allowed **ONE** non-aggressive domestic house pet. Household pets shall not be allowed off the residents' lot unless properly restrained and dogs must be kept on a leash. No household pet shall be left unattended outside of their unit. No household pet shall be permitted to make excessive noise, nor are they allowed in recreation areas. All pet excrement must be cleaned up by the owner. **Unit owners are responsible for ensuring their renters comply with the established policies** Any pet that becomes aggressive will be asked to leave the Park. Service and Emotional Support Animals are not considered pets. Owners or guests who have Service/Emotional Support animals must provide the Board of Directors with valid documentation supporting the need for such animals.
19. No major repair on any vehicle is permitted in the park.
20. No overnight travel trailers or recreational vehicles shall be used in the park unless temporarily permitted by Lee County, current registration and are allowed **only** for Shareholders and/or their immediate family. **No travel trailers or RV's will be allowed to be placed on any lot and then rented.**
21. The lots facing McGregor Boulevard and John Morris Road shall not be used for the sale of motor vehicles, boats, trailers, real estate / rental signs or any other personal equipment.
22. Residents will not be allowed to have garage sales.
23. Visitors are welcome to use the recreational facilities under the supervision of their host resident. Non-swimmers must be accompanied and supervised by a competent swimmer while using the pool.
24. Plantation Hall is for the use of the unit owners. When the hall is not scheduled for a group activity by the Association or the Social Club, the Hall is open to residents and their guests. A calendar of reserved times shall be posted on the bulletin board. The Corporate Secretary and the Social Club President shall coordinate the times for reserved use of Plantation Hall.
25. Overnight occupancy in a home is limited to eight (8) people, including the unit owner. Exceptions may be granted with the approval of the majority of the Board of Directors. Excessive noise will not be allowed.
26. Anyone with a communicable disease, open wounds or incontinence shall not use the swimming pool.
27. Open burning, recreational fires and the use of fire pits and portable fireplaces shall not be allowed anywhere in Plantation Estates.

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28. No Composting or Bird Feeders Shall Be Permitted.

29. Any exceptions to the Policies and Procedures shall be obtained from the Board of Directors.

30. Should a unit owner wish to sublease (rent for consideration) his/her unit refer to Article 3.6 in the Cooperative's ByLaws.

31. POLICIES AND PROCEDURES REGARDING NEW/EXISTING HOME REMEDIATIONS

- All Permits and Site Plans and exterior home specifications must be submitted to the Architectural and Remediation Committee for recommendation to the Board of Directors for **approval prior to** the setting of any home. PE will request a copy of ALL documentation related to new homes. Refer to Cooperative Bylaws Article 2.16 (Remedies)
- **Allowable Height of New Homes in the park**
 - Minimum height as required by Lee County Mobile Home Code enforcement.
 - Maximum height of supporting structure for elevated home no higher than 9'-0" from the finished concrete slab to bottom of supporting I-beam.
- **Driveways**
 - Required width: STANDARD WIDTH IS 12'-0". Anything wider is required to be submitted to the Architectural & Remediation Committee and subsequently **approved** by the Board of Directors.
 - Allowable materials
 - Concrete and/or Pavers – long term
 - Temporary – gravel, DGA or crushed shells with hard edging
 - Allowable time frame – 1 year from Certificate of Occupancy
- **Skirting Requirements**
 - Standard Set Homes**
 - Skirting/siding is required, including areas under the stairways, A/C units and decks and must be completed to obtain Certificate of Occupancy. **Skirting/siding materials must be submitted to the Architectural & Remediation Committee for review and approved by the Board of Directors.**
 - High Set Homes**
 - All storage areas must be visually enclosed and secure. **Plans must be submitted to the Architectural & Remediation Committee for review and approved by the Board of Directors.**

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- **Sheds, Outbuildings, and Carports**
 - Must be adjacent to the home and be submitted to the Architectural and Remediation Committee for review and **approved** by the Board of Directors.
 - Permitting must be obtained through Lee County.
- **If you have any questions and/or concerns specific to your home/lot, please contact a member of the Architectural & Remediation Committee or a Board Member.**

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