

This instrument was prepared by:
Kevin L. Edwards, Esquire,
BECKER & POLIAKOFF, P.A. 
630 S. Orange Avenue
Sarasota, FL 34236



CFN 2005373130

10-14-2005 12:10 pm

OR Book/Page: 5550 / 8663

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 7

#Names: 2

Trust: 4.00

Rec: 57.00

Serv: 0.00

Deed: 0.00

Excise: 0.00

Mtg: 0.00

Int Tax: 0.00

CERTIFICATE OF RECORDATION

RULES AND REGULATIONS

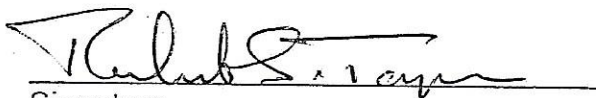
HOMEOWNERS ASSOCIATION OF SAN MATEO VILLAGE, INC.

I HEREBY CERTIFY that the attached Rules and Regulations were duly adopted by the Association at the duly noticed Membership meeting of the Association on the 14th day of September, 2005. The original Restrictions, Covenants, Regulations and Rules for San Mateo Village, a Residential Coach Park is recorded at O.R. Book 2386, at Page 2130 et. seq. of the Brevard County Public Records. The Amended and Restated Restrictions is recorded at 2471, at Page 1175 et seq., of the Brevard County Public Records. Future amendments to the Rules and Regulations need not (but may) be recorded in the Brevard County Public Records to be effective.

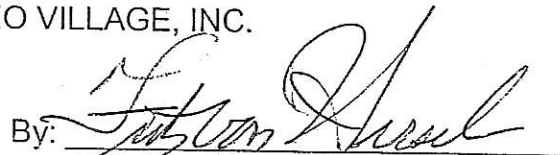
The Rules and Regulations are attached hereto.

WITNESSES:
(TWO)

HOMEOWNERS ASSOCIATION OF SAN
MATEO VILLAGE, INC.


Signature
Robert Tampa
Printed Name


Signature
DANIEL KOPE
Printed Name

By: 
Fritz Von Hirsch, President

Date: 10/1/05

(CORPORATE SEAL)





STATE OF FLORIDA)
COUNTY OF BREVARD)

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SS:

The foregoing instrument was acknowledged before me this 1 day of Oct, 2005 by Fritz Von Hirsch as President of Homeowners Association of San Mateo Village, Inc., a Florida Corporation, on behalf of the corporation. He is personally known to me or has produced (type of identification) _____ as identification and did take an oath.

Cathy A. Allison
Notary Public

Cathy A. Allison
Printed Name

My commission expires:



Cathy A. Allison
Commission #DD341167
Expires: Jul 26, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

SAR_DB: 130279_1

HOME OWNERS ASSOCIATION OF SAN MATEO VILLAGE
RULES AND REGULATIONS



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1. Use of Equipment

Any HOASMV, Inc. member wanting to use any common property from the Clubhouse, must obtain permission from the Chairperson of common property.

(a) The name and phone number of the Chairperson of common property will be posted on the bulletin board in the Clubhouse.

(b) No common property shall be removed from the Village.

2. Private Parties and Functions

(a) A resident sponsoring and attending a private party or function must obtain permission and instructions from the Board and reserve the date on the "Calendar of Events". At no time will the use of the pool be included as part of the party or function because of insurance coverage.

(b) A donation and security charge will be made as determined by the Board. The security charge will be refunded if the Clubhouse is found in satisfactory condition following the event.

(c) Lights and air-conditioner must be turned off and the building secured by the resident sponsoring the event.

(d) Bag and fasten all trash and garbage.

(e) There will be a deposit charge of \$75 for each time reserved for private use and a minimum fee of \$25 will be charged for the first four (4) hours of use and a charge of \$5 for each additional hour. The remaining amount of deposit will be refunded to the user/member if no damages or cleaning needs are found at the conclusion of the day of use.

3. HOASMV Parties and Functions

(a) Any function approved by the Board may have a reasonable cash advance.

(b) All funds advanced must be accounted for by receipts.

(c) The Chairperson of each function will be responsible for appointing a committee to restore the Clubhouse to its proper condition.

(d) Lights and air-conditioner will be turned off and the building secured by the Chairperson in charge.

(e) Bag and fasten all trash and garbage.



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4. Guests

All Village residents will be responsible for their guests. Children (under 16 years of age) must be accompanied by a resident when using common areas.

5. Swimming pool Use

- (a) Showers should be used to rinse off before and after pool use only.
- (b) No children will be allowed in the pool and the surrounding area unless accompanied by an adult.
- (c) Persons who put up umbrellas should see that they are put down before leaving the area. This will eliminate wind damage.
- (d) No child, three (3) years or under, will be allowed in the pool.
- (e) No one is allowed in the pool or pool area after 10 p.m.

6. BINGO AND 50/50

- (a) Bingo will be supervised by the board.
- (b) All monies and expenditures, with receipts, will be turned into the treasurer within a reasonable length of time.
- (c) 50/50 – All profits will be turned in to the treasurer.

7. DEATH OF A MEMBER OF THE HOASMV

- (a) To meet the needs of the family, a \$75 allotment will be used to prepare refreshments for the family after the services if so desired.
- (b) Flowers will be sent or a donation to a charity will be made if so desired.

8. COMPLAINTS

Anyone having a legitimate complaint should put it in writing and present same to any member of the board. This board member will bring the complaint before the board.

9. DINNERS

There will be three (3) dinners for all HOASMV members in good standing. These dinners will be Easter, Thanksgiving and Christmas.

10. LABOR PROJECTS

A chairperson of such a project may request an advance from the treasurer or may be reimbursed by presenting a receipt for materials used.

ADDENDUM TO THE 2005 RULES & REGULATIONS RE "ERECTION OF SHEDS"

II. Rules & Regulations 2. Homesite - e.

"As of the date of recording of this rule by the Clerk of Courts, all proposed erection of sheds must be approved by the Development & Control Committee. The shed/structure must not exceed 4X6' in dimension and a signed diagram of location and size must be submitted to the Committee. The structure must be located at the back of the home and anchored to a cement slab and the house. It must have the same color scheme as the house or be of a color that will blend attractively."

The foregoing instrument was acknowledged before me this 25th day of June 2012 by Barbara S. von Hirsch, as President and Lona B. Rogers as Secretary of THE HOMEOWNERS ASSOCIATION OF SAN MATEO VILLAGE, INC., a Florida corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification. If no type of identification is indicated, the above-named persons are personally known to me.

Notary Public

Printed Name

State of Florida

My Commission Expires



HOMEOWNERS ASSOCIATION OF SAN MATEO VILLAGE, INC.

BY:

Barbara S. von Hirsch
Barbara S. von Hirsch, President

ATTEST:

Lona B. Rogers
Lona B. Rogers, Secretary

Shirley K. Phipps
Witness Signature

SHIRLEY K. PHIPPS
Printed Name

Feitz A. von Hirsch
Witness Signature

Feitz A. von Hirsch
Printed Name



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I. Definitions

1. Association – “Association” means Home Owners Association of San Mateo Village, Inc.
2. Member – “Member” shall be the person or persons owning a membership certificate issued by the Association pursuant to the Articles of Incorporation and By-Laws.
3. Renter – “Renter” shall mean an occupant of a manufactured home in the Village who is not a member.
4. Village – “Village” shall mean San Mateo Village.
5. Executive Board – “Executive Board” shall mean the officers and Board of Directors of the Association.

II. Rules & Regulations

1. Homes

- a. Homes shall be attractively maintained.
- b. Any exterior dimensional changes to the home must be approved by the Development & Control Committee.

2. Homesite

- a. No fences of any type will be permitted.
- b. Homesites not maintained to the standards established by the Executive Board will be maintained by the Association at the owner's expense.
- c. No prolonged parking on grass.
- d. Boat and trailers will not be stored on the homesite.

3. Rentals

- a. Single Family Residences. The homes shall be limited to use for single family residences only, and, therefore, no home shall be utilized by more than four (4) members of a single family unless otherwise provided herein. Single family is defined herein as one or more persons related by blood, marriage, adoption, or no more than two (2) unrelated persons living and cooking together as a single housekeeping unit. One of the members must be age 55 or older.

- b. Renters must comply with all Rules & Regulations governing the appearance and maintenance of the home and homesite.

c. No lease of a home shall be approved for a term of less than ninety (90) days. Additionally, no lease of a home shall be approved for term of more than six (6) months. No homeowner may lease their unit for more than a combined six (6) months in any twelve (12) month period of time.

d. Persons buying/and or/renting any home will be subjected to a background check at the expense of the owner.

e. Renters use of the swimming pool is restricted to themselves and house guests only; limit of four (4) guests per family.

4. Guests/Visitors

a. The member or renter will be responsible for any guest-related damage to Village property or the property of others.

b. Guests or renters must have pool pass visible when using any of the recreational facilities within the Village. Failure to show pass will result in expulsion from the common area.

5. Pets

a. Pets are not permitted in the pool area of the Clubhouse.

b. Dog owners must remove and properly dispose of dog excrement by placing it in a bag or other suitable container.

6. Common Area and Swimming Pool Regulations

a. The hours of the pool, Clubhouse and all other recreational facilities are posted. All residents and guests shall observe the Rules & Regulations. Residents shall pay for all damages to the Common Area, Clubhouse, equipment or any other Village property caused or contributed to them by their guests. Residents of the Village are responsible for the conduct of their guests.

b. State Health Laws require that a person shower before entering the swimming pool.

c. Residents may have pool guests not to exceed four (4) provided their presence does not overcrowd the pool area.

1. Children under sixteen (16) years must be accompanied by an adult and be adequately supervised by an adult during their time in the pool.

2. No games, diving or jumping will be allowed in the pool or adjacent areas. Running around the pool is prohibited.

d. The Association is not responsible for accidents or injuries sustained from



using the pool.

e. Residents wishing to reserve the Clubhouse must contact the Executive Board in advance. Memorial services take precedence over any other activity.

7. Vehicles, Traffic

- a. Speed limit in the Village is 25 m.p.h.
- b. No unlicensed or inoperable vehicle will be permitted in the Village.
- c. No loud exhaust will be permitted.

8. Selling – Soliciting

- a. No soliciting, selling or peddling will be permitted.

9. Complaints

- a. Complaints should be in writing and signed. Report only reasonable complaints or infractions of the Rules & Regulations. The Board shall endeavor to correct problems promptly.

10. Miscellaneous

- a. Manufactured Homes – All manufactured homes brought into the Village must be double-wide and approved by the Executive Board.
- b. Occupancy – Occupancy of a home is limited to the current owner/renter. Should a situation arise to necessitate additional occupancy, such occupancy would be limited to a four person, family occupancy.
- c. Recreation – Village recreation facilities, including the swimming pool, are primarily for the use of residents. The pool is not intended to be a public facility. Locally, residing families and friends are not permitted to use the pool on a daily basis.



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