

**FAIR LANE ACRES, INC.**  
**A Deeded Community for Persons 55 and Older**  
**819 49TH AVE TERRACE W**  
**BRADENTON, FL 34207**

The Board of Directors of the Corporation welcomes you to the Community known as Fair Lane Acres. This subdivision was established in 1956. The streets and storm drains were built and dedicated to the county for maintenance; therefore, any problems with these areas should be directed to the Manatee County Highway Department. We receive water from the Manatee County Utility System as a "Master Meter" customer. Our responsibility is the transmission of county water to your home. We maintain the lines to the shut off valve at the entrance to your lot (not to the shut off valve at your home). If it becomes necessary to shut off the water to your lot contact the corporate office at 755-8616. Please report any water line breaks to the corporate office. If the office is closed, contact John Van Houten, the Maintenance Supervisor on his cell phone: 941-524-0113.

If, for any reason, there is a water stoppage to your home (in your line, the corporate line or Manatee County line) and your water heater does NOT have a check valve, you should turn off power to the water heater. This will prevent damage to the heater should water drain from the tank. Also be sure to keep all water taps closed in the home to prevent flooding when water service is restored.

It is wise to avoid planting or altering the ground in the easement areas, as any damage to water or sewer lines is the responsibility of the property owner. Follow the County Guidelines for watering your lawns to eliminate the chances of being fined.

Corporate facilities mentioned in your Service Agreement are available to your renter should you decide to rent your home. Please have the renter notify the Corporate Office upon their arrival. This will assist in contacting the renter should the need arise.

All corporate facilities are included in your annual fee and are also available to house guests. The following information may assist in making your residence here enjoyable:

- Office hours are from 9:00 am to 5:00 pm, closed from 12:00 to 1:00 for lunch Monday through Friday.
- Both shuffle court areas are lighted for evening use. Tournament play takes precedence over open play.
- The swimming pool is open during daylight hours. Remember - YOU SWIM AT YOUR OWN RISK! Everyone is expected to adhere to posted pool regulations.
- The laundry room at the Club House is open from 6:00 a.m. to 9:00 p.m. Plan your laundry accordingly to prevent being locked out before your laundry is done.
- A copy of the Corporate Bylaws is available at the office.

Your Board of Directors invites you to present any written suggestions to the Corporate Office. This will assist in making your community a better place to live.

The Board of Directors  
Fair Lane Acres, Inc.

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**RULES, PROCEDURES AND GENERAL INFORMATION**

For the welfare of the residents and the protection of the property of the corporation, all rules pertaining to the use of the recreational facilities and the common property (utility system) are made and will be adjusted as needed by the Corporation's Board of Directors.

Common recreational areas are for the use of all residents of Fair Lane Acres and their out of town, overnight houseguests, unless specific exceptions are indicated in any of the following rules. A teenager using these facilities must be accompanied by an adult Fair Lane Acres resident at all times while using these facilities.

1. **CLUB HOUSE** - Normally open for all residents from 6 a.m. to 9 p.m. Events such as Memorials, Anniversaries, Birthday Parties, etc. should be booked at least 10 days in advance. Such an event may be booked by making a request at the office. The office at that time will present you with a "Reservation Policy Form" and advise you to contact the chairman of the PAC (Park Activities Committee).
2. **OFFICE** - The regular office hours are Monday through Friday, from 9 a.m. to 5:00 p.m. and closed for lunch from 12:00 to 1:00.
3. **SHUFFLEBOARD** - Use of both North and South shuffleboard courts is restricted to residents of Fair Lane Acres and their guests. A teenager using these facilities must be accompanied by an adult Fair Lane Acres resident at all times while using these facilities. This restriction does not apply to outside teams in tournament play with Fair Lane Acres teams. Contact the office for availability of equipment. No roller blades, skateboards or bikes allowed on the courts.
4. **SWIMMING POOL** - Use of the swimming pool is restricted to residents of Fair Lane Acres and their out-of-town overnight houseguests. A teenager using these facilities must be accompanied by an adult Fair Lane Acres resident at all times while using these facilities. Keys are obtained from the office for a nominal fee (only one key per property). All rules posted at the pool must be obeyed. Some rules are Government mandates and some are Fair Lane Acres Corporation's. Persons that insist on violating the rules may be asked to leave or cause the pool to be closed and locked.
5. **PRIVATE POOLS** - Since Fair Lane Acres has a pool for all residents, private pools cannot be allowed on individual properties for the following reasons: (a) to protect against damage to the water and sewer lines; (b) the fairness to all other property owners who are paying their fair share for water through the Corporation's Master Meter.
6. **BINGO** - Regularly scheduled bingo play is open to the public. No one is permitted under the age of eighteen (18, Florida law).
7. **POWER POLE** - The small power pole that supports your electric meter belongs to you. In some areas there may be several meters on the same pole. In the event that a replacement is needed, it is the obligation of those involved to bear the expenses. Should you decide to take your line underground, contact the office for assistance in locating the water and sewer lines.
8. **LAWN CARE** - All property owners are responsible for the care and maintenance of their own lawns, shrubs, trees and trash. (County Ord. 90-1) When vacationing or returning to Northern homes your responsibility continues so please make arrangements for the proper care.

FAIR LANE ACRES, INC.  
*A Deed Restricted – 55 and Older Community*  
POLICY ON  
FEES, DISCOUNTS, AND PENALTIES

**PAYMENTS:** Maintenance Fees are due by Property Owners in the form of Checks, Money Orders, or Bank Checks on the first day of the month that services are provided. The grace period for payments of amounts due, extends from the first (1st) day of that month in which due until the tenth (10th) day of that same month. Payments received after the tenth (10th) day of the month in which due are in default and a \$25.00 late fee will be added to the amount due and the account will be deemed delinquent. Additionally, a interest rate at the highest date allowed by law, when due until paid will be added to the account for subsequent months the account is deemed delinquent. Should a personal check be returned from the bank for insufficient funds, a \$25.00 charge will be added to the property owner's account. Future Maintenance Fee payments will only be accepted in the form of Money Orders or Bank Checks for a minimum period of 12 months.

**WATER TURNOFF:** On the twentieth (20th) day of the month in which an account is deemed delinquent, the Manager will send to the member (property owner) by certified mail. A "WATER TURN OFF NOTICE." The notice will state that the past due account plus the current month's fees must be paid in full (including penalties) within ten (10) days from the date of the notice. If the member (property owner) does not pay by the 30<sup>th</sup> day of the month the Manager shall be authorized to initiate an action in the county court immediately to recover all delinquent amounts including all late charges and cost of the court filing fees. Upon execution and filing of a Judgment for failure to pay the delinquent fees the Manager shall be authorized to immediately terminate service for water to the members (property owner) lot.

If the member fails to comply with the "Water Turnoff Notice" and the service is turned off and sealed after that thirtieth 30th. day, the member must pay all delinquent fees plus all the plumber's \$150.00 (minimum) service fees before service can be restored. If the water turn - off valve seal is broken, it will be turned over to the Manatee County Sheriff. All costs for repair will be added to the Plumbers fee.

**PLEASE NOTE:** This payment policy was adopted by the board of directors and sanctioned by our attorney due to the action(s) or inaction(s) of some members. Its purpose is to help assure that the Corporation (all members) receives a fair share from each member so that its bills can be paid on time and without penalty.

**ANNUAL PAYMENT DISCOUNT:** May be added in the future, at the Board's discretion.

Revised and Approved by the Board of Directors January 2008



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**RULES FOR THE USE OF THE SWIM POOL**

**SWIM AT YOUR OWN RISK**

- Fair Lane Acres residents and overnight out of town guests.
- Pool hours are dawn until dusk. \*
- Children under 16 must be accompanied by an adult.
- Shower before entering pool. \*
- Proper clothing (swim suits, not street clothes or shoes) must be worn while in the water.
- No pets inside the pool fence. \*
- No flotation devices such as rafts or mattresses in the water.
- No Glass containers.
- No food or drinks inside pool area.
- No loud music.
- No ball playing, running or jumping in the pool area
- NO DIVING \*

**IN AN EMERGENCY CALL 911**

The rules indicated with an asterisk are mandated by the State or County.

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# **LAUNDROMAT HOURS OF OPERATION**

**OPEN AT 6:00 A.M.  
DOORS LOCKED  
AT 9 P.M.**

**Plan your laundry accordingly to prevent being locked out  
before your laundry is done.**

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POLICY ON  
FEES, DISCOUNTS, AND PENALTIES

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**WATER TURNOFF:** On the twentieth (20th) day of the month in which an account is deemed delinquent, the Office Manager will send to the member (property owner) by mail, or other delivery service, a "WATER TURN OFF NOTICE." The notice will state that the past due account plus the current month's fees must be paid in full (including penalties) within thirty (30) days from the date of the notice.

If the member fails to comply with the "Water Turnoff Notice" and the service is turned off and sealed after that thirtieth 30th. day, the member must pay all delinquent fees plus all the plumber's \$150.00 (minimum) service fees before service can be restored. If the water turn - off valve seal is broken, it will be turned over to the Manatee County Sheriff. All costs for repair will be added to the Plumbers fee.

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**ANNUAL PAYMENT DISCOUNT:** May be added in the future, at the Board's discretion.

Revised and Approved by the Board of Directors December 18, 2003

9. **PETS** - Not only dogs but also cats must be on a leash at all times when off your property. You are responsible for picking up the droppings (County Ord. 90-32). Do not walk your pet on corporation property (club house, shuffle courts and pool areas). For Corporation insurance purposes, dogs over 30 lbs. (i.e. pit bulls, rottweilers, Doberman Pinchers, etc.) and have a propensity to bite must be kept under full control of the owner and off corporation property (club house, shuffle courts and pool areas). As a courtesy to your neighbors, do not feed the ducks.
10. **RECREATIONAL VEHICLES** - R V's (campers, etc.) may not be occupied. Water and electric may be connected only to service or repair the vehicle. Parking is very restricted and limited to 48 consecutive hours not to exceed 72 accumulated hours in any one 30-day period (County Ord. 90-1 - a copy is posted in the club house). Contact the Corporate Office for availability of external parking.
11. **OPERATING A BUSINESS** - Fair Lane Acres Subdivision is a residential, single family district. Operating a business for profit or renting out space in the home is prohibited by County Ordinances.
12. **NOISE AND SPEED** - Noise ordinances and speed laws must be observed for the comfort and safety of all residents. No loud noise after 11 p.m. The speed limit is 25 MPH.
13. **NEW FENCES - SHEDS – OUTBUILDINGS** - They must not only comply with Manatee County rules (County Ord. 703.2.8), but must not be built over the corporation's easements that contain water, sewer, or utility lines. Therefore, property owners must contact the office when planning the installation of a fence, shed or outbuilding.
14. **CHANGE IN PROPERTY USAGE** - Any property owner intending to place his/her property for sale or rent, must register their intention to the office. They must also instruct the buyer or renter that they must go to the office and make proper application. This is in keeping with the corporation's bylaws and "H.O.P.A." (Housing For Older Persons Act). If this rule is not followed, the property will then be subject to a violation of your service agreement.
15. **CHURCH SERVICES** – Are open to the general public without any age restrictions.