Rules and Regulations

Check-in is at 12:00 pm and Check-out is 11:00 am.

IBE badges are mandatory at all facilities and functions.

Rules regarding facilities and amenities are posted in their respective areas and must be observed by all users.

Quiet time is from 10:00 pm to 8:00 am

Garbage: All pickups must be placed roadside by 8:00 am on assigned days, no garbage is to be set out overnight. Garbage must be placed in a can with a tight-fitting lid.

Tuesday: Garbage and recyclable

Friday: Garbage and horticulture

Laundry hours are 7:00 am to 10:00 pm. Cards to activate the laundry machines are available in each laundry room and are accessible during open hours. Card machines do not accept cash – they accept only Visa, MasterCard or Discover credit cards. Amex is not accepted.

Bathhouses are in the main office building and in the laundry 2 building. Accessible 24 hours with keycard access locks.

Pool is open from Dawn to Dusk.

Guest: All visitors and guests must be registered with the office. Tenants shall be responsible for their daytime and overnight guests' conduct while in IBE and shall be responsible for acquainting their guests with the Rules and Regulations. Guests under the age of twelve (12) must be supervised by an adult anytime they leave the residence they are visiting.

Pet Policy: All pets must be registered with the IBE office. No pet may be tied outside unattended. Pets must be on a leash no longer than six (6) feet. 2 dog maximum and no farm animals are allowed. Be courteous by having your pets use your own area for doggie business. You must pick up after your pets in ALL AREAS. There are pet waste containers located throughout the park for convenience.

Vehicles: Tenants may only park one vehicle per lot. If there is sufficient room to park a second vehicle on the lot, permission from the office is required. Parking is not allowed between units. **NO PARKING is allowed on VACANT LOTS OR CEMENT/PAVER PADS. Parking anywhere other than your own site must be approved by the park Manager.** Tow dollies may be stored underneath the unit. Washing of personal vehicles is NOT permitted on site or anywhere on IBE property.

Tenants who own a motorized watercraft, RV or utility trailer may park on their site for the purpose of loading and unloading, providing there is space to do so, for a period no longer than eight hours.

Motorcycles, mopeds, bicycles and golf carts are permitted in IBE, however, go-carts and ATV's are not. Golf cart drivers MUST be fourteen (14) years per Florida Law.

NO OVERNIGHT PARKING is permitted at the Rec. Hall or Founders Hall.

Lot Rental and Regulations: Lot rent includes water and sewer for two occupants. It is the responsibility of the tenants and guests to ensure that all loose items are picked up and stored inside the unit when they leave for the season.

Lots must be kept orderly, neat, clean, and free of clutter. No outdoor appliances are permitted, except for a small dorm - sized or beverage refrigerator. No sheds or other structures are allowed without the written permission of the park Manager. Drying racks are only permitted when attached to the rear of the unit. No stand-alone screen rooms, canopies, tents, or fences are permitted.

Standalone pop-ups are not permitted, but storage pop-ups for two bicycles are allowed. Permits must be obtained from the office.

Signs are permitted for unit identification and Real Estate sales. All other signs are prohibited, including banners, political flags, or any other political advertising.

Open or contained fires are NOT allowed. A fire pit is available for campfires located by the Bocce courts, with a reservation with the office.

Hooking into another site or common facility for electricity is strictly prohibited unless you have direction from the park office to do so.

Occupancy: Imperial Bonita Estates is intended and operated for occupancy by households with at least one person fifty-five (55) years of age and the second occupant must be at least forty-five (45) years of age. Any assignment or subletting without the Landlord's prior written consent shall be void.

Management will enforce these rules equally and fairly. IBE reserves THE RIGHT TO CANCEL THE SIGNED OR UNSIGNED LEASE of any resident for violation of these Rules and Regulations.

A complete set of rules and regulations are available on our website or in the front office for pick up.

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Site Legend
Back-In · River Front · Premium · Park Models (Privately Owned) · Pull Thru · Boat Ramp · Laundry · Ice Machine · Shuffleboard · Automated External Defibrillator

Please Note:
The following amenities are located on the East side of Riverside Drive.

- Bocce Courts
- Tennis / Pickleball Courts
- Practice Putting Green
- Fenced Pet Run
- Community Fire-pit

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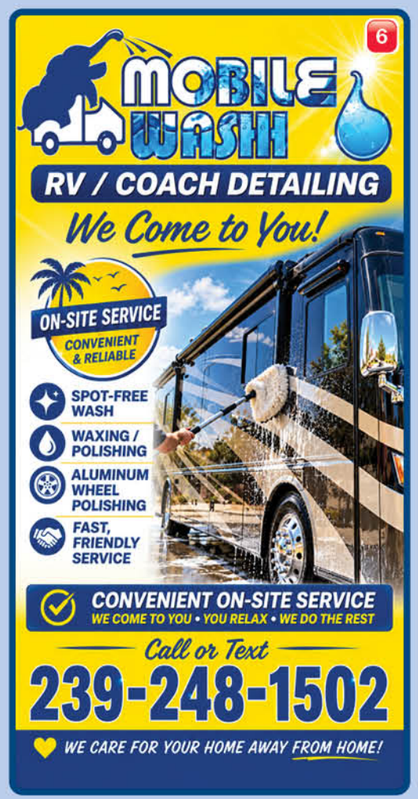
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