

### **Vehicle Parking on the Common Property**

1. Vehicles shall not be parked overnight on the streets, the roadway right-of-ways, the Clubhouse I parking lot, the MOSNOA office area, or any other area of the common property without first obtaining a permit from an officer of the Association. The permit authorizing overnight parking shall be displayed in the front windshield of the vehicle while it is parked.
2. All guests visiting residents shall park in the resident's driveway if there is open space for the vehicle in the driveway.
3. Overnight parking on the street is not allowed as stated in Rule 1 above, but when there is no open space for a vehicle in a resident's driveway, day time guests of the resident may park cars and golf carts on the street provided passage on the street is not restricted. When a vehicle is parked on the street, a resident or guest should remain at the residence to move the vehicles in case of an emergency.
4. Residents are allowed to park their RV temporarily on the roadway in front of their homes when washing their RV or when attaching or detaching a tow vehicle provided passage on the street is not restricted.
5. Residents and guests launching a boat in Lake Margaret at Clubhouse I may park their boat trailer in the parking area adjacent to the ramp during daylight hours while they use the boat.
6. Washing of any vehicle is prohibited in all sections of the Clubhouse I parking lot.
7. Residents who need to move their RV off their lot for a day to allow cleaning or other work on their residence, may park their RV in the center section of the Clubhouse I parking lot between the hours of 8 AM and 5 PM. If more than one day is required, a permit authorizing overnight parking must be obtained from an officer of the Association.
8. Only class A RVs may be issued permits for connecting to utilities for overnight parking and temporary occupancy in the north or south end parking sites at clubhouse I.
9. Other than RVs, vehicles meeting the criteria of commercial vehicles as defined in the Polk County Land Development Code Chapter 2, Section 216 are prohibited from parking on the streets, the roadway right-of-ways, the Clubhouse I parking lot, the MOSNOA office area or any other area of the common property except for (a) a vehicle making a commercial delivery during the actual delivery, (b) a construction or building maintenance vehicle adjacent to a lot where construction or maintenance is underway, (c) a vehicle of a public or private utility provider performing service on the adjacent lot, (d) vehicles providing landscape services within the MOSN I Community, and (e) emergency first response vehicles when providing assistance to residents or guests.

**Guidelines for Landscapes at Mt. Olive Shores North (Phases 1, 2, & 3)**

1. A property owner may implement Florida-friendly landscaping which is defined as quality landscapes (A) that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant and (B) which exemplify, to the extent reasonably applicable to the physical and natural characteristics of the owner's lot, the landscaping principles of planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront protection. For more information on how to design a low maintenance, drought resistant Florida friendly landscape, owners may consult publications such as *The Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design* and *The Florida Yards and Neighborhoods Handbook* which are available from your Polk County Extension office or online at <http://fyn.ifas.ufl.edu/homeowners/publications.htm>.
2. A property owner may implement landscaping on their lot which is reasonably consistent with the existing pattern of the landscaping within the community which is exemplified by the use of sod and ground cover plants accented by defined planting areas containing landscaping plants such as specimen plants, trees, shrubs, annuals, and perennials where the defined planting area under the landscaping plants is covered by mulch. A defined strip of mulch may be used around the perimeter of above grade structures sufficient to reasonably facilitate mowing and landscape maintenance and minimize risk of damage to the structure.
3. Stone, gravel, or solid surfaces may not be used solely as a substitute for sod or ground cover plants.
4. Individual lot owners shall not remove, fill or obstruct the flow of drainage retention areas, ditches or berms.

### **Rules and Regulations for Roadway Right-of-ways**

1. Driveway and walkway connections from the front lot line over the right-of-way to the curb must be functionally integrated with the residence entrance, garage, or RV port and not extend over drainage easements or interfere with surface drainage inlets. The setback for driveways from side lot lines is five (5) feet.
2. Other than for an integrated and functional driveway or walkway connection, pavers, concrete, stones and other solid surfaces may not be used as a substitute for sod or ground cover plants in the roadway right-of-way between the curb and front line of an owner's lot.
3. Other than seasonal holiday decorations, yard ornaments, such as statues, windmills, sundials, weather vanes, and driveway chains or other barrier chains shall not be placed in the roadway right-of-way within eight (8) feet of the road curb.
4. The altering of street curbing is not allowed and the only painting of curbs allowed is the black numbers over white background address markings.
5. Vehicles shall not be driven on or over the surface water drainage inlet structures in the roadway right-of-ways.
6. Fences, walls, landscape curbing, marker curbs or marker walls shall not be placed in roadway right-of-ways along the line extending from the side lot line to the roadway curb.
7. When approved by the Architectural Committee, conventional landscape curbing may be used in the roadway right-of-way to define accent planting areas along and adjacent to a driveway. Plants used in an accent planting area in the roadway right-of-way along a driveway shall be ground cover or low shrubs not exceeding 18 inches in height.
8. Trees from an owners lot that extend over the road or roadway right-of- way shall be trimmed up to a height of at least fourteen (14) feet to prevent tree branches from contacting RVs traveling on the roadway and to provide a clear line of sight for RVs entering the road from a driveway.

**Rules and Regulations for the Use of RV Pads for  
Single Family Residential Occupancy**

1. With the exception of a Class A RV and its accompanying tow trailer, a lot with a Pad shall not be used for parking, storage, or keeping of a commercial vehicle as defined in the Polk County Land Development Code Chapter 2, Section 216. For example, vehicles having three or more axles on the road and meeting at least one of the following three criteria (a) two ton or more load capacity, (b) nine feet or more in height, or (c) 26 feet or more in length, are commercial vehicles for the purposes of Code Section 216.
  2. When there is a Class A RV occupying a Pad, a tow trailer may also be parked on the rear half of the Pad, adjacent to or behind the RV provided the RV and trailer are entirely on the Pad and the front of the RV is set back a minimum of 15 feet from the front lot line (23 feet from the roadway curb).
  3. When a Class A RV is occupying a Pad, the RV may leave the Pad for periods up to 10 days for service on the RV, attending a rally, or other area travel. An accessory vehicle or tow trailer previously parked on the Pad with the RV may be left on the Pad during such brief absences of the RV. Otherwise when a Class A RV is not present on a Pad, it shall not be used for parking, storing, or keeping any other vehicle including but not limited to automobiles, trucks, boat trailers, utility trailers, and tow dollies.
  4. A Class A RV that is parked on a Pad shall be kept neat, clean, and free of unsightly objects. The RV shall have a current year's license tag and be in operative condition.
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**Rules and Regulations on the Location of Temporary Real Estate Signs**

1. Owners may place one professionally painted or printed real estate sign on their lot to advertise the lot for sale or for rent.
2. The sign shall not be located in the road right-of-way and shall be located at a minimum five foot set back from the front property line so that the sign is a minimum of thirteen feet from the road curb.
3. To facilitate efficient lawn mowing, the sign shall be located in a shrub bed separate from the lawn area if such a site is reasonably available.
4. Any such real estate sign shall be removed within one week after the closing of the sale.