

Landscaping/Weeding and Trimming Rule Clarification
(April 30, 2026)

Weed Committee: Cheryl Marcoux, Lavonne Paulson & Al Imus
Board Liaison: Richard Tellone

The Board is responding to concerns they are receiving with regard to the Weed Committee. The board, for the sake of clarity, is requesting the Weed Committee meet to assess units for weeding/trimming infractions a maximum of once a month, between the 10th-15th of the month starting in June. The three members of the Weed Committee and the Board Liaison are the only ones that are authorized by the board to be going around to assess. The Ground Maintenance form that the Weed Committee prepared, see attached, can be used, but the committee does not have permission to go onto shareholders properties to inspect, so the inspection needs to be a visible inspection from the street. The Weed Committee form will be turned into the Liaison and the Liaison will contact other board members and the board will discuss if those units need to be contacted to have their property cared for.

Attached for your information please find copies of:

- 1-The Weed Committee's Ground Maintenance form.
- 2-A copy of the rule from the Rules and Regulations with regard to landscaping/weeding of your property.
- 3-A copy of the vacation form that all shareholders should have given to the office, per the rules, to know who is attending your property (weeding) while you are away. This form should be kept updated if you change persons. If you note NA or leave that area blank, it is assumed that you have not chosen anyone to care for your property, so if weeding is sited you may need to scramble to find someone within the time frame to have this taken care of or someone will need to be hired and you will need to be responsible for the charge. We prefer that shareholders chose who they want to use and therefore, will know what their costs will be.

Remember this rule does not fall under the fining committee. Note the rule states, "If satisfactory corrective measures are not taken in response to the

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notice, then the Association reserves the right to have the work done and charged to the shareholder." This is not a fining rule issue and will not be handled through the Fining Committee.

The property maintenance weeding rules have been a long-standing rule at Club Chalet and an important part of keeping our park beautiful. The Board is just doing its part to keep those standards. Please do your part to stay compliant.

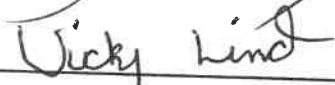
**This notice is being e-mailed to all shareholders that have given e-mails to the office, it is posted on the bulletin board in Club House and will also be posted on the Club Chalet website, clubchaletmhp.org.



Board President



Board Vice President



Board Secretary

April 30, 2026

CLUB CHALET

GROUND MAINTENANCE

(Weed & Trimming)

UNIT # : _____

DATE: _____

OWNER: _____

AREA	X	LOCATION	COMMENT
FLOWER BEDS		FRONT	
		BACK	
		SIDES	
WALK & DRIVES		DRIVES	
		WALKS	
		PATIO	
DWELLING		ROOF	
		GUTTERS	
ORNAMENTAL TREES, PALMS & BUSHES		FRONT	
		BACK	
		SIDES	
MISCELLANEOUS			

If not resolved by _____ Maintenance of property will be performed at **OWNERS EXPENSE**.

Thank You for your attention to this matter.

Club Chalet

such as a landing, stairs, or porch extend beyond the outside wall of the home, the distance is to be measured from the outside surface of that structure.

3. **LAWNS, TREES AND LANDSCAPING:**

A. The Association is responsible for:

- (1) Keeping the Association property neat and in good condition and repair, including, but not limited to, buildings and machinery,
- (2) Contracting for the mowing of grass, lawns of the common areas, including the lawns of the Manufactured Homes.
- (3) Edging of the streets and Manufactured Home driveways.
- (4) Removal and trimming of all trees in the common areas including, but not limited to, tree limbs and decayed trees that pose a threat to life and/or a Manufactured Home, with the exception of those small trees identified as either fruit or ornamental, Tree removal will only be considered when a tree is diseased, dead, or causing damage to the main structure of the home, or its connecting structures, such as but not limited to: carports (roofs and drive surfaces), planters, entry steps, sheds, storage buildings, driveways, streets, or to the underground utility lines. All tree removal will be conducted by and under the jurisdiction of the Association and In accordance with Pinellas County regulations. Revised 03/04/11

B. Shareholders, whether or not in residence, are responsible for:

- (1) Weeding and feeding of the lawn.
- (2) Weeding and trimming of planters and shrubs.
- (3) Removal and/or trimming of all fruit and/or ornamental trees.
- (4) Obtaining written permission from the Board for the placement of lawn ornaments so there is no interference with mowing and maintenance.
- (5) Obtaining permission from the Board and applicable government authority, as required, for planting and/or removal of trees and shrubs. No shareholder/resident shall plant anything on common ground.
- (6) Keeping lawn free of fallen fruit, limbs, etc. Residents may request this work be done by hired personnel or Park lawn service, for which there will be a reasonable charge. If the shareholder fails to maintain his/her Manufactured Home grounds as stated, he/she will be notified that corrective measures must be taken immediately. If satisfactory corrective measures are not taken in response to the notice, then the Association reserves the right to have the work done and charged to the shareholder.
- (7) Supplying to the Association the name and telephone number of the person(s) designated to maintain the Manufactured Home grounds when the shareholder is not in residence.

4. **FEE PAYMENT:** Monthly assessments are due the first day of each month and become delinquent on the fifteenth (15th) calendar day. A late charge of ten dollars (\$10.00), or such amount as permitted by law as amended from time to time, plus a charge of 1.5% per month will

Revised 04/15/2022 unless otherwise noted.

Snowbird/Extended Vacation Information

(For Club Chalet office use)

The summer months are characterized by accelerated plant growth and extreme weather patterns, which may produce emergency situations. For routine maintenance it is the homeowner's responsibility to contact and pay for any maintenance services that are required during their absence: therefore, the Board of Directors request that you provide the following information:

Name(s) _____ Unit No. _____

Alternate Address _____

Telephone # _____ Cell # _____

Email(s) _____ / _____

Date Leaving _____ Date Returning _____

Note: Chatters can be emailed if email is provided (Chatters are not mailed out)

Information:

1. Local person to call in case of emergency.

Name _____ Tel. # _____

2. Location of Keys:

Key in office: _____ Designated person to receive the office key:

Name _____

Designated person **with a key**: _____

Tel. # _____ Cell # _____

Maintenance of Exterior Perimeter of Home: This includes any weeding of plants, trimming of shrubs, fruit and/or ornamental trees for excess growth and/or dead branches and the cleaning of gutters. To provide any of these services that are necessary in my absence, I have contracted: (Name) _____ and I will be responsible for payment of the work.

The **Lawn sprinkler system** WILL _____ WILL NOT _____ (please select) be functioning during the summer and will be maintained by: _____. I will be responsible for payment of any work necessary to maintain the system.

SIGNED: _____ DATE: _____