



RANCHERO VILLAGE CO-OP, INC.

A 55+ COMMUNITY

7100 Ulmerton Road * Largo, Florida
Phone (727) 536-5573, Fax (727) 538-8995
Website: www.rancherovillage.com

Welcome to beautiful Rancho Village. We are glad you are considering making our community your home. Whether buying as a full-time or part-time resident, listed below is some information you need to be aware of when deciding if Rancho Village is the right community for you. Anyone purchasing a home will be given a complete list of rules and regulations at the time of sale.

1. A criminal and financial background check is required for all persons planning to reside in Rancho Village, if even on a temporary basis. The applicant(s) is charged for this service.
2. If buying with the intent to rent your property, it is your responsibility to notify your tenants of all rules and regulations. Residents are only permitted to rent their home to no more than two (2) approved parties per calendar year.
3. All of your vehicles must be registered at the main office. Loud vehicles of *any kind* are not permitted. Please check with management as this is closely monitored.
4. Parking—Driveways should be long enough to accommodate ALL of your vehicles (cars, pick-up trucks, motorcycles, and golf carts). Campers, boats, trailers, and commercial vehicles are not permitted on Rancho Village property without a special temporary permit.
5. Motorcycles are allowed, however we do have a restriction on the number of homes that can have motorcycles in the park, so please check with management before purchasing a home.
6. Dogs are allowed **IN THE DOG AREA ONLY! ONLY 1 DOG IS ALLOWED PER HOME** in the dog section, and dogs can only be walked within the dog section. There is a 30 lb. size limit for dogs. Cats must remain inside at all times. (See attached map)
7. Monthly maintenance fees are assessed to all residents to help cover the cost of maintaining park facilities and amenities. Garbage pick-up and sewer fees are included.
8. No outside renovations may be done without prior written permission by management. This *includes* landscaping, decks, patios, sheds, painting, and exterior resurfacing or remodeling.
9. Signing in and out of the park at the office is required when you will not be here for an extended period of time. This enables management to contact you in an emergency.