



TRAILER ESTATES
Park & Recreation District

Park Information Packet

TRAILER ESTATES PARK & RECREATION DISTRICT
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PARK INFORMATION-Overview

TRAILER ESTATES is an age restricted 55+ Community operated as a Special Taxing District under the laws of the State of Florida. The Special District was created with a Charter approved by the Florida Legislature and uses various rules such as Deed Restrictions, By Laws, Rules & Regulations, and Policies & Procedures to govern its operations.

The Board of Trustees is made up of nine resident volunteer members that have staggered election terms. In 2024, Board Meetings are held on the 1st and 3rd Tuesdays, January-April and the 3rd Tuesday from May-December. Generally, lots are individually owned, including land and mobile home. Trailer Estates does not sell lots or homes, if you are interested in purchasing or renting in Trailer Estates, please consider using Zillow.com or Realtor.com or contacting a local realtor directly.

Age requirements are that one occupant must be 55 years or older and any other occupants must be at least 45 years of age. Property may be owned by persons less than 55 years but may not live here as primary residence. Guests, visitors, and family members of the owner are restricted to a stay of no more than 30 days per year.

Any stay in excess of 30 days, by any person (age 55+), require an application. All sales, leases, or other transfer of possession must be approved in advance, in writing, by the Board of Trustees, or its duly authorized officers, by submittal of an application and fee.

The park charges a yearly assessment fee that is collected on the same bill as County Property Taxes. The current annual operating assessment is \$1,274.70 and the Special Assessment is \$100.44, as of October 1, 2023. Cable Television and Internet is included in your annual assessment through Spectrum.

The recreation facilities such as the Pool, Spa, Laundry, Activities Building, Large and Small Halls, Shuffleboard Courts, Horseshoes, and Gym are limited to residents and their guests. All facilities are under FOB access control which require a FOB at all times. Guests must obtain a Guest Card at the office. Trailer Estates also includes a 116 Slip Marina and a 100 Spot RV Storage Lot.

If an owner rents the property, the owner transfers their use rights from owner to renter.

Trailer Estates is a Deed Restricted Community and as such, we strictly enforce our rules to maintain the quality of the community. Common grounds are maintained by our own experienced maintenance personnel.

Home and property upkeep, maintenance, repairs, utilities, and lawn care are the responsibility of the homeowner.

Manatee County owns the streets and lights. Trailer Estates provides curb-side waste pick-up at least once a week. Trailer Estates is NOT Pet Friendly. Registered Service Animals and Emotional Support Pets are allowed only in "pet friendly" areas, as per map.

Pets must be leashed at all times when outside. We follow all Manatee County Animal Ordinances.

ABC'S OF TRAILER ESTATES AMENITIES & SERVICES

ACTIVITIES BUILDING

This building provides space for the pool, spa, changing rooms, showers, exercise, billiards, Wii bowling, cards, arts and crafts, computers, our TE television Channel 732, and conferences. A resident's fob provides access to all (except the computer room). Offices leased to the Covenant Church are also located in the Activity Building.

AGE RESTRICTED COMMUNITY

Trailer Estates is an age restricted 55+ community. One occupant must be 55 years of age and all others must be at least 45 years old.

APPLICATION

An application from the office is required before buying or renting any property in Trailer Estates.

ASSISTANCE

Contact the Health and Welfare Trustee and/or Helping Hands through the Trailer Estates Covenant Church.

BEACH AND COMMUNITY PARK

Our Beach is located at the end of Park Lane Ave. There is a great view of the sunset. Use is restricted to residents and guests. You will find a shelter house with sun and wind screens, picnic tables, electric lights, outlets, and a water faucet. The beach area also has charcoal grills, outdoor tables, a drinking fountain, a port-a-potty, swinging benches, horseshoe courts, Bocce ball courts, and benches. Park rules prohibit fishing and unregistered pets at our Beach. Manatee County does not recommend swimming in this area.

BICYCLES

Bicycles may be registered at the TE office for purposes of identification. Reflectors and a front light are necessary if riding at night.

BILLIARD ROOM

Open 8:00 a.m. to 9:00 p.m. in the Activities Building. TE ID cards required. Guests must have a TE guest card. Smoking, food or beverages are not allowed.

BINGO

Resident Admission only, must have a TE ID card to enter and play. Guests must have a TE guest card.

BLOOD PRESSURE

Blood Pressure screening is available on Thursday mornings from 9AM to 11AM at Hobby Club's sale during the winter season. Donations are accepted and used for park projects.

BOARD OF TRUSTEES

A nine-member board, which conducts the business and affairs of the park government, is elected for staggered two-calendar year terms in early December. Elections and referendums are under the jurisdiction of the Manatee County Supervisor of Elections. To run for the board, a resident must present

a petition with 25 signatures at least 60 days prior to the election date. The Board of Trustee Meetings are held at 9:30AM on the first and third Tuesdays, January - April, and the third Tuesday, May - December.

BOCCE BALL COURTS

The court is for use of residents and their guests. The combination for the lock for the equipment storage shed is available in the office. Rules of play may be obtained on the website (trailerestates.com) under the Activities/Activities List or in the TE office. Please leave the courts in the same excellent condition that you found them.

BUILDING PERMITS

Anytime you alter the outside of your property, you need the approval of the TE Architectural Review Committee (ARC). This includes the installation of new A/C units or the relocation of existing A/C units. This also includes doors, windows, driveways, pavers, painting, etc. Contact the ARC committee at the TE office.

BUS SCHEDULE

Municipal bus schedules are available as an app on your smart phone, or online. There is a link to MCAT on our website.

CANOE/KAYAK STORAGE RACK

This rack is for the storage of canoes and kayaks. There is an annual rental fee to use the rack to be paid at the TE office. Storage and security are at the owner's risk and responsibility.

CLUBS/GROUPS AND ORGANIZATIONS

Clubs/Groups and Organizations provide the Board of Trustees their annual schedules prior to April 1st of each year. Events approved by the Board are put on the TE calendar, which is available on the website (trailerestates.com), printed in the Trailer Estates Tribune and is displayed in the breezeway by the office and on the bulletin board at the Post Office. Trailer Estates activities have precedence over club events, and club events have precedence over resident activities. The Board may make schedule changes. A sample list includes (but is not limited to) Art, Bicycle, Billiards, Canoe/Kayak, Computer, Fun Band, Hobby, Poker, Pottery, Share-a-Craft, Shuffleboard, Masonic Square, Wii Bowling, Woodworkers, and Yacht clubs. The bulletin boards provide information and/or news about card games, bowling, church, golf-leagues, show time, line dance, ballroom dance, and various art and craft classes.

COMMUNITY EMERGENCY RESPONSE TEAM (C.E.R.T.)

C.E.R.T. is an emergency response team trained and certified by Manatee County to assist in an emergency. C.E.R.T. volunteers are trained for search and rescue and by the American Heart Association for CPR and first aid skills.

CONCERN FOR A RESIDENT

If someone has a concern about the status of a resident, call the Manatee County Sheriff Non-Emergency number at 941-747-3011 and ask for a welfare check. It's better to be safe than sorry.

CONVALESCENT EQUIPMENT

Various sick room supplies and equipment are available at no cost to residents. Names of those to contact are posted on the Health and Welfare bulletin board and on the door on the north side of the post office building near the laundry room entrance.

DEED RESTRICTIONS

Certain deed restrictions apply to all property in the park. A complete copy of the restrictions is available on the website (trailerestates.com), or in hard copy at the office. All owners and renters are responsible for abiding by the deed restrictions.

DUMPSTERS

Dumpsters are available for TE resident's use only. No contractor or Non-Resident dumping is allowed. Items such as major appliances, batteries, combustibles, insecticides, and paint, hazardous materials, cannot be taken to the dumpsters; proper disposal of these items is your responsibility. Dumpsters are located in the trailer storage yard area behind the post office and woodshop. This gated area can be accessed via a fob. There are dumpsters for trash, yard waste, and a comingled recycling container. Residents are encouraged to recycle.

EXERCISE ROOM

Open from 7:30AM - 9:30PM in the Activity Building (beside the pool). Users must have TE ID or Guest Card. The exercise room has treadmills, exercise bikes, Nustep, elliptical trainer, gym and free weights; plus more. No one under age 18 may use the equipment. Running, horseplay, smoking, food, beverages, and radios without earphones are not allowed.

FOBS

Fobs are available in the TE office for a deposit and purchase. Fobs allow admittance to the pool area, the Activity Building, Large Hall, Small Hall, laundry room, and the storage/dumpster area. See Policies and Procedures: "Security System Fobs" for specific details. With an authorized "Agreement of Responsibility Renter Form" renters may use our recreation facilities for the duration of their lease. They may obtain a fob from the office for a fee.

GOLF CARTS

Golf carts may be driven on the streets of TE and Bay Drive (69th Street W). No golf carts on Florida Boulevard or any sidewalks. Only golf carts with head and tail lights may be driven after sunset. Golf carts may cross Florida Boulevard at the light at Canada Boulevard. Carts should be registered in the TE office with identification stickers. Drivers must be licensed or be at least 18.

GUESTS

Visitors for whom a property owner or registered renter agrees in writing to be responsible, are guests eligible to use the facilities. Owners and registered renters may obtain dated guest cards issued by the office. Registered guests (over the age of 18) may use a resident's fob to access facilities without being accompanied by the owner/registered renter. No guest may stay for more than 30 days per year per the deed restrictions. If the TE office is closed, the guest may use facilities only if accompanied by a resident with an ID card until the office reopens.

HEALTH AND WELFARE

The Health & Welfare Trustee arranges for classes such as dance, exercise, art, etc. The Trustee also hosts a Health Fair, Blood Drives, send out get well and sympathy cards, and cooperate with Meals on Wheels.

HELPING HANDS

This fund ministers to the financial needs of residents, and names are kept confidential. Monthly "door donations" at the Covenant Church, plus memorials, bequests and gifts from TE organizations provide

the funds which are overseen by the Covenant Pastor and church treasurer. The Health and Welfare Trustee refers most recipients. The fund is available to all residents in need.

HORSESHOES

Regulation horseshoe courts are located on Park Lane. The combination for the lock is available at the TE office. Please leave the courts in the same excellent condition that you found them. Place rugs over the pits when finished.

IDENTIFICATION CARDS

Annual, color-coded cards are provided when you renew your FOB for owners and their resident family members. A current card is necessary to play Bingo, gain "no charge" access to the Saturday dances, and to obtain one small complimentary post office box from the U.S. Post Office.

A. TE Property Owner's or Renter's Card: Must be renewed when you renew your FOB at the Park Office and be signed by TE office personnel.

B. TE Guest Card: Issued by TE office personnel with a specific expiration date of no more than 30 days.

INTERNET

Public Internet is available throughout Trailer Estates at most facilities and the Pool. A password is required and posted.

KITCHEN

The Board of Trustees appoints a kitchen manager. The kitchen in the recreation hall is for the exclusive use of TE residents and organizations that wish to serve food for private events, such as birthdays. Those using the kitchen will appoint someone to be responsible for the proper use, as well as the cleaning of the kitchen and equipment. Lost, broken or damaged equipment must be paid for by those involved, as determined by the Board of Trustees. Food prepared or stored in the kitchen must be served in Trailer Estates. Only TE organizations may sell tickets for food prepared there. Check in the Office for more information.

LAUNDRY

Laundry facilities are located behind the Post Office; see the sign on the door for current hours. The laundry facility is leased out and managed by an outside vendor. Money lost in the machines should be reported to the vendor. Please observe the rules posted in the laundry room and respect the equipment. Laundry may be hung at your own risk on the clotheslines in the fenced-in area next to the building.

LAWN CARE

Each owner is responsible for their own yard maintenance. Part-time residents must make arrangements for someone to look after their property while they are away. Summer rains promote weed growth, through gravel and crushed shell, which needs to be removed. Tropical storms and high winds from hurricanes may cause damage to properties and that may require extra maintenance.

PLEASE NOTE: The office will not call you and inform you about your property or mobile home's problems. However, if your property becomes neglected and violates any Deed Restriction or Rules, we may issue a violation. Select a neighbor or a property sitter who will notify you of any problems while you are gone.

MAILING ADDRESSES

We have a rather unique mailing situation at TE. We have the benefit of an onsite Post Office/Boxes using one zip code (34281) and a different zip code (34207) being used for our physical addresses. When you are unclear if the sender will use the USPS or FedEx (etc.) you should format your shipping address as follows:

Your Name
1234 Street Name
TRAILER ESTATES
Box 1234
Bradenton, FL 34207

Your Name
1234 Street Name
Box 1234 TE
Bradenton, FL 34281

MARINA/DOCK AND BOAT SLIPS

Trailer Estates owns a 116-slip marina. The Dock Rental Agreement is available on the website (trailerestates.com) or in the office, along with current rental rates and rules.

NEIGHBORHOOD WATCH

TE is a "Neighborhood Watch" community administered by volunteers. Check the calendar for monthly meeting dates and times.

NEW YEAR'S EVE PARTY

Only those with ID cards and their guest(s) may attend. Tickets go on sale the first Monday in December. ID holders may purchase tickets on a "first-come, first-served" basis. Table locations are reserved and assigned at the time of purchase.

OFFICE

The TE office is open from 9:00 a.m. until 12:00 p.m. and 1:00 p.m. until 4:00 p.m. Monday through Friday; except for holidays or unless otherwise posted.

OVERNIGHT PARKING

Overnight parking is available by permit and is located off Bay Drive on Park Lane. Six-day permits for any vehicle, as well as three-night occupancy permits for self-contained vehicles only, may be issued. Permits are issued at the TE office for ID card-holders for their own and/or guest vehicles. The Shuffleboard Club may apply for and obtain three-day permits for RVs of participants in club-sponsored tournaments. Prohibited are: Pets, idling of a motor for more than 10 minutes (except when parking or prior to departure), the operation of any auxiliary motor or generator, parking of commercial vehicles, or discharging any waste is not permitted. The TE Board of Trustees may make extensions and exceptions. Overnight parking in other TE parking areas or on the TEN property is prohibited. Vehicles will be towed at the owner's expense.

OWNERS

The term "owner" means the name(s) appearing on the current Manatee County tax rolls.

PETS

Pets are allowed only in blocks 21, 22 and 23 of the Park which are the 6600 block of New Jersey, 6600 block of Kansas and the East side of 6600 block of Texas (odd numbered houses). They must be kept on a leash or in a fenced area in the above blocks. They are not allowed to live in other blocks of the park. This applies to pets owned by owners, renters, or visitors.

Service/Emotional Support Animals

Check with the office for current rules and regulations. An application and medical form must be filed in the TE office and updated yearly. It must be signed by your doctor and approved by the Board of Trustees. All other pets outside of the pet section of the park are illegal.

POOL RULES

The pool is open daily 8AM to 9:30PM, with some exceptions. The pool is closed one morning each week and closed an entire day, once a month, for maintenance. One hour each Monday, Wednesday and Friday morning, the pool is reserved for the exclusive use of the Water Exercise Class (9-10 in the summer and 10-11 in the winter). The pool is also closed during inclement weather. See the pool sign for more information regarding closures. Current TE ID card is required. Residents must obtain ID cards and rules for their guests. The guest rules and regulations are available on the website (trailerestates.com) About Us/Rules & Regulations, and in the TE office. An adult ID cardholder must accompany persons under 18. All bathers are required to shower and remove suntan oil before entering the pool or Jacuzzi.

Wear proper bathing suits (no cutoffs). No persons with Band-Aids, open sores, colds, or communicable diseases are permitted in the pool area. No diving, jumping, running, or horseplay is permitted in the pool or pool area. No toys, balls, or inflatables are permitted in the Jacuzzi.

No lifeguard is on duty; therefore, do not swim alone and use the "Buddy System." No smoking, animals, food, coolers, beverages (except water in clear plastic containers), cans, or glass containers permitted in pool area. Unbreakable containers of water in clear plastic are allowed four feet from pool edge. No electronic devices allowed unless silenced by earphones.

Pool and Jacuzzi must be vacated during lightning or severe weather. The pool capacity is 40 and the Jacuzzi is 11. A phone is available near the Jacuzzi area to contact 911, for emergencies. All residents are asked to enforce and/or report any violations of these rules and regulations.

PROBLEMS AND CONCERNS

Often problems can be resolved by communicating with our neighbors. Otherwise, problems and concerns may be submitted in writing to the office, Park Manager, or members of the Board of Trustees. Complaints about rule and deed restriction violations must be submitted to the TE office, using the Policies and Procedures: "Complaint Form/Procedure" form.

RECREATIONAL BUILDING

This building houses the Large Hall and Small Hall (each of which can be divided into two smaller halls), the kitchen, and TE office. The Covenant Church rents the hall on Sundays. The halls are used for dances, Show Time, pot lucks, theme parties, Bingo, voting, club and organization meetings. Equipment available include a sound system, projector, large TV, tables, chairs, stages, crystal (disco) ball, and air conditioning. Reservations for use of the facilities are coordinated by the Board Secretary using a Policies and Procedures: "Reservation for Function" form.

RECYCLING

Comingled recycling of cardboard, newspapers, metal, and glass is available behind the Maintenance Building in the storage lot (fob required for access). Aluminum cans may be placed in bin on the south side of the Woodshop Building. Other larger aluminum items may be placed along the concrete wall behind the large dumpsters.

RENTER

- A. A person or persons who rent a home in Trailer Estates from a TE property owner. At least one of the occupants of the rented home must be 55 years or older and any other occupants must be at least 45 years of age. ID is required.
- B. The renter must agree, in writing, to accept and abide by TE rules and regulations governing the use of the TE common recreational facilities.
- C. Renters must register at the TE office in person with identification and fill out the "Trailer Estates Agreement of Responsibility Renter Resident" form.
- D. The renter may pay a fob fee to use TE common recreations facilities which is included on Agreement of Responsibility Renter Resident.

REPORTING CRIMES OR INFRACTIONS

Call the Sheriff's Department by dialing 911, if a crime is in progress. For all other crimes, call their non-emergent number, 941-747-3011. TE deed restriction infractions should be reported to the office, Park Manager, or Board of Trustees.

SHUFFLEBOARD

The courts are open from 7:30AM to 9PM. Use is restricted to TE ID card holders. Guests without passes must be accompanied by a TE ID card holder. No one under 18 is permitted unless accompanied by an adult TE ID card holder. Only regular shuffleboard games are allowed. Cues are not provided by TE. Disks are stored in the cue rack shed; chalk and erasers are on top of the scoreboards. No food, beverages, alcohol, radios (unless with earphones), loud talking, roller skates, or skate boards are permitted on or around the courts. During tournaments, at least two courts are reserved for open play. Tournament participants are not to park in the lot surrounding the Post Office, nor in the six, south most parking spaces on Canada Boulevard. The TE Shuffleboard Club is responsible for enforcing restrictions and seeing that overnight parkers obtain permits.

SMOKING

Smoking is prohibited in all enclosed facilities, at the pool area, and the shuffleboard courts. The no smoking policy applies to e-cigarettes too.

STORAGE - CARPORT

Boats, boat trailers, travel trailers, motor homes, or similar property may not be stored on your lot unless they are COMPLETELY UNDERNEATH your carport or totally inside a garage.

STORAGE - RV

Spaces for boats, boat trailers, motor homes, travel trailers, and utility trailers are available for lease to TE property owners provided vehicles are legally registered. Check with the office for complete rules and rental rates.

TELEPHONE DIRECTORY

A TE resident telephone directory, which is published each year, is available (for TE residents) in the office for a nominal cost.

TELEVISION CABLE SERVICE

Cable TV and internet services are provided with over 70 channels in the yearly assessment for each housing unit. See the TE Tribune for channel listings. Residents may purchase additional services such as expanded TV channel or phone service from the cable provider. TE news and information is broadcast over an in-house TV Channel 732.

TRAILER ESTATES "TRIBUNE"

The monthly newsletter is free and available in the office, in the breezeway by the office, and in boxes at the post office. A copy is also available online at trailerestates.com. Items from Clubs/Groups/Organizations for publication must be submitted to the office by the first of each month and follow the rules included in Policies and Procedures: "Tribune Policy." The Tribune has a complete calendar listing TE activities' dates, times, and locations.

TRASH PICKUP

Trash pickup is each Thursday (October - May) or each Monday and Thursday (June - September) at the street. Items over 40 pounds and/or over four-foot in length will not be collected; these items may be taken to the dumpsters for disposal. Other items such as major appliances, batteries, combustibles, insecticides, and paint will not be picked up, nor may they be taken to the dumpsters. Proper disposal of these items is your responsibility. Call the waste services provider for pick-up or location of drop-off facilities.

TREASURE BARN

The Treasure Barn continues to serve the Park, TUESDAY IS ONLY A WORK DAY--NO SALES—for cleaning, sorting, and pricing. Items donated for resale can be dropped off on Tuesday morning or put on the tables located on the south side of the building; we check the tables throughout the week. Please note, acceptance of large items is at the discretion of Treasure Barn staff.

Operational hours: October thru April, open for sales on THURSDAYS & SATURDAYS-- 8:30AM-11AM. May thru June, open for sales on the 1st & 3rd Saturdays-- 8:30AM-11AM. July, August & September - we are closed.

UTILITY TRAILER

There is a utility trailer available for use by residents and registered renters. It is parked next to the recycling dumpster, and may be used at any time the trailer is present and available; contact the maintenance supervisor for details. It must not be used outside of Trailer Estates on public streets, and it must be returned nightly.

WOODSHOP

This modern well-equipped woodshop is located behind the Post Office and laundry building. The Trailer Estates Woodworkers Club, who purchased the equipment, is in charge of the building that is open from 8AM to 9PM. No one under age 18 may be admitted. Only TE ID cardholders who join the club for a small fee per calendar year plus the cost of a door key/FOB access, may use or borrow the equipment.