



TINY TOWN ORLANDO – COMMUNITY RULES & GUIDELINES (2026)

This document is incorporated into the Residential Lease Agreement and is enforceable under Florida Statute §513. These rules apply to all long-term residents, renters, tiny home owners, and approved occupants. Violations may result in warnings, fines, or termination of tenancy under Fla. Stat. §513.13.

SECTION 1 — GENERAL COMMUNITY STANDARDS

Occupancy. Maximum occupancy must follow the Lease Agreement (typically 2 adults + 1 child). All occupants must be listed on the Lease.

Payment & Portal Requirements. All rent, utilities, fees, notices, and non urgent maintenance requests must be submitted through Magic Door.

Use of Premises. Residential use only. No subletting. No business operations or unauthorized rentals. No washing machines allowed. No patio, walkway, driveway, or park surfaces may be painted or altered without approval.

No Illegal Activity / Nuisance. Harassment, threats, disorderly behavior, excessive noise, or nuisance conduct is prohibited. Guests are financially liable for damage to utilities or property.

Digging / Septic Protection. No digging without written approval.

Modifications & Alterations. No construction, decks, steps, sheds, or exterior modifications without written approval. No tampering with electrical, water, or sewer systems.

Maintenance & Complaints. All maintenance requests must be submitted by phone/text to (407) 936-4094 or through Magic Door. Rule infractions will be issued in writing. All complaints must be submitted in writing and signed.

Smoking. Smoking is prohibited inside Tiny Town–owned rental homes.

SECTION 2 — UTILITY RULES

Tiny Town Rental Homes. Includes water, sewer, trash, lawn care, WiFi, and electricity.

Resident-Owned Tiny Homes. Electricity must be maintained through OUC in the resident's name.

Septic System Rules. DO NOT put grease down drains. Only septic-safe toilet paper allowed. No wipes, feminine products, chemicals, or litter. Rid-X required monthly for stays over 3 months.

Leak Responsibility. Leaks must be repaired within 24 hours or water may be shut off.

SECTION 3 — CONDUCT & COMMUNITY BEHAVIOR

Quiet hours are 10:00 PM to 7:30 AM. Avoid harassment, intimidation, excessive noise, or disruptive behavior.

SECTION 4 — HOME SITE & APPEARANCE

Lots must remain clean and free of clutter. Maintain landscaping you install. No indoor furniture outdoors. No clotheslines. All improvements require written approval.

SECTION 5 — GUESTS

Guests may stay up to 7 days in a 60-day period without approval. Residents are responsible for all guest behavior and damages. Guests may not modify utilities or property.

SECTION 6 — VEHICLES & PARKING

Maximum two vehicles per lot. No parking on grass or streets. Vehicles must be operable and registered.

SECTION 7 — PETS

Only approved indoor pets are permitted on the premises. Free-roaming pets, including cats, may be turned over to Animal Control.

Pets must be leashed and accompanied outdoors. No tethering, staking, runs, or kennels.

No breeding or boarding animals. Aggressive or dangerous animals are not allowed.

Pets must not disturb neighbors. All pets must wear identification tags with vaccination proof.

Cat litter must NOT be flushed. Pet waste must be picked up immediately and bagged. County leash laws apply.

Pet ownership is a privilege dependent on rule compliance. Repeat violations may result in fines up to \$50 and/or revocation of pet privileges.

SECTION 8 — TRASH & WASTE MANAGEMENT

Bagged household trash only. No furniture, appliances, mattresses, or hazardous waste.

SECTION 9 — SAFETY, FIRE, AND WEAPONS

No open fires. No fireworks or firearm discharge.

SECTION 10 — AMENITY & WATERFRONT RULES

Use of all amenities—including the lake, kayaks, fishing dock, shoreline, and designated fire pit areas—is entirely at your own risk.

General Liability: Residents and guests assume full responsibility for their own safety. Landlord is not liable for injuries, accidents, slips, water hazards, or improper equipment use.

Kayaks & Watercraft: Life jackets are strongly recommended. Children must be supervised. Kayaks must be returned after use.

Dock & Waterfront: No running, diving, or horseplay. Dispose of fishing equipment properly. Dock surfaces may be slippery.

Fire Pits: Use only in designated areas. Fires must be attended at all times and fully extinguished. Resident is responsible for damages caused by unsafe fire use.

SECTION 11 — ENFORCEMENT, FINES & TERMINATION

Violations may result in warnings, fines, or termination.

\$25 fine for failure to pick up pet waste.

Late fees: \$15 per day beginning Day 5. Returned payments incur a \$50 fee.

Notices delivered via email or Magic Door are legally valid.

ACKNOWLEDGMENT AND AGREEMENT

I acknowledge that I have received, reviewed, and agree to abide by the Tiny Town Orlando Community Rules & Guidelines.

Resident Name _____

Signature _____

Date _____ Lot # _____

Landlord / Manager _____