



Park Information Packet

TRIPAR ESTATES PARK & RECREATION DISTRICT
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PARK INFORMATION-Overview

TRIPAR 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 2025, Board Meetings/Workshops are held on the 1st and 3rd Tuesdays of each month. Generally, lots are individually owned, including land and mobile home. TriPar Estates does not sell lots or homes, if you are interested in purchasing or renting in TriPar 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+), requires an application. All sales, leases, or other transfers 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 \$1648.00, as of October 1, 2026. Cable Television, Internet and Trash pickup are included in your annual assessment

The recreation facilities such as the Pool, Spa, Laundry, Activities Buildings, Clubhouse, Shuffleboard & Pickleball 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 FOB at the office. Rental spaces in the Vehicle Storage Lot will be available for Tri-Par owners/tenants as follows upon signing rental agreement and payment of rental fees

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

TriPar 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.

Sarasota County owns the streets and lights. TriPar Estates provides curb-side waste pick-up at least once a week. TriPar Estates has areas in the community assigned as PET SECTION. Pets are allowed only in "pet friendly" areas, as per map.

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

ABC'S OF TRIPAR ESTATES AMENITIES & SERVICES

ACTIVITIES BUILDING

This building provides space for the pool, spa, changing rooms, showers, exercise, billiards, cards, arts and crafts. A resident's fob provides access to all. Offices leased to the Covenant Church are also located in the Activity Building.

AGE RESTRICTED COMMUNITY

TriPar 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 TriPar Estates

ASSISTANCE

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

BILLIARD ROOM (Recreation Hall)

Open 8:30 a.m. to 10:00 p.m. in the Activities Building. Smoking, food or beverages are not allowed.

BINGO

Held weekly on Wednesday at 7 pm in the Clubhouse during the Winter Season

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 Sarasota County Supervisor of Elections. To run for the board, a resident must present proof of residency within the designated district. A resident must be a registered voter of Sarasota County.

BUILDING PERMITS

Anytime you alter the outside of your property, you need the approval by the TPE Trustee and or Sarasota County. 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 Board of Trustee at the office.

CLUBHOUSE

The Clubhouse is used for dances, board meetings, Potlucks, theme parties, Bingo, voting, club and organization meetings. Equipment is available and includes a sound system, large TV, tables, chairs, stage, crystal (disco) ball, and air conditioning. Reservations for use of the facilities are coordinated by the Office Manager.

CONCERN FOR A RESIDENT

If someone has a concern about the status of a resident, call the Sarasota County Sheriff Non-Emergency number at 941-316-1201 and ask for a welfare check.

CONVALESCENT EQUIPMENT & BABY EQUIPMENT LENDING

Various sick room supplies and baby equipment are available at no cost to residents. Forms for Lending of equipment are located in the TPE Office.

DEED RESTRICTIONS

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

EXERCISE ROOM

Open from 6:00 a.m. - 7:00 p.m. Users must have a FOB to gain access. 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 TPE office with a deposit or purchase. Fobs allow admittance to the pool area, the Recreation Center, Gym Clubhouse, Pool, Laundry room. See Policies and Procedures: "Security System FOB's" 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.

TPE Guest FOB: Issued by TPE office personnel with a specific expiration date of no more than 30 days

GOLF CARTS

Golf carts may be driven on the streets of TPE. Only golf carts with head and taillights may be driven after sunset. 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 FOBs 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 TPE office is closed, the guest may use facilities only if accompanied by a resident with a FOB until the office reopens.

HEALTH AND WELFARE

The Health & Welfare Trustee arranges for: Emergency Preparedness, Blood Drive

HORSESHOES

Horseshoe courts may be used by all residents and their guests. Guests must be accompanied by a TriPar resident or must be registered and have a guest fob. Persons under age 18 must be always accompanied by a resident or parent. Shoes must be worn. At end of each game, players must relinquish the court if others are waiting to play. Horseshoes must be returned to proper container and covers replaced over pits when play is finished.

INTERNET

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

KITCHEN

The Board of Trustees oversees the kitchen. The Kitchen in the Clubhouse is for the exclusive use of TPE 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. Only TPE clubs may sell tickets for food prepared there. Check with the Office for more information.

LAUNDRY

Laundry facilities are located behind the Pool; see the sign on the door for current hours. The laundry facility is leased out and managed by an outside vendor. These machines use debit / credit cards. Report and issues to the vendor. The number is posted in the Laundry Room/Please observe the rules posted in the laundry room and respect the equipment.

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.

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.

OFFICE

The TPE office is open from 8:00 a.m. until 1:00 p.m. Monday through Friday; except for holidays or unless otherwise posted.

OVERNIGHT PARKING

Overnight parking is available by permit. Permits are issued at the TPE.

OWNERS

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

Owners are required to have all renters and Non-Owner residents (paying or nonpaying) complete a rental application with the TriPar Estates Office. There will be a \$50.00 non-refundable application fee. The Owner is responsible to sign said application acknowledging rental tax that they may incur and, also giving their authorization for the renters to stay at their residence. Identification (Photo I.D) is required to accompany the application. The application must be notarized and completed in its entirety before it can be submitted for Trustee approval

PERMITS

Residents are required to submit an application with a lot plan for review by the Building Permits Trustee, Tri-Par Estates. After review and approval, a permit will be issued from Tri-Par.

Note: It will be the homeowner's responsibility to secure permits (if needed) from Sarasota County

PETS

Pets are allowed only in the PET SECTION. Pets must be kept on a leash or in a fenced yard. This applies to pets owned by owners, renters, or visitors.

POOL RULES

The pool is open daily 9AM to 10:00PM, with some exceptions. The pool is closed during inclement weather. See the pool sign for more information regarding closures. FOBs are required to access the pool area. Guest rules and regulations are available on the website: About Us/Rules & Regulations, and in the TPE office. An adult must accompany people 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.

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 Hot Tub must be vacated during lightning or severe weather. 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, District Manager, or members of the Board of Trustees. Complaints about rule and deed restriction violations must be submitted to the TPE office, using the Policies and Procedures: "Complaint Form/Procedure" form.

RECREATION HALL

This building houses 3 separate small rooms for meetings, events, clubs and social gatherings. There is a small kitchen in Rec. Room B. This building provides space for billiards, cards, arts and crafts. A resident's fob provides access to all.

RENTER

A. Defined as: A person or persons who rent a home in TriPar Estates from a TPE property owner. At least one of the occupants of the rented home must be 55 years or older and any other occupant must be at least 45 years of age. ID is required. Homeowners must sign proposed renters application form.

B. The renter must agree, in writing, to accept and abide by TPE rules and regulations governing the use of the TPE common recreational facilities.

C. The renter may pay a FOB fee to use TPE common recreation facilities.

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-emergency number, 941-316-1201. TPE deed restriction infractions should be reported to the office, District Manager, or Board of Trustees.

SCRAP METAL COLLECTION

In season, you may call the office to make arrangements for metal items to be picked up.

SERVICE/EMOTIONAL SUPPORT ANIMALS

Check with the office for current rules and regulations. An application and medical form must be filed in the TPE 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.

SHUFFLEBOARD

The courts are open from 8:30AM to 10:00 PM. Only regular shuffleboard games are allowed. Cues are available. 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 skateboards are permitted on or around the courts. When not reserved, shuffleboard courts may be used by all residents and their guests. Residents must accompany their guests or arrange for a guest fob. Guests under age 18 must always be accompanied by a resident or parent the entire time on the courts

SMOKING

Smoking is prohibited in all enclosed facilities, at the pool area, and the shuffleboard courts. No smoking policy applies to e-cigarettes as well.

STORAGE

Travel trailers, motor homes, or similar property may not be stored on your lot

STORAGE

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

SURVEILANCE

TRIPAR ESTATES PARK & RECREATION DISTRICT IS UNDER VIDEO SURVEILANCE WHICH CAN AND WILL BE USED TO PROVE VIOLATIONS OF TRIPAR RULES AND POLICIES. USE OF THE FACILITIES IS DEEMED AS ACCEPTANCE OF THE VIDEO AND ITS USE.

TELEPHONE DIRECTORY

A TPE resident telephone directory, which is published each year, is available (for TPE residents) in the office.

TELEVISION SERVICE:

Contact DirecTV 866-558-8766 to order a box from DirecTV.

TRASH PICK UP:

Trash pick up is Monday. Trash can not be put at curb until 5 pm on Sunday. Containers shall not remain curbside beyond 6pm on the day Trash is picked up.

TELEVISION CABLE SERVICE

Direct TV/Frontier

TRIPAR ESTATES - Good Times Newsletter

The monthly newsletter is free and available in the office; A copy is also available online at triparestates.com. Items from Clubs/Groups/Organizations for publication must be submitted to the office by the 10th of each month.

TRASH PICKUP

Trash pickup is on Monday. Items over 40 pounds and/or over four-foot in length will not be collected.

Contact Wast Pro 941-340-0700 with any questions or concerns.