***LAMPLIGHTER VILLAGE***

# 500 Lantern Boulevard MELBOURNE, FL. 32934 OFFICE: 321-254-0303 FAX: 321-255-9283

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# RULES AND REGULATIONS

1. **ADMITTANCE**
	* 1. Management reserves the right to refuse admittance.
		2. Persons applying for admittance must be a minimum age of 55. Applicants will be Screened for approval. References will be required prior to approval.
2. **CARE AND APPEARANCE OF HOME SITE**
	* 1. Management reserves the right to enter all lots at reasonable times to inspect sites for proper use, utility maintenance and cleaning of sites.
		2. Each tenant shall use his site and the improvements thereon in such a manner as to allow his neighbors to equally enjoy the use of their sites.
		3. No clothes lines are permitted outside of the mobile home except for an approved umbrella type which placement is subject to management approval. Umbrella clothes lines shall be stored when not in use.
		4. No one is permitted to hang hose, towels, rugs, rags or any wearing apparel on the mobile home, awning, etc.
		5. Lawn care equipment, tools, etc. must be stored when not in use.
		6. Boxes, bags, and unsightly debris will not be permitted.
		7. Fences or structural partitions of any type are not permitted between lots.
		8. Storage under mobile homes is not permitted.
		9. All lawn furniture is to be stored when not in use.

10.There will be no storage, maintenance or repair of cars, boats, campers, towed vehicles, etc. on a mobile home site.

11.Right of ways and unoccupied sites are to be free of all personal property.

12.Landscaping

* 1. Tenants are encouraged to landscape their site but any trees, bushes and plants shall so be arranged and approved by management to the extent that they do not interfere with the adjoining tenants or underground utilities. OBTAIN PERMISSION PRIOR TO PLANTING.
	2. Such trees, plants and shrubs shall be maintained in an attractive manner by the tenant.
	3. Lawn cutting unless otherwise desired by the tenant will be provided by the Management. If tenant desires to cut his own lawn, mowing is allowed anytime Except before 9:00 AM and after 6:00 PM and on Sundays and holidays.
1. **CARE AND APPEARANCE OF MOBILE HOME** 1. Mobile homes must be kept clean and in good repair.
	* 1. Hitches or tow bars must be removed.
		2. Park is not responsible for the tenant's mobile home, utilities, drain pipes, etc.
		3. Skirting most provide access for utility repair and inspection.
		4. All steps must be constructed of approved material.
		5. The management reserves the right to establish building codes for any and all buildings and appurtenances placed on or within the boundaries of each mobile home site.
		6. Management or its designated agent shall have the sole right to place, level and hook-up mobile homes on their sites.
		7. Mobile homes are to be placed in accordance with the position initially designated by management.
		8. After a mobile home has been placed, positioned or hooked up, no

alterations or modifications will be permitted without the written consent of management

* + 1. No window type air conditioners are permitted.
		2. Carport and Storage Shed
			1. A carport and storage shed are required on each new home setup in the park for a tenant.
			2. The buyer of a used home not having a carport and/or storage shed must agree to have them erected within one month after buying the home. The carport and shed must meet or exceed the material design standards of those installed on other homes in the park. Approval of the plans must be obtained from the management.

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IV. **RECREATION AREAS AND FACILITIES**

* 1. All tenants shall have equal rights and responsibilities in connection with the use of the Recreation Building and Facilities including shuffleboard courts, swimming pool, kitchen, etc. all of which are provided by management for the tenants' pleasure, convenience and happiness.
	2. Recreation areas and facilities will be open from 9:00 AM to 9:00 PM.
	3. Specific rules pertaining to each recreation facility as posted by management are to be observed.
	4. In the event of repeating violators management shall have the right to deny tenant or tenant's guests use of the recreation facilities.
	5. Equipment and facilities are to be used at your own risk.
	6. All tenants are required to leave equipment and buildings in good condition. If anything is out of order when you arrive, report it to the management immediately.
	7. Recreation Hall may be reserved for private parties. Applications must be in writing stating nature of the party, number of guests and date desired. There will be a charge of $50.00 per occasion. It shall be the applicant's responsibility to leave hall in a clean and orderly condition.
	8. The riding of trail bikes and motorcycles through the park is not permitted.
	9. Lake rules:

9.1No gasoline motors are allowed. Electric motors may be used.

9.2Sailboats and small craft up to 12' in length and 5' beam area allowed.

9.3Fishing is permitted along the lake shore on tenant's own site, green areas and the boardwalk.

 **V. GENERAL CONDUCT**

* 1. Tenants shall keep their radios, record players, televisions, voices and other sounds at a moderate level particularly during the period from 10:00 PM to 9:00 AM.
	2. Tenants are to obey all applicable city, county and state laws and ordinances.
	3. No firearms are to be discharged in the park.
	4. If fire, police or ambulance services are called, management should be notified.

 **VI GUESTS**

* 1. Tenants are responsible for their guests.
	2. Guests are not permitted to bring pets into the park.
	3. Only registered guests will be permitted to use the recreation facilities. They must be accompanied by a tenant.
	4. Tenants may have registered overnight guests for a total period of thirty (30) days per calendar year at no charge. Guests will be charged $1.00 per day per person for each day over thirty.
	5. It is the objective of Lamplighter Village to maintain the residency and atmosphere of a community of housing for older persons. Underage (55) guests are welcome in reasonable moderation.
1. **PETS**
	1. Pending the approval of management only one pet per site is allowed. (25 lbs. Maximum at adulthood)
	2. A listing and description of each pet is required in the park office.
	3. Pets must be kept on a leash at all times while outside. Violators will be asked to lash or dispose of the pet.
	4. Pets are never allowed in the recreation areas, laundry or park buildings.
	5. No pet houses are allowed on sites.
	6. All loose pets will be taken to the animal shelter.
	7. In the event of justified complaints, the pet owner will be warned once. On the second justified complaint the owner will be requested to dispose of the pet.
	8. Pets waste must be picked up and disposed of properly.
2. **VEHICLES AND TRAFFIC**
	1. Management reserves the right to control all vehicles or pedestrian traffic within the park.
	2. Vehicles must observe the posted speed limits.
	3. Pedestrians have the right of way, bicycles and golf carts second, automobiles third. BE CONSIDERATE AND SAFETY CONSCIOUS.
	4. Repairs or mechanical maintenance on vehicles is prohibited.
	5. Autos must be in reasonable repair. Those dripping oil or gasoline must be repaired in a timely way. Drip spots on parking surfaces must be cleaned up by tenant.
	6. Parking of autos is restricted to the carport or driveway except for visitors who must park in designated areas.
	7. Trucks over % ton are not permitted in the park.
	8. The riding of trail bikes and motorcycles through the park is not permitted. LLVRULE 4.DTP

IX. **SOLICITING, SUBLETTING AND RELEASES**

1. No subletting is allowed.
2. Mobile home sites are not transferable.
3. Management shall not deny tenant the right to sell his mobile home within the park.
	1. Tenants selling their home cannot guarantee prospective buyers a site in the park. Buyers must be approved like any new tenant.
	2. If buyer doesn't qualify, the mobile home must be moved from the park.
	3. Management will assist or sell the mobile home for the seller for a reasonable fee to be agreed upon.
	4. No "For Sale" signs may be erected without permission of management.
4. No advertisements shall be displayed in park except as designated by management.
5. No commercial or professional activities are allowed in the park.
6. Management reserves the right to control all peddling, soliciting, selling and delivering in the park.
7. Please notify park office if you are bothered by solicitors or peddlers.

X. **MOVING**

1. Tenant shall give landlord at least thirty (30) days notice in writing prior to moving otherwise an additional month's rent will be charged.
2. Management shall supervise the moving of a home from the park.

**XI. UTILITIES** See amendment to prospectus — Individual meters 1986

1.

1. Running water shall not be left unattended.
2. The washing of cars and mobile homes is permitted only with the use of shut-off type hose nozzles.
3. Water leaks should be reported to the management.
4. Outside antennas of any kind are not permitted without the express approval of management.
5. Refuse
	1. Garbage collection is included in the rent and furnished twice a week.
	2. Garbage containers with tight fitting lids shall be kept in an inconspicuous place.
	3. Refuse must be taken to the curb in sealed plastic bags for pick-up unless prior arrangements have been made with management.
6. Laundry
	1. Laundry facilities are provided for tenant's daily use from 8:00 AM to 9:00 PM.
7. b. Users shall obey machine operating instructions. Do not overload machines.
8. Tenants are responsible for cleaning machines after use.
9. Dyeing is not allowed in washing machine.
10. Ownership is not responsible for clothes lost, stolen or damaged.

# RULES AND REGULATIONS

1. **LIABILITIES**
	1. Park owners and management absolve themselves from all liability or responsibility pertaining to personal injury from any cause whatsoever to any tenant, guest, visitor or pet.
	2. Park ownership shall not be liable for any loss or damages to mobile homes or
	3. Tenants are responsible for acts by themselves, their families, guests or pets.
2. **RENTS AND FEES**
	1. All rental spaces are based upon one or two adult occupants per site. There is an additional charge for each and every person over two permanently occupying a mobile home. A maximum of only four persons per site is permitted on a permanent basis.
	2. Rent is due on the first of each month and is considered late after the fifth of the month. There will be a late charge of $1.00 per day retroactive to the first of the month.
	3. Rent is to be paid to the park office. If tenant is out of town, rent can be mailed to park office at 500 North John Rodes Blvd., Melbourne, Fl. 32934.
	4. Management shall provide tenant at least ninety (90) days notice of any change in rent or miscellaneous fees.
	5. Tenants should notify the management when leaving the park for more than three days and advise when they expect to return.
3. **COMPLAINTS**
	1. Complaints form tenants must be in writing and signed and addressed to management Management will react in a fair and reasonable manner.
	2. Rule infractions will be brought to the tenant's attention as part of landlord Service.

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## RULES AND REGULATIONS

1. **MISCELLANEOUS**
	1. The park office is open Monday to Friday. Park office will be closed Saturdays, Sundays and all legal holidays.
	2. The park manager is a resident and may be called upon at any reasonable time for any prudent reason.
	3. The rules and regulations may be changed or amended with thirty days notice.
	4. Any notice from landlord to tenant shall be mailed or delivered to the tenant's address in the park.
	5. Lamp post lights — A good safety conscious resident of Lamplighter Village is proud to keep his or her light on even when away. The cost of continual day and night operation according to FP&L is less than 60 cents per month.
2. **ACCEPTANCE**
	1. By accepting tenancy in this park the resident agrees to abide by these and other park rules as well as all federal, state and local laws.
	2. Any violations may terminate a space holder's occupancy with thirty (30) days written notice.
	3. The space holder will remove all structures from the space site and leave site in orderly condition.
	4. The space holder may terminate his occupancy upon like notice to the management and upon the same conditions.