

## COUNTRYSIDE ESTATES, ROC RULES AND REGULATIONS

The purpose of the Rules and Regulations is to promote the comfort, welfare and safety of the members and tenants of the COUNTRYSIDE ESTATES, ROC (hereinafter called the "Park") and to improve and maintain the appearance and reputation of the Park.

These rules have been established by the Shareholders and approved by shareholders and Board of Directors (hereinafter called the "Corporation") owner of the Park, and may be changed from time to time to achieve this and other purposes. Notice of changes in these rules shall be given at least thirty (30) days prior to the date of the implementation of the changes.

### 1. DEFINITIONS

- A. Board of Directors- shall mean the current board of directors of Countryside Estates, ROC, Inc., a Florida not-for-profit Corporation.
- B. Cooperative Fee or Co-Option Property Fee- shall mean the monthly maintenance and/or common expenses paid by the Member to the Corporation in accordance with the maintenance schedule established by the Corporation from time to time, which fee shall be due and payable by the Member on or before the 1<sup>st</sup> day of each month.
- C. Corporation or Association- shall mean Countryside Estates ROC, Inc., a Florida not-for-profit corporation, the owner of the Park and landlord to Members and Tenants.
- D. Management- shall mean the Board of Directors as "Managers of the Park" or Professional Manager.
- E. Shareholders- shall be the person or persons owning a Membership Certificate issued by the Corporation pursuant to the Articles of Incorporation and the Bylaws.
- F. Park – shall mean Countryside Estates, ROC, Inc.
- G. Residents- shall refer to Members and Tenants.
- H. Tenant – shall mean an occupant of a manufactured home in the Park who is not a Member but who occupies the Unit.
- I. Unit – shall refer to the cooperative parcel upon which a Member's manufactured home is located or a rental parcel upon which a tenant's manufactured home is located, as said parcels are shown on the Plot Plan which is Exhibit "11" to the Prospectus.
- J. Pool Area – Pool area inside fence.

### 2. RESIDENCE REQUIREMENTS

- A. It is the intent of the Corporation that the Park be operated as a retirement community for the older persons. With respect to all new residents, at least one Resident of each Unit must be fifty-five (55) years of age or older. Persons under eighteen (18) years of age are not allowed to reside in the Park. All new Residents must be approved in writing by the Management before any sales of a Unit is consummated. **PART OF THE APPROVAL PROCESS IS A BACKGROUND CHECK PAID FOR BY THE PROSPECTIVE BUYER.** If the home is sold to someone who is not approved by Management, the home must be moved from the Park at the time of the sale.

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- B. All Residents must comply with all the rules and regulations of the Corporation.
  - C. No manufactured home may be occupied by more than (2) adults per bedroom.. **GUESTS OF RESIDENTS, MAY VISIT FOR FOURTEEN (14) DAYS, NO MORE THAN 30 DAYS PER YEAR. IF LONGER, WRITTEN APPROVAL WILL BE NEEDED BY MANAGEMENT.** No permanent Guests shall be allowed except with express written permission of the Management. No home may be left in possession of anyone under eighteen (18) years of age.
  - D. Residents are required to acquaint all Guests with all conditions of residency. Residents are personally responsible for all actions and conduct of their Guests and, to this end, are liable for any damages to any property within the Park caused or contributed to be Guests. **All children must be supervised at all times.**
  - E. Guests using the swimming pool, clubhouse, or any facility of the Park must be accompanied at all times by a Resident, unless the Guest is at least eighteen (18) years of age. Recreational facilities are used by Residents and their guest at their own risk. All rules and regulations concerning the use of the recreational facilities, as set forth herein, must be obeyed at all times.
3. **USE OF POOL**  
**(THE POOL HAS NO LIFEGUARDS!! ANYONE USING THE POOL DOES SO AT THEIR OWN RISK!)**
- A. No hairpins may be worn in the pool
  - B. No horseplay, running or splashing in pool area.
  - C. NO SMOKING IN THE POOL AREA.
  - D. **DO NOT USE THE POOL UNLESS POOL COVER IS COMPLETELY REMOVED.**
  - E. The pool area cannot be reserved for exclusive use of individual tenants.
  - F. NO GLASS CONTAINERS ARE ALLOWED IN THE POOL FENCED AREA.
  - G. **CLEAN UP AREA AFTER PERSONAL USE, INCLUDING PUTTING DOWN UMBRELLAS.**
  - H. Management reserves the right to restrict use of the pool area to any Resident, or guest of a Resident, who frequently violates these rules and regulate with regard to its use.

**FOR YOUR PROTECTION!**

**Do not go into the pool at night if pool lights are off!**

4. **SUBLETTING AND USE OF MANUFACTURED HOME**

- A. Prospective sub lessee of a Unit must be accepted in writing by the Management-before occupancy. Prospective sub lessee must sign a copy of the Rules and Regulations that are in effect and complete an Application for Residency. Members shall be responsible for all violations of these Rules and Regulations by a sublessee as though committed directly by Resident. The Corporation shall direct all notices to the Member. Members are responsible for informing the Board of Directors of their intention to sublease.
- B. Members shall not allow any other person or persons occupy, use, rent, sublet, lease or sublease the home, or any portion thereof, or any portion of the unit, for fee or gratis, without the prior express written consent and approval of Management. Approval of the Management shall be required prior to Management issuing consent for such person(S) at the Park Office shall be required five (5) days prior to such person arrival.
- C. No subletting will be permitted for less than two (2) months.

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**5. SELLING MANUFACTURED HOMES IN PARK.**

- A. Corporate ownership of a Unit is not permitted. Ownership of a Membership Certificate is limited to the owner(s) of the home which is located upon the Unit, or their trusts.
- B. Any manufactured home moved into the Park after August 1, 1988 which becomes rundown or in disrepair, shall be removed from the Park; provided however, that with the prior written consent of the Corporation, the home may remain in the Park by being modernized so as to be comparable in appearance to present day manufactured homes.
- C. Residents may select an outside brokerage service of their own choice, or if they so desire, may sell their manufactured home themselves.
- D. Members selling manufactured home cannot guarantee the prospective buyer a unit in the Park.

**6. SIGNS**

- A. Should a resident in good faith desire to sell their manufactured home, they may, during the time That the mobile home is offered for sale and prior to an actual sale, place a sign in or upon the home, or within four (4) feet of the home notifying the public that the manufactured home is for sale. Such sign shall not interfere with lawn mowing, nor block the view from adjacent properties. This sign may be of a size not to exceed 24" by 24" and shall be displayed in a neat and secure manner.
- B. There are no signs permitted to be placed on the Unit, such as "NO MOWING" signs etc.

**7. MANUFACTURED HOMES MOVED INTO PARK**

Residents shall notify the Board of Directors prior to purchasing a manufactured home to be placed on a Unit. Any manufactured home to be moved onto a Unit must be approved by the Board of Directors and shall be installed according to Park specifications, the Board of Directors directions, and in compliance with all applicable governmental regulations.

**8. MANUFACTURED HOME LICENSE AND COMPLIANCE**

Residents shall be responsible for compliance with all applicable state and local laws for the licensing and compliance with any governmental regulations concerning the manufactured home and accessory buildings.

**9. ADDITIONAL INSTALLATIONS AND BUILDING PERMITS**

All accessory building, and/or modifications on a Unit must receive written approval of the Board of Directors prior to applying for a Building Permit and/or starting work. To save added expense and inconvenience, always check with the Board of Directors first when planning any new installations to your Unit and/or manufactured home. A building permit must be obtained for any and all structures according to County regulations. Storage buildings shall not exceed the height of the eaves line of the home.

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### 10. EXTERIOR MAINTENANCE

- A. The exterior of the home and any other structures (and all of the Unit) shall be maintained in a neat appearance, including (but not limited to) painting and repair, and shall be free of litter, debris and outside storage such as wheelbarrows, lumber, loose blocks, bricks, bags or fertilizer, etc.
- B. No aluminum foil, bed sheets, or cardboard, etc. will be allowed on the windows of any home.
- C. All homes must display house address numbers on street side of home for easy location by emergency services. Letters must be at least 4" high.
- D. If metered utility boxes are screened with landscaping, such landscaping shall not interfere with accessibility. Easements for the installation and maintenance of utilities and drainage facilities have been reserved throughout the park. No structure, planting or other material which may damage or interfere with the installation and maintenance, of utilities, change the direction of or obstruct or retard the flow of water through drainage channels will be permitted in, on or about these easements.
- E. Residents may water their lawn. The Park reserves the right to impose watering restrictions on a prescheduled basis should a low water condition warrant conservation or should water restrictions be imposed by local, state or federal agencies.
- F. Each Resident is responsible for effective extermination of their Unit to guard against the spread of infestation of insects, fungus, mice and other varmints.
- G. Yard landscaping must be properly maintained by the Resident. New yards are to be grass. Landscaping stone, as an edging may be used on top of a layer of weed blocking material to ensure no weeds will grow between the stones. Yard ornaments are permitted only upon written approval from the Board of Directors. Ornaments need to be limited in number and tasteful in appearance. Vegetable gardens are permitted on the Unit. Provided they conform to specific guidelines:
  - a. Garden shall not exceed 2' in width and must have approved bordering, length not to exceed length of the side of home.
  - b. The garden must be maintained at all times by the resident and removed entirely when the vegetable-growing season is past or the home owner leaves for the summer.
  - c. Compost piles are not permitted because of health and sanitary reasons. Decaying garbage attracts bacteria, flies, roaches, rats and other varmints.
- H. Shrubs and trees shall be planted and lawn furniture, hoses, etc. shall be placed around the home so as not to interfere with the use of lawn mowers. If such planting of shrubs or trees becomes a hindrance to lawn mowing or the natural flow of water in the swales designed into the park drainage system, the Resident will be asked to remove same at their own expense, or be responsible for their own lawn mowing. If a Resident chooses to mow their own lawn, arrangements for continued lawn care in their absence is required. The maintenance of trees on the resident's property is the responsibility of the Resident, subject to the rules of the Park, and the regulations of Hernando County. A tree 3 inches or less when measured 4 ½ feet above the soil line, or limb 3 inches in diameter or less measured 3 feet from its sustaining limb may be cut at any time. Trees or limbs larger than 3 inches when measured as previously prescribed may not be cut until written permission from Park Management is received. Any tree cut regardless of size shall have the stump removed to a minimum of 4 inches below the soil line. **(Unless otherwise recommended, the stump should not be removed). A tree must be planted in the park, for every tree removed. A list of desired trees is available.**

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- I. Each Resident is responsible for the maintenance of their yard, raking of grass and landscaping (other than landscaping to be performed by the Association pursuant to a contract with the Resident, in a neat, clean and attractive manner. Lawn mowing is included in the monthly fee; however, residents who want to mow their yards are permitted to do so. Park mower will mow within 6 – 8" of the homes. Resident is responsible for close trimming around home and plantings.
- J. CEROC Maintenance and the Utility Companies (Spectrum and Withlacoochee) must be consulted about the location of underground utilities prior to any digging on or behalf of any Resident in excess of 6" in depth.
- K. Winter Residents must arrange for the care of your patio and carport, your surrounding areas must be well kept while you're away. Shrubs, vines, trees, etc., shall not obscure other Residents views or be excessive height or width or brush against neighboring homes. In case of negligence in the care and up keep of your space and landscaping, the Corporation will give a fourteen (14) day written notice to the Resident by U.S. Mail, reporting what repairs or maintenance is needed. If those repairs or maintenance are not made within that fourteen (14) day period, the Corporation will have such maintenance reasonable necessary to prevent the space from detracting from the appearance of the Resident's premises performed, and the expense therefore charged to the Resident. Each Resident is responsible for the maintenance of their resident. These rules apply not only during occupancy but during absences as well.
- L. Flower or window boxes or other attachments fastened to or protruding from the home or utility building are permitted, provided they conform to specific construction plans.
- M. Color of siding, driveway painting, roof, awning, etc., must be white or earth tone shades and must have prior written approval of the Management. Trim on homes can be complimentary to shade of siding. Other pastel shades might be considered for approval but color sample must be submitted to the Management. The Management must approve the color of any driveway that is to be stained (painted). The standard color is earth tone or green, however, the shade must be submitted for approval prior to starting work. Two-toned staining or painting jobs are permitted – but only with prior approval of the Management. Driveways must be kept free of grease, oil and other surface debris.
- N. All storage areas in the carport shall be enclosed. Open shelf storage visible from the street will not be permitted. New carports, if aluminum shall be minimum .032 gauge and supported by 2" aluminum posts or larger. Carports, screened lanai/porches should not be used for storage. Screened-in areas of the home must be kept clean and neat.
- O. Appliances are only permitted inside a home or utility room. Compressors for central air conditioners shall be installed in accordance with appropriate governmental ordinance. No rooftop or window air conditioners are permitted.
- P. Outdoor drying umbrella is the only visible apparatus which will be approved on the Unit for the drying of clothes, bathing suits, towels, etc. Management will select the location for the umbrella. Drying hours will be from 7 a.m. thru 5 p.m. The umbrella must be stored in the storage shed when not in use.
- Q. Decks or patios may be constructed of redwood, Douglas fir, pressure treated lumber, concrete, or other material approved in writing by the Management prior to installation.



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- R. Only aluminum awnings shall be installed and must have prior approval of the Management. The colors of aluminum shall match color of home or trim.
- S. Hitches are to be removed from the manufactured home.
- T. Leaves, grass or other refuse must be put in bags and placed curbside in front of home. All trimmings from shrubbery and tree branches must be cut to a maximum of 4' lengths and securely tied in bundles for pickup. Resident will be responsible for pickup of any trash or garbage strewn about by storms or animals. **Bagged leaves may be placed at curbside for more frequent pick up. No dumping of leaves or brush anywhere in the park.**
- U. The exterior surfaces of the home including eaves, trim skirting down spouts shall be kept free from mildew or discoloration. Peeling, fading or damage to the exterior surfaces must be restored to the original new condition. When the home appearance or its exterior surface is obsolete the home shall be resurfaced or resided so it is in conformity with those currently being placed in the Park. Failure to maintain exterior of the home in accordance with these exterior standards will cause the home to be removed from the Park. No new sand (stippled) painting will be allowed because of its high susceptibility to mildew.
- V. Flags may be mounted from flag stanchions on a Resident's home or from a flag pole on the Resident's property. A flag pole may not exceed 15 feet in height, shall be a straight pole made of aluminum and shall be properly installed in a concrete base. Plans and specifications for a flagpole and its planned location on the property must be reviewed and approved by Park Management prior to beginning work. **No new flagpoles shall be mounted on trees.** The flag shall be standard 3' x 5' United States flag.
- W. Antennas or satellite dishes will not be permitted.
- X. No fences will be permitted **around or between properties.**

#### 11. LIGHTS

Outside lights when installed should not be objectionable to neighboring Residents and/or traffic. If security lights are installed the same rules apply, but in addition, Resident wishing to install motion sensitive must notify neighboring residents who will be affected by lights. Poles for security lights must be concrete.

#### 12. REFUSE

All garbage and refuse must be securely wrapped in plastic bags and only be placed (between 6AM and no later than 9am) next to the road on designated garbage collection days. All trash must be tied in bundles or placed in containers and then placed beside street for pickup. No burning of trash, leaves, or other materials is allowed. Garbage cans shall be either galvanized or heavy-duty plastic with tight-fitting lids. There will be no dumping of garbage in any other area of the park.

#### 13. METERED WATER

The Board of Directors shall have the right at any time to cause water to be individually metered at each home. All water meters to be installed at the expense of the Corporation.

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**14. SOLICITATION IN PARK**

No commercial door-to-door solicitation is permitted in the Park. Other solicitation permitted only with prior approval of the Management. Nothing contained in this rule shall be construed to infringe upon the rights of any Resident to canvass other Residents for the purpose described in chapter 723, Florida Statutes.

**15. COMMERCIAL ENTERPRISES**

- A. No Resident may engage in any type of commercial business in the Park.
- B. No garage, patio, carport rummage or sales permitted on the Unit.
- C. Estate Sales are permitted with approval of the Board with proper forms filled out.

**16. STORAGE UNITS**

Design, color and placement of storage shed must be approved by the Management. Must conform to city, county and Park regulations. The shed color needs to match the color of the home. The Management will allow thirty (30) days to paint.

**17. UTILITIES**

Drain and water connections must be watertight. The resident is responsible for the sewer line of a Resident's home to where it connects to the park line. Any stoppage to the line between the home and the park connection is the homeowner's responsibility regardless of the cause. Resident is responsible for the water line from their home to the park connection. Resident is responsible for the electric line from the resident's home to where it connects to the electric company line. Countryside Estates ROC, Inc. is not responsible for any electric lines. Residents should check outside water faucets frequently for leakage.

**18. VEHICLES**

- A. No parking on street at any time (Fire Department regulations). Guests may use Resident's carport if length is sufficient to prevent vehicles from protruding into the street. Guests may also use designated extra parking spaces in the clubhouse parking area. **Please obtain permission from neighbor before parking in their driveway,**
- B. Absolutely no parking or driving on grass at any time, for any reason.
- C. The speed limit on all streets and roadways in the Park shall be a maximum of 15 m.p.h.
- D. All trailers, motor homes, campers, boats and other commercial type vehicles owned by a Resident or guest must be kept in storage area, on a first come first serve basis. Nothing larger than a pickup truck, with a cap no more than 18" higher than the cab roof will be permitted to be parked on a Unit without the express written approval of Park Management.
- E. Motorcycles are allowed in the Park as transportation to and from the Park entrance and to the Resident's home as long as the rider strictly observes noise and speed regulations in effect within the Park.
- F. **A person needs to be 16 years of age to operate any motorized vehicle in the park (Golf Carts included).**

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- G. Residents may make minor vehicle repairs in a timely manner in their driveway, as long as the area in which those repairs are made is kept neat, clean and orderly at all times. Major repairs such as engine overhauls, transmission overhaul, rear axle overhaul or any form of body repairs or painting or restoration cannot be performed in the Park.
- H. Under no conditions will commercial or recreational vehicles larger than a pick-up truck with a cab-high shell or small vans be permitted to park on the Unit. Such other recreational vehicles must be parked either outside of the Park or stored in the dry storage area. Vehicles may be loaded or unloaded at the Unit, but only for such reasonable time as it takes to load or unload said vehicles. Trailer must be attached to tow vehicle and driver or vehicle must be present at all times. No recreational vehicles of any type may be parked and lived in on a Unit.
- I. No one at any time shall be permitted to sleep overnight in a camper, travel trailer, or motor home even though such unit may be self-contained, within any area of the Park.

#### 19. BICYCLES AND MOTOR SCOOTERS

Bicycles and motor scooters must observe the fifteen (15) mile per hour speed limit. The use of lights is required at night. The use of proper signals is requested to insure safety for all.

#### 20. SKATEBOARDS AND ROLLER SKATES

Skateboards and roller skates are not recommended for use on the Park streets or sidewalks. Residents must acquaint their guests with Park rules and are personally responsible for any injury or damage to themselves or other incurred from the use of a skateboard or roller skates on park property.

#### 21. PETS

(VISITORS MUST RESPECT THESE RULES ALSO).

- A. Two animals per household is permitted, not to exceed sixty (60) pounds each.
- B. Dogs are not permitted to be walked on other Resident's spaces, and each Resident is responsible for removing their pet's bodily waste from the park property. Complaints received by management will require a written notice be sent to Resident. Failure to comply will be sufficient cause to have the dog removed from the park permanently. All animals must be registered in the office. Management approval is required for any new dog to be brought into the Park even to replace another dog. Picture, weight, vaccines, breed and color of dog are required. Dog leases are not to exceed 6: in length. No exterior doghouses are permitted. Dogs must always be on a hand held leash while outdoors or tethered to a spike with a leash six feet in length.
- C. **If a dog becomes aggressive and bites a Resident or Guest; Management has the right to ask for the dog's removal from the Park.**
- D. Domestic, housebound cats will be allowed in the Park. At no time are the cats to roam free and if outside, must be on a handheld leash not to exceed six feet in length. Only one cat per household if a dog already resides in the Unit. Failure to comply will be sufficient cause to have cat removed from the Park permanently. All cats must be registered in the office.
- E. Guests may bring pets into the Park, but they must abide by the foregoing rules.
- F. Feeding of any stray animals is strictly prohibited.



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**22. NOISE**

No noise objectionable to neighbors is permitted. No excessive noise is permitted between the hours of 11:00 p.m. to 9:00 a.m.

**23. PARK MAINTENANCE PERSONNEL**

Residents shall not request help from Park employees for personal matters, except in off duty hours.

**24. CLUBHOUSE AND OTHER AREA FACILITIES**

The Clubhouse will be open from 7:00am until 3:00pm Monday through Friday excluding holidays, unless special events are scheduled. Office is open 10:00am until 1:00pm. Exclusive private use of the clubhouse must be limited in size and receive prior written approval of Management. Clearing of dates for private use shall be coordinated with other groups in the Park, and with prior approval of Management. The clubhouse is for express use of the Residents and their guests. Any special events must have Management approval fifteen (15) days in advance. Regularly scheduled functions take precedence over individual requests for the facilities. At no time will park facility be closed to any resident as a result of any private function. After the facility has been used for a private Function it must be left in a clean and orderly condition or a charge (in an amount determined by the Board of Directors) will be assessed against the sponsoring party for the cost of cleaning the area.

**25. LIABILITY FOR DAMAGE**

- A. Resident agrees that all personal property, including homes placed on the Unit, shall be a Resident's risk and the Corporation shall incur no liability for loss or injury with respect thereto or with respect to any property or persons due to causes including but not limited to, fire explosion, flood, smoke, water escape, changes in level of underground water table, windstorm, hail, lightening, freeze, aircraft, vehicles (other than those operated by and for the Park), earthquakes and insect damage of any nature whatsoever. Resident agrees to hold the Corporation harmless from any liability arising from injury to person or property caused by an act or omission of the Resident, his family, guests, licensees, or invitees.
- B. The members and tenants are responsible for damages caused by their family or their guest.
- C. All homes must be adequately insured for liability.

**26. TIEDOWNS**

Tie downs must comply with state, county, city or any other governmental ordinance.

**27. CONTRACTORS PERFORMING WORK IN COMMUNITY**

In order to insure that they are properly insured and licensed, all contractors performing work in the Park must be registered with the Park office and obtain written authorization from the management, which authorization will not unreasonably be with-held. It is the Resident's responsibility to see that anyone performing work at his home has proper authorization prior to soliciting a bid or commencing

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work. The Corporation assumes no liability, expressed or implied for the quality of the work performed by contractors hired by the Resident or any damages sustained therefrom.

**28. PERMITS**

As required by city and county building and zoning laws, installation of all structures shall have plot plans approved. Plot plans must also have written approval from management prior to application for permits. Plot plans shall include:

- A. Unit, including accessory buildings
- B. Utility placement
- C. Screened-in patios and Florida Rooms
- D. Air-conditioning units
- E. Carport placement

**29. SIDING AND SKIRTING**

All homes placed in the Park shall have exterior siding which shall be (aluminum or vinyl) to the bottom of the home. All homes must be fully skirted from the bottom of the home to the ground with decorative approved cement block with mortared joints, stacked cement block, or such other material as has been approved in writing from the Management.

**30. SCREENED PORCHES AND ADDITIONS**

All homes, space permitting, may have a screened porch, a glass or vinyl room or a Florida room either custom or factory built as a part of the permanent structure. It shall be aluminum sheath, vinyl siding and/or material comparable to that enclosing the home. Approval of the Management is required before installation.

**31. DRIVEWAYS**

Driveways must be concrete. No other type of surfaces is permitted.

**32. OUTDOOR HANGINGS**

No plastic sheets, panels, tarpaulins, canvas, etc., will be permitted to be draped or hung or installed any place around the home space, unless needed for repairs, except with prior written consent from the Management.

**33. REMOVAL OF HOME, ATTACHMENTS OR CONCRETE**

Any home or structure on a Unit, or attachments to the home that is damaged beyond repair by fire, storm, deterioration or other phenomenon must be removed from the Unit within 45 days. If the Resident, or Resident's representative, heirs or estate, fails to remove the home as well as any concrete and/or other debris as necessary, leaving the Unit in a broom-clean condition, the

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Corporation will remove and clean the Unit and charge the cost of such removal and cleaning to the Resident, or Resident's representative, heirs or estate.

- A. If the owner of any home considers removal of same from a unit, the Board of Directors must be notified in writing a minimum of thirty (30) days in advance of the expected removal date.
- B. The owner of a home or structure on a Unit or attachment to a home that is removed from a previously occupied Unit shall bear the responsibility of leaving the location in a broom-clean condition.
- C. If the Resident or Resident's representative fails to remove the concrete, piping or other debris as necessary, the Corporation will remove and clean the Unit and charge the cost of such removal and clean-up to the Resident, Resident's representative, heirs or estate.

**34. FIREARMS**

The use of firearms, BB guns, air rifles or the like is specifically prohibited within the Park.

**35. MISCELLANEOUS**

- A. If any provision of these rules and regulations be contrary to any law of any jurisdiction in which the Park is located, it shall not apply or be enforced. However, the other provisions of these rules and regulations shall not be affected and shall continue in full force and effect.
- B. The rules and regulations as presented herein are adopted by the Board of Directors of Countryside Estates, ROC, Inc., with the approval of the Shareholders and supersede and replace all rules and regulations previously in effect prior to the acquisition of the Park by the Corporation.
- C. All these rules are to be in effect on day one when Resident moves in, unless otherwise written notice needs to be given.

**36. COMPLIANCE AND DEFAULT**

The Corporation reserves the right to terminate the tenancy of any Resident for disregard of Park rules and regulations and in accordance with Florida statues 719 and 723 and County Regulations.

All complaints must be in writing signed by complainant.

The Executive Committee will notify the Resident in person if a violation exists. The Resident will be given 10 days to rectify the violation.

If the violation has not been corrected after 10 days, a letter will be sent specifying the nature of the complaint, and giving the Resident 10 days to correct it.

Should the Resident feel that they are not in violation, they can ask to come before the Mediation Committee. The Mediation Committee shall consist of three members, two shareholders and one non-shareholder.