

HACIENDA VILLAGE

RULES AND REGULATIONS

Equal Housing Opportunity

**We do business in accordance with
the Federal Fair Housing Law**



**It is illegal to discriminate against any person
because of race, color, religion, sex,
handicap, familial status, or national origin**

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NOTE – to the extent that applicable state law differs or contradicts these Rules then applicable state law shall apply.

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HACIENDA VILLAGE RULES AND REGULATIONS

All reasonable means have been taken to ensure that your residency is pleasant and enjoyable. Many of the Rules and Regulations are based on the requirements of state and federal law, and the remainder are to assist in the peaceful enjoyment of all residents.

These Rules and Regulations ("Rules") are intended to maintain the appearance standards and comfort of Hacienda Village (the "Community") for you and your visitors. A copy of the Rules will be posted in the Community and must be observed by all Residents and guests. Residents shall require all persons on the premises with their consent to govern themselves in accordance with the Rules and in a manner that does not unreasonably disturb neighbors or constitute a breach of the peace.

1. DEFINITIONS

1.1 Community: means the property operated as a mobile home park as defined in Section 723.003(12), Florida Statutes.

1.2 Community Management: means Operator of a mobile home park as defined in Section 723.003(16), Florida Statutes and includes Community Owner's manager, assistant manager (or other employee or agent) of the Community as identified from time to time.

1.3 Community Owner: means the owner or operator of the mobile home park as defined in Section 723.003(13), Florida Statutes.

1.4 Guest: means a person who is not entitled to reside on the lot and who has visited the Community for a period of time no longer than 15 consecutive days or 30 total days per year.

1.5 Home: means a mobile home as defined in section 723.003(8), Florida Statutes.

1.6 Home Owner: means a person who owns a mobile home and rents or leases a lot within the mobile home park for residential use as defined in Section. 723.003(11), Florida Statutes.

1.7 Lot or Site: means a mobile home lot as defined in Section 723.003(9), Florida Statutes.

1.8 Rental Agreement: means any mutual understanding or lease, whether oral or written, between a mobile home owner and a mobile home park owner in which the mobile home owner is entitled to place his or her mobile home on a mobile home lot for either direct or indirect remuneration of the mobile home park owner as defined in Section 723.003(10), Florida Statutes.

1.9 Resident: means a person entitled under authority of a Home Owner's lot rental agreement to the use and occupancy of a residential lot within the Community to the exclusion of others. The term includes Tenants, Home Owners, and Third-Party Renters (if permitted).

1.10 Tenant: means a person residing in a home on a lot within the Community under authority of the Home Owner's lot rental agreement with Community Owner, and such person does not own the home occupying the lot. The term applies only to persons who have been approved for residency by Community Management pursuant to the Rules and Regulations.

1.11 Third-Party Renter: means a person who rents both the home and the lot from Home Owner; a sublessee.

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1.12 Unauthorized Occupant: means a person who is not entitled to reside on the lot and/or who has visited the Community for a period of time longer than 15 consecutive days or 30 total days per year.

2. RESIDENCY

2.1 Any person applying for admittance as a Resident of the Community must fill out an application for residency. All prospective residents must be approved by Community Management and must sign a rental agreement prior to beginning occupancy of a Home currently in the Community or prior to moving a Home into the Community. Community Management has the right to reject a prospective Resident for any reason not prohibited by law; however, approval may not be unreasonably withheld. Community Management will not approve a prospective Resident who provides false or misleading statements, whether orally or in writing, within the rental application or in any statement or document offered in support of a request for residency approval. The purchase of a Home by those who have not executed the rental agreement or obtained written consent from Community Management shall not constitute permission or right for the purchaser(s) to reside within the Community or to leave the Home in the Community. An application for residency, and background check must be completed and approved, and a Rental Agreement signed prior to: (i) residing in a Home within the Community; or (ii) arrival of the resident's Home in the Community.

2.2 Community Management reserves the right to: (i) refuse residency to anyone who purchases or otherwise receives title to a Home unless approved pursuant to paragraph 2.1; (ii) refuse to accept further lot rental amount payments and terminate the Rental Agreement of anyone who, after proper notice pursuant to Section 723.061, Florida Statutes, fails to comply with these Rules and Regulations (see rule re: Enforcement and Eviction, for further information); and (iii) refuse residency to any applicant for any reason not prohibited by law.

2.3 Unless the Home is sub-leased upon prior written permission of Community Management, the principal Resident of each Home in the Community must be its legal owner. Except as expressly provided by applicable Florida law, no one other than those executing the Rental Agreement shall be allowed to reside upon the Lot set forth in the Rental Agreement without prior written consent from Community Management. Each additional occupant of the Home must be approved for residency by Community Management, and the name of each person over the age of 18 must be listed in the Rental Agreement prior to residing in the Home. Any increase in the number or exchange or substitution of persons in a Home must have Community Management's prior written approval. Without prior written consent of Community Management, the mobile home may not be permanently occupied by more than two (2) persons per bedroom or the allowable number of persons based upon the design criteria of the Home. Non-compliance in qualifying additional occupants will subject the Resident to eviction (see rule re: Enforcement and Eviction, for further information).

2.4 Heirs and/or beneficiaries of a deceased Home Owner are not considered to be "purchasers" for the purpose of assuming the remainder of the deceased Home Owner's tenancy. All heirs and/or beneficiaries and/or purchasers must be approved by Community Management prior to initiating occupancy of the Home.

3. 55 AND OLDER COMMUNITY

This Community is intended and operated for occupancy by persons 55 years of age and older and, as such, adheres to the requirements of the Housing for Older Persons Act of 1995. Consequently, at least 80 percent of the occupied units must be occupied by at least one person who is 55 years of age or older as of the date of occupancy.

At the time of application for initial residency, or upon demand of Community Management, all prospective residents and all existing residents shall be required to produce for inspection and copying, one of the following age verification documents: driver's license; birth certificate; passport; immigration card; military identification; other valid local, state, national or international documents containing a birth date of comparable reliability or a certification in a lease, rental agreement, application, affidavit or other signed document, asserting the age of the persons residing therein. The minimum age for all residents is forty (40). Notwithstanding the above, Community Management reserves the right,

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in its sole discretion, to grant exceptions to the minimum age requirements of this Rule, while still maintaining compliance with the Housing for Older Persons Act of 1995.

4. PAYMENTS, FEES, AND CHARGES

4.1 Payments: Lot rental amount, as defined in Section 723.003(6), Florida Statutes, must be paid in full. Timely payment in full is required; partial payments will not be accepted. Lot rental amount payments are due on the first day of each month and must be paid on or before the 5th day of the month. A Late Charge will be charged to any Resident whose lot rental amount is not received by Community Management on or before the 5th day of the month for any Resident who does not pay in full thereafter, as provided in the Prospectus.

4.2 Residents are required to make payments using electronic payment methods offered by Management. These may include but are not limited to Management-approved third-party companies, such as a Resident portal, automated clearing house (ACH) debits, bank electronic funds transfer (EFT), or other electronic method of payment offered and approved by Management. Each payment method is subject to prior approval of Community Management before being used. All payments must be payable in U.S. funds drawn on a U.S. financial institution. Management will not accept payment by cash, personal check, cashier's check, money order, or certified check. For safety purposes, cash is not accepted for any reason.

4.3 NSF Payments: If any payment by Resident is returned for insufficient funds, the Resident may incur fees for same as set forth in the Prospectus. NSF payment fees and late payment fees may be incurred concurrently.

5. SALE AND/OR REMOVAL OF HOME

5.1 Home Owners have the right to sell their homes within the Community. The purchaser must, however, meet all requirements for residency prior to occupancy or the purchaser will be required to move the Home from the Community within ninety (90) days. (see rules re: Residency and Eviction).

5.2 Prior to written approval of the purchaser for residency, Community Management will inspect the entire lot and exterior of the home to verify that it complies with all Rules and Regulations. The Home must meet all local code requirements, including but not limited to, electrical and plumbing. The inspection will include, but is not limited to, exterior maintenance, skirting, carports, awnings, attached structures, sheds, shrubs, trees and lawn care. Any infraction or deficiency must be repaired/upgraded. The seller and the purchaser must provide proof of completed repairs or written assurance to Community Management that any repairs or changes to the home will be made as necessary to bring the home into compliance with Community Standards as set forth in these Rules and Regulations, within a reasonable time frame as specified by Community Management in writing. Community Management has the right to deny approval of the proposed purchaser if such work is not done; however, approval may not be unreasonably withheld.

5.3 Home Owner may display one (1) "For Sale" sign, no larger than 11 inches (height) by 17 inches (width), inside the front window of the home or located within the front flowerbed of the home. This sign may display only the words, "For Sale" or the equivalent plus an address or telephone number of the Resident, and the name of the broker, agent, or dealer where further information may be obtained. A brochure box adjacent to or attached to the yard sign is also allowed. Any exception to these "for sale" specifications requires written approval by Community Management. Community Owner reserves the right to add additional balloons, flags, pennant string flags, etc. to promote new home sales and/or rentals. The display of any other commercial enterprise on the sign is prohibited. Due to safety and security considerations, any Home offered for sale must be registered with the Community office before a sign is displayed. Only those realtors and brokers who are authorized and approved by Community Management will be allowed to conduct business in the Community.

5.4 Community Owner requires that any home not meeting the Community's established standards, as required by these Rules, or any home which is improperly maintained, be upgraded to improve the quality and

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appearance of the Home. Failure to meet the Community's requirements shall be a violation of these Rules and Regulations.

5.5 In the event Home Owner intends to move the Home from the Community, written notice must be given to Community Management of that intent at least thirty (30) days prior to the moving date. Such move must be made between 8:00 a.m. and 5:00 p.m. so Community Management may have an inspector present. Only transporters of homes, properly licensed and authorized by governing authorities, are permitted to move homes into or out of the Community. Written permission from Community Owner is required prior to any move of a Home either into or out of the Community. All current charges must be paid in full at the Community office.

5.6 Any Home Owner who removes a Home from the Community is responsible for any cleanup necessary, including removal of all trash, steps, broken concrete, planters, patios and footers, and any other discarded materials. Utility connections must be sealed, protected, and identified. The home site must be left in a clean and neat condition; it must be cleaned, cleared, and approved by Community Management. Home Owner is responsible for expenses incurred in restoring the site to a clean condition. Community Management shall provide written notice to Home Owner upon satisfactory completion of home site restoration. Home Owner's obligation for payment of lot rental amount shall terminate as of the end of the lease term in effect at the time of removal of Home Owner's home or at such time as agreed to in writing by Community Management.

5.7 Community Management requires that each Resident comply with the requirements of all governmental agencies including, but not limited to, HUD, the department of motor vehicles or transportation, the State and the county in which the Community is located, including but not limited to all applicable land use, zoning and building codes.

5.8 Community Management and Community Owner assume no responsibility in the event that a dealer, bank or other secured party should opt to remove the Home of a Resident from the Community.

5.9 Destruction of Home: Should the Home be destroyed by fire, windstorm, water, an act of God, or by any other means, the Home Owner must remove the debris from the home site within thirty (30) days from the date of such event, or from the date of mailing of written notice from Community Management to Home Owner to remove same, whichever is earlier, unless a longer period for removal is provided by applicable ordinance or law.

6. SETUP: NEW or REALES

6.1 The location and positioning of a non-Community owned mobile home being placed on a lot will be carried out under the direction of Community Management. Community Management's written approval of the style and quality, size and type of all proposed additions or other improvements to Resident's Home or lot installed by Home Owner as a requirement of tenancy in the Community but not including any improvements such as sidewalks and utility connections which will be of use to Community residents or other occupants of the Lot after removal of the home regardless of the size or dimensions of any other Home or appurtenances thereto which may be placed will be subject to Community Owner's prior written approval and will be based on factors such as the size, location, and the proposed location of equipment, additions or other improvements in relationship to other lots in the Community.

6.2 Responsibility for compliance with applicable building, zoning or code provisions shall be that of Resident(s). Only new Homes (never previously occupied) and used Homes which have been approved in advance in writing by Community Management as acceptable for location within the Community will be allowed in the Community. A plot plan showing the location of the home, accessory buildings and any improvements existing and proposed to the home or lot shall be submitted to Community Owner. Written approval from Community Owner is required prior to the commencement of any work. All persons involved with the move in and set up of the Home must have adequate general liability and worker's compensation insurance. All liability associated with the move in shall be the responsibility of Home Owner.

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6.3 Homes must be placed in a uniform manner, properly blocked, set and all utilities connected in accordance with the applicable local, city or county code and/or regulations and with Community Management's specifications. Homes must be anchored immediately, as required by governmental regulations.

6.4 All of the materials utilized in connection with the erection and completion of the home as contained within these Rules shall be of a quality, type, style, color and pattern approved in advance in writing by Community Management. Community Management shall have approval rights over the manner of installation or attachment of the home and of any accessory structures, and all installation and construction shall be consistent and compatible with other homes in the Community. All installations shall comply with federal, State and local laws, codes and regulations, and shall comply with all standards referenced within these Rules and the Lease Agreement.

6.5 Home Owner agrees that the following standards and requirements shall be met and completed, if required by applicable ordinance, under a building permit issued by the city or county building department or other applicable local agency and approved by Community Management:

6.5.1 all mobile homes shall be set, anchored, and have brick or block steps, split block skirting, and a planter;

6.5.2 An 11-foot wide concrete driveway;

6.5.3 a fully sodded and landscaped lawn (Management-approved xeriscaping with approved river pebble foundation is an allowable alternative);

6.5.4 a full-length carport, 11 feet wide;

6.5.5 All Homes entering the Community must be skirted on all sides with brick or block or other materials and in colors or styles approved by Community Management. Skirting must be completed within 30 days of delivery of the home in the Community and must be maintained regularly to insure a uniform and attractive Community. If the present skirting is destroyed by windstorm, an act of God, or by any other means, or substantially replaced, replacement skirting must be of the approved type. All skirting must be of a color consistent with the color of the home.

6.5.6 A concrete driveway is required. The color of any stains to be applied to a driveway or walkway must be approved in writing in advance by Community Management. Only a concrete stain may be used. Residents are responsible for keeping their driveways in well-maintained condition, and any driveway or walkway allowed to become unsightly must be cleaned or re-stained.

6.5.7 Entry steps and stoops approved by Community Management must be installed on all new Homes entering the Community, and on existing Homes in the Community if required by applicable county code requirements, at all entrances to the Home. All steps (both front and back door) on such new Homes and on existing homes where required by local code requirements, must have an adequate handrail running the entire length of the steps.

6.5.8 Central air conditioning must be installed. No air conditioning or heating unit shall be installed in a front window or wall of any Home. Central air conditioner compressors must be placed on a cement slab. Existing window units must be securely and attractively braced to the Home and may not be replaced.

6.5.9 Utility sheds must be constructed of like material of the home approved by Community Management prior to installation and must be anchored on the concrete of the driveway and into the roof of the carport. Sheds must be at least 48 square feet but no larger than 12' x 12'. The center line of the roof of the shed cannot be higher than the Home. Whenever required, a permit must be obtained from the local government and from Community Management before installation. Sheds may not be installed in a location bordered by a street. No standalone sheds are permitted; only sheds attached to the Home are allowed. Only one shed per Lot is allowed and sheds are prohibited from

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being equipped or tied-in with utilities such as electricity and water, unless prior written approval from Community Management is obtained as to the utility tie-in.

6.5.10 Residents must secure their street numbers and/or lot numbers on the front of the Home, placed consistently with surrounding homes as required for emergency services and in accordance with applicable county code requirements.

6.5.11 Window coverings visible from the street shall be limited to blinds, shutters, drapes, curtains or similar standard window treatments. Bed sheets, mattresses, blankets, aluminum foil or similar items are prohibited from being used as a window covering or shade device.

6.5.12 No appliances, including but not limited to washers and dryers, may be placed outside the home. Appliances are permitted in utility sheds attached to the home.

6.6 Exceptions. Community Management reserves the exclusive, unrestricted right to grant exceptions to the referenced Home Owner required improvements due to space limitations, design considerations, etc., in cases where the intent of the requirement is met but not the specific requirement, or in such other circumstances where the exception will not disturb the quiet enjoyment of the Community by other residents or when the basis for the variance is deemed sufficient in the discretion of Community Management.

7. MAINTENANCE OF HOMES

7.1 Residents must abide by these Rules and Regulations. Community Management is in the continual process of maintaining these Community standards and reserves the right to require Residents to comply with the Community standards, as set forth in these Rules and Regulations. These requirements may be modified by Community Management due to space limitations, design considerations, or such other reasons as may be sufficient in the sole discretion of Community Management. Alterations or modifications to a Home made in violation of these rules and regulations must be removed or replaced.

7.2 All Homes and applicable buildings must be installed and maintained in compliance with all municipal, county and State laws, codes, and ordinances. In the event any governmental agency shall impose a fine for failure of the Resident to comply with the same, Resident shall be responsible for payment; and, in the event the Community pays the fine, Resident shall promptly reimburse Community Owner for the payment made on Resident's behalf. Such payment will be deemed part of the lot rental amount.

7.3 Maintenance: All Homes, carports, sheds, or any other items placed on a lot by Resident, must be maintained in a clean and orderly manner and in good repair. Residents must immediately repair any water leaks in or from pipes or fixtures in, on or under the Home up to the point where such systems connect to the Community lines at Resident's lot. The exterior surfaces of the Home including the eaves and trim shall be kept free of mildew, dirt, grime or discoloration. Homes must be washed at least annually. Peeling, fading, or damaged exterior surfaces, and broken windows, doors, and screens must be restored and repaired to the condition of a well-maintained Home in the Community. Damaged areas or poorly painted areas of the Home and accessory buildings must be repaired or repainted. Community Management reserves the right to require Resident to perform repairs, repainting or other maintenance that is needed to maintain Community standards as set forth in these Rules and Regulations.

7.4 Parking Area: Resident is responsible for maintaining the driveway and parking area on the lot and keeping it in a state of cleanliness and repair. If damaged by Resident or guest(s) during the tenancy, Resident must repair same. This obligation includes, but is not limited to, any oil spill or leak.

7.5 Exterior Surfaces: As the appearance of the Home ages or is damaged or otherwise altered in appearance, and if deemed necessary or appropriate by Community Owner, housing or health code enforcement

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personnel, the Home shall be modified so as to be brought to the state of cleanliness and repair of a well-maintained home, and free from mold and mildew. While Homes may not be required to be brought to an overall "as new" condition, repairs and maintenance may be required to replace damaged, dilapidated, peeling, faded, or discolored components of the Home visible from the street or from an adjacent home including resurfacing, re-siding, re-roofing, lap-siding or similar modifications.

7.6 All exterior materials used in upgrading, must be approved in writing by Community Management prior to their use on the Home. The materials used should be consistent with the types of materials used on well maintained homes in the Community.

7.7 Alterations/Additions: Residents are encouraged to upgrade their Homes. To ensure that individual actions are aesthetically compatible with other Homes in the Community and in accordance with Community standards as set forth in these Rules and Regulations, all improvements, additions, and alterations, including but not limited to replacement of existing porches, concrete slabs, carports, screened-in areas, awnings, skirting, steps, walkways, utility buildings, exterior paint color, and similar items and the location of air conditioning units, must be approved in writing by Community Management prior to commencement of work.

7.7.1 No change may be made to the color of the exterior of the home or any portion thereof without prior written permission of Community Management. A sample of the proposed new color(s) must be shown to and approved by Community Management in writing prior to repainting.

7.7.2 Each Resident is responsible for the submission of complete plans or permits for anticipated alterations showing compliance with community standards as set forth in these Rules and Regulations, county building and zoning codes, and other restrictions of record.

7.7.3 If electrical, mechanical or plumbing is upgraded, whether or not to accommodate appliances or improvements of any type, such upgraded service shall be at the sole expense of Resident.

7.7.4 Approval is necessary to protect the underground utilities, continuity of Community appearance, and the safety of Community Residents. In addition to all other remedies available to it, Community Management may require Resident to remove any unapproved construction or addition.

7.7.5 Resident shall consult the Community Management before doing any digging, as certain utility and service connections are underground and Resident shall call for any required utility location. Cost of repairs for damaged underground services will be assessed pursuant to a separate charge in the lot rental amount to any Resident who damages any underground service.

7.7.6 All improvements must be completed within thirty (30) days of approval by Community Management. For additional information on Community standards, please see Rule, "Setup: New or Resales."

8. LOT CARE

It shall be the responsibility of Resident to ensure that the Lot is properly maintained. All Lots must be maintained in compliance with all municipal, county and State building, housing and health codes. In the event any governmental agency shall impose a fine for failure of Resident to comply with the same, Resident shall be responsible for payment; and, in the event the Community pays the fine, Resident shall promptly reimburse Community Owner for the payment made on Resident's behalf pursuant to a separate charge in the lot rental amount.

8.1 Alterations: Any alterations or modifications to a Lot, including attachments, driveways, landscaping, must have the written consent of Community Management prior to commencement of work. Each Resident is responsible for the submission of complete plans or permits for anticipated alterations showing compliance with Community

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standards as set forth in these Rules and Regulations, county building and zoning codes, and other restrictions of record. Alterations or modifications to a lot made in violation of these Rules and Regulations must be removed or replaced in order to comply with Community standards as set forth in these Rules and Regulations, at Resident's expense.

8.2 Maintenance: Resident is responsible for the overall appearance of the Lot. The Lot must be kept clean, orderly, and free of litter and debris. Resident must trim and maintain lawn, trees, and shrubbery thereon including trimming, watering, and the general care thereof. The Community currently provides regular lawn mowing service to each lot as needed based on seasonal conditions as determined in the sole discretion of Community Management. Generally, this means mowing when the lawn reaches approximately three inches (3") in height. If, after proper notice and an opportunity to take corrective action, the Resident fails to properly maintain the home lot to Community standards, then Community Management may have the necessary work performed and charge the Resident the actual costs and expenses incurred. The Community is not responsible for any damage or injuries resulting from acts of nature, which includes but is not limited to falling trees, tree branches or tree roots.

8.2.1 Sod : Grass sod must be repaired or replaced at Resident's expense. if the Resident's lawn contains smooth river pebble in place of sod (the use of river pebble must first be approved by Community Management in writing) and such river pebble has been damaged or destroyed by neglect, vehicular traffic, or through other fault of the Resident, it must also be repaired or replaced. If, in the opinion of Community Management, all or part of Resident's lawn needs to be re-sodded, Resident will receive written notice from Community Management to complete this repair at Resident's expense.

8.2.2 Landscaping: Additional landscaping (including trees and shrubs) may be planted with Community Management's prior written approval as to type and location; plantings too close to the exterior of the Home are prohibited. Community Management reserves the right to reject certain species of trees or shrubs as unsuitable for planting on a Lot. For example, some unacceptable plants include but are not limited to Melaleuca (pumpkin or paper bark tree), Norfolk Pine, Australian Pines, Chinese Tallow (popcorn tree), Brazilian pepper, Rubber trees, and Spanish bayonet. Resident is responsible for maintaining and trimming any trees and shrubs existing on the home site before their residency and is responsible for any new plantings which have been added by Resident. Plantings and shrubbery in the front or the sides of the home cannot cover or obscure windows. Plantings are not to exceed four (4) feet in height and must be trimmed to maintain a four (4) foot maximum height. Trees and shrubs may not be removed without the written consent of Community Management. Sod must be replaced by Resident where planting is removed.

8.2.3 Trees: Trees and shrubs which are on the lot of Resident and which are dead, destroyed or damaged by high winds, by any act of nature, by disease, or in any other way, must be removed by Resident as part of the required Lot maintenance; this includes dead trees and shrubs. Trees must be trimmed to maintain a minimum clearance of six (6) feet from foliage to ground to accommodate lawn mowing by the Management. Resident must pick-up and dispose of fruit dropped from trees, remove dead or diseased plants, shrubs, or trees. Lot maintenance which is to be performed by Resident includes fallen tree or limb removal, limb trimming, fertilizing, root trimming or removal, leaf raking and removal and repair or treatment of damage, disease or infestation from lawn pests. For purposes of this rule, any tree the trunk of which is entirely within the boundary of Resident's lot, is considered to be "on the lot." Any tree (with the exception of dead live oak trees) the trunk of which is on a boundary line of Resident's lot, is the shared responsibility of the adjacent Resident (if the trunk is located on a shared boundary line between two lots) or of the Community Owner (if the trunk is on a boundary line separating Resident's Lot from a common area of the Community or from an unoccupied Lot).

8.2.4 Vegetable Gardens: Vegetable gardens are prohibited on the Lot except where prior written approval from Community Management has been obtained.

8.2.5 Absences: Residents who are going to be absent from the Community for more than two weeks must notify Community Management as to what arrangements have been made for the necessary grounds care.

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Community Management reserves the right to do the necessary work at Resident's expense so that the Lot will meet the requirements of these Rules and Regulations.

8.2.6 Watering: Sprinklers and hoses shall not be left running unattended. Excessive watering which causes draining into streets, carports, under homes or adjacent home sites, or otherwise causes run-off from Resident's Lot is not permitted. Community Management may enter a Lot and turn off the water in these instances in order to protect the Community. Automatic lawn sprinkler systems must be approved by Community Management prior to installation and must be constructed in accordance with applicable government regulations after permits are obtained. Restricted watering days and/or hours may be required in compliance with directives from governing authorities; if so, such requirements will be posted in the Community and must be strictly observed.

8.2.7 Ditches: Those Residents whose lots are adjacent to drainage ditches are required to maintain the space up to the banks of said ditches to prevent unsightliness. Likewise, there shall be no dumping of leaves, clippings or other debris into the ditch by anyone. If any trash is dumped by Resident in such areas adjacent to Resident's Lot, it must be removed at the Resident's expense.

8.3 Solar Energy Devices: All solar energy devices (including solar powered devices and solar panels) must be approved by Community Management in writing prior to installation and must be constructed and installed in accordance with applicable state and local regulations and shall be installed only after all required permits, if any, are obtained.

8.4 Fencing: No fences of any type are permitted except those installed by Community Owner or otherwise expressly consented to in writing by the Community Owner.

All fencing on a Lot must be removed prior to the sale of the home to ensure that prospective buyers have clear understanding that no fence does or may exist on the Lot. When any fence is removed from the Lot, the lawn area must be repaired and restored to the condition that existed prior to the fence being erected.

8.5 Lot Antennas: Any type of exterior antenna, along with its location and installation must be approved by Community Management. Further, any equipment that interferes with neighboring reception is prohibited. Prior written permission from Community Management must be obtained before installation of any kind of approved outdoor reception device (DBS satellite dish or broadcast TV antenna) to ensure that the device is located in conformance with the aesthetic standards of the Community.

8.5.1 To maintain an attractive Community, satellite dishes or broadcast TV antennas must be installed in an inconspicuous location on the rear of the Home or in a location that is not visible from the street. If such placement sufficiently impairs the quality of reception, the dish or antenna may be installed on the Home or Lot in the most inconspicuous location possible and must be attractively landscaped and shielded from view to the greatest extent feasible. However, due to concerns over possible damage to underground utilities, prior written approval from Community Management is required for the placement of a satellite dish or broadcast TV antenna on the home site. Resident is prohibited from installing satellite dishes or broadcast TV antennas outside Resident's Lot.

8.5.2 Due to safety concerns posed by winds and the risk of falling outdoor reception devices and masts, these items together may only be as high as required to receive acceptable quality signals and no reception device and mast may be installed that would extend higher than 12 feet above a roofline. Additionally, approved outdoor reception devices shall not be installed nearer to a Lot boundary than the combined height of the mast and reception device. Resident is responsible for the maintenance of the outdoor reception device and is liable for all injuries, losses or other damages to any person or property caused by the installation, maintenance, or use of the reception device.

8.6 Posts, Poles, and Stakes: No posts, poles, stakes, or the like are to be driven into the ground or around the perimeter of the home site without prior written approval of Community Management due to the danger of interfering

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with or damaging underground utilities. Resident will be liable for any expense incurred by the Community resulting from violation of this Rule.

8.7 Sidewalks: Any repairs to the sidewalks which are performed by Community Management shall be handled in order of degree of severity of damage and the need to preserve the safety of the Community, at the sole discretion of Community Management. Outdoor Equipment:

8.8.1 No outdoor equipment, including but not limited to, weight benches, basketball goals, trampolines, outdoor exercise equipment or other outdoor recreational equipment, major appliances, hot tubs and similar personal property or improvements, are permitted on the Lot.

8.8.2 Swimming pools, lap pools, spas, or any similar personal property or improvements are prohibited.

8.8.3 No outdoor fireplaces, fire pits, chimeneas, fire bowls, oil lamps, lanterns, or outdoor heaters of any kind are allowed without written approval of Community Management. Barbeque gas grills, charcoal grills, and smokers used for outdoor cooking are allowed.

8.8.4 Resident hereby indemnifies and holds harmless Community Owner, its affiliates and its and their officers, directors, employees, assigns and agents with respect to any claims, damages, loss or cause of action arising from the use of any allowable outdoor equipment.

8.8.5 The use of outdoor recreation equipment is subject to noise restrictions. (See rule re: Resident and Guest Conduct for further information.)

8.8 Outdoor Signage and Flags: With the exception of one (1) "For Sale" sign as set forth in Rule 5.3 above, Resident may not post any signs at the Lot, on the home, or in the windows of the home without the written permission of Community Management. Residents may display one portable, removable national flag or official State, province or territory flag, not larger than 4½ feet by 6 feet, in a respectful manner in or on their home. Residents may also display one portable, removable official flag, not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, POW-MIA, or various sports teams, in a respectful manner in or on their home.

8.9 Storage: Lawn care equipment, tools, toys, and other equipment must be stored out of sight in a neat and orderly manner when not in use. No articles are to be stored in a visible location outside, on, or beneath the Home, the deck, stoop, screened room, or patio.

8.10 Furniture: Only furniture specifically designed for outside use is allowed outside the Home. Patio furniture must be placed adjacent to the Home when not in use. Any temporary structures such as portable carport covers, tents and party tents, canopies, pavilions, or other similar structures are prohibited from being permanently installed on the Lot and must be taken down daily after use and properly stored.

8.11 Trespass: Community Owner considers each Lot within the Community to be absolutely private to the designated Home Owner, and it shall be a violation of these Rules and Regulations for anyone to trespass through or upon the lot of another.

9. GUESTS

9.1 All persons who are not specifically named in the Rental Agreement are considered as guests. Such person(s) must be approved for residency within the Community pursuant to the Rules and Regulations. Guests shall not be permitted to reside or stay in the Community in the absence of Resident.

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9.2 Guests are the responsibility of their Resident hosts and must comply with these Rules and Regulations. Guests who are unruly or who create disturbances must leave. If Community Management so requests, a Guest must vacate the Community within 24 hours of delivery to Resident or the Guest of a written demand to vacate. The Community facilities are primarily for the use and enjoyment of the residents. When conditions permit (when the use capacity has not been exceeded and the facility is not being used for private events) Guests will be allowed to use the Community facilities.

9.3 All Guests must be registered by their Resident host at the office during normal office hours. Guests arriving on weekends or holidays may be registered during office hours the last day prior to their arrival. Failure to register your Guest will subject the Guest to immediate removal from the Community. Guests must notify the office upon departure. Seasonal occupants are requested to notify Community Management of the period(s) during which the home is vacant.

9.4 Guests staying with a mobile homeowner for more than fifteen (15) consecutive days or thirty (30) days per year are subject to approval by the Community in accordance with the same standards that the Park would apply as Requirements of Entry for prospective mobile home owners. Mobile homes are intended to be occupied by a single family only. The mobile homeowner is prohibited from renting or subletting any room or portion of the mobile home on the mobile home lot. Boarding or rooming house enterprises, operations or practices of any kind are prohibited in the Community.

9.5 All overnight guests must be fifty-five (55) years of age or older, and must stay with the mobile home owner who is being visited and home owner must be present and in current occupancy of the mobile home at the time of the guest's visit. Any person, other than a family member, staying in a mobile home not occupied by a mobile homeowner shall be deemed subletting, which is a violation of these Community Rules and Regulations.

9.6 Home Owners are responsible for their guest's compliance with the Community Rules and Regulations. Home Owners are responsible for any damages or injuries caused by their guests.

9.7 Any guest staying with a mobile homeowner in excess of thirty (30) consecutive days shall be considered an applicant for permanent residency in the Park, and shall be subject to the residency requirements of these Rules and Regulations, including but not limited to the obligation to make application for residency and satisfy the Rules of Entry.

10. VEHICLES AND PARKING

10.1 Vehicles: All vehicles must have liability insurance in the minimum amount required by State law and must also have current tags and license plate.

10.1.1 Only individuals having a current and valid driver's license may operate a motor vehicle in the Community. The term "vehicle" shall have the same meaning as the term "motor vehicle" as defined in section 320.01, Florida Statutes. Further, a "personal vehicle" shall mean a Resident's non-commercial US DOT Class 1 vehicle with a gross vehicle weight rating of 6,000 lbs. or less and includes US DOT Class 2 minivans and pick-up trucks with a gross vehicle weight rating of 6,001 to 10,000 lbs. and is further defined as a car, truck, SUV, station wagon, minivan, or passenger van which is used for personal transportation and is without advertising logos, signage, decals, and stickers. Golf carts are also allowed in the Community but may only be operated by persons possessing a valid, state-issued driver's license. All other vehicles, including but not limited to, any commercial vehicle, large trucks, cargo vans, step vans, semitrailers, motorhomes, recreational vehicles, buses, campers, motorboats, off-road vehicles, utility trailers of any type, boat trailers, motorcycle trailers or any similar vehicles, must be removed from the Community. Community Management will ban from the Community any vehicles that, in its sole judgment, interfere with the peace, privacy, and/or general welfare of other Residents or with the appearance of the Community. Personal vehicles where more than 30% of the vehicle is covered with decals or stickers of any kind are deemed unsightly and are prohibited from being

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stored in the Community. Any exceptions to this rule shall require written approval of Community Management. Such approval may be revoked by Community Management upon thirty (30) days' written notice, at the sole discretion of Community Management.

10.1.2 If space in the designated storage area is available and storage fees as applicable are paid, then Resident may have the non-exclusive right of access to and use of the storage area for the purpose of storing the Resident's qualifying vehicle. Vehicles qualifying for placement in the storage area include a Resident's recreational vehicle or motorhome, boat, boat trailer, camper, utility trailer, motorcycle trailer, or personal water craft.

10.1.3 Motorcycles and mopeds which are properly registered and operated by a Resident with a valid operator's license will be permitted only as transportation on Community streets via the shortest route in and out of the Community. No recreational or joyriding will be permitted within the Community by Residents or guests. All permitted vehicles must have factory-type quiet mufflers.

10.1.4 ATV's, minibikes, dirt bikes, go-carts, or any similar motorized vehicles are prohibited from being operated in the Community. No unlicensed off-road vehicles will be permitted within the Community.

10.1.5 Washing of Resident's personal vehicles is permitted subject to any laws, codes, ordinances, and Rules and Regulations promulgated by any local, state or federal agency.

10.2 Parking: Without prior written consent of Community Management, no vehicle shall be parked in or on Community common areas, other than those areas specifically designated for parking. Parking on lawns, swales, green areas or vacant lots or on undeveloped portions of the Community is strictly prohibited. Residents may park on Community streets only between the hours of 7:00 a.m. and midnight, so long as the vehicle does not prohibit or interfere with vehicular traffic on the street or access to driveways on other mobile home lots, but in no event shall a motor vehicle be parked on the street overnight. Vehicles are not to be parked on the grass or sidewalk at ANY time.

10.2.1 Resident is permitted a total of two (2) vehicles and two (2) golf carts per lot, provided there is adequate room on the driveway.

10.2.2 Campers, trailers, motorhomes, boats or delivery vehicles will be permitted up to twenty-four (24) hours for loading and unloading. No person may remain overnight or otherwise reside in the Community in any camper, motorhome or similar vehicle.

10.3 Vehicle Repairs: Repair or other maintenance of vehicles, boats or trailers is not permitted on a Lot or elsewhere within the Community. Vehicles without current licenses, inspection stickers and tags, or which are inoperable or in a state of disrepair including, but not limited to, those which are rusted, dented, hand painted, or unpainted or which are missing external parts, are not to be stored on the lot or in any other area within the Community. No vehicle may be on jacks, blocks or ramps at any time other than for emergency tire changes lasting no longer than 30 minutes. Due to the safety hazard it presents, any vehicle left on jacks, blocks or ramps is subject to towing, as provided by applicable law, and vehicles on roadways are subject to immediate towing without notice, or with such minimum notice as may be required by applicable law, payable to the towing service and not to Community Owner.

10.4 Vehicles in violation of these Rules may be towed away without notice, or with such minimum notice as is required by applicable law, at the registered owner's expense, payable to the towing service and not to Community Owner.

10.5 Speed bumps, if installed, are a safety device. Community Owner is not responsible for any damage or personal injury resulting from contact with a speed bump.

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10.6 Speeding in excess of posted limits is prohibited. All autos, motorcycles, mopeds and any other vehicle must observe the posted speed limits or, if no signs are posted, must observe a speed limit of 15 miles per hour and must obey all "stop signs" or other posted warnings. A FULL STOP must be made at all stop signs. These vehicle Rules are for the safety of our Community Residents. Residents must inform all visiting guests/invitees about the speed limit and the aforementioned rules.

10.7 Bicycles, golf carts and pedestrians have the right of way, and must observe all traffic rules. Bicycle riding in the Community after dark is permitted only if bicycles are equipped with front lights in working order and reflectors on the rear the bike. Bicycle riders must obey all street signs. Bicycles must be ridden on the right hand side of the streets.

10.8 The building of boats in the Community is prohibited. No boats with gas motors are permitted in the lake(s) and/or pond(s) canals.

11. PETS

11.1 Prior written approval from Community Management must be obtained as to any pet which is to reside in the Community, and such written approval must be obtained and must be submitted prior to the time the pet is actually brought into the Community. No more than two (2) generally accepted domestic pets weighing no more than fifty (50) pounds at maturity, which have been approved and registered by the Community Manager, are allowed per household. To be approved, the pet must be an inside pet and a true household pet. Community Management reserves the right to make decisions on pets on a case by case basis but shall not use this discretion to approve or grandfather a pet with a history of barking, attacking, growling, biting, other menacing behavior or any dog whose breed or breed mixture appears to be a dangerous breed as described in the Dog Rule below. Community Management can at any time terminate approvals granted for pets based upon incomplete, inaccurate, or changed information. Residents having more than two pets as of the effective date of these rules, will be allowed to keep them provided all pets are registered with Community Management within 30 days after such date. Such pets shall not be replaced over and above the maximum of two pets per household.

11.2 Completion of the written application form by Resident shall be required before approval of any pet will be considered. All information required on the application shall be provided with complete detail as requested. Such items requested shall include, but not be limited to, the name of the pet, the breed, the adult size of the pet (height and weight), the pet license tag number and current vaccination status of the pet, the veterinarian for such pet, the length of time that said pet has been with Resident and any history of the pet as it pertains to barking, attacking, growling, biting, other menacing behavior or law suits occasioned by its behavior. The application shall be signed and dated by the Resident. Any false or incomplete information on the application, including that of the mix or breed of the pet, will be deemed absolute grounds for rejection of the pet, and shall constitute a violation of the Rules if the pet is not immediately removed.

11.3 As part of the application, Resident shall submit to Community Management proof that the pet has a valid and current pet license (if a license is required by law), and that the pet has received all required vaccinations and inoculations.

11.4 No pet with a history of biting or attacking any person shall be allowed or approved. Any Resident or prospective resident who has previously been sued because of damages caused by any pet for which approval is being sought shall be denied permission for such pet to be brought into the Community.

11.5 Dogs

11.5.1 An animal is considered "aggressive" when its behavior reasonably causes fear for a resident, guest or Community employee or contractor. A single bite is sufficient reason, but not a prerequisite for removal under

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this rule. Properly trained and well-behaved "house dogs" capable of being comfortably maintained indoors, for which immunization and licensing in compliance with the local animal control ordinance (or other comparable municipal ordinance accepted by the local animal control) is current and is maintained current are permitted, provided that their behavior does not in any way become a nuisance to neighboring Residents. Applicants for residency in the Community and Residents of the Community who wish to acquire a dog must provide evidence of such immunization and licensing to Community Management in conjunction with the approval process.

11.5.2 Dog owners are required to demonstrate full control of their dog and its behavior. If a complaint is received by Community Management regarding the behavior of a particular dog, which Community Management in its sole discretion determines to be valid, Community Management may require either that the dog be permanently removed from the Community or that the Resident provide evidence of successful formal obedience training by organizations operating to American Kennel Club standards, or equivalent.

11.5.3 Dogs must be kept inside the home except when taken outdoors on a leash, no longer than 6 feet, for reasonable outdoor exercise periods. For this purpose, dogs may be walked on Resident's lot or in the Community dog park, if there is one or on the community streets. When outside the confines of the home, all droppings must be immediately removed by the Resident. In no event may a dog be permitted to trespass on another Resident's Lot.

11.5.4 Dogs shall not, under any circumstances, at any time be caged, fenced, tied or otherwise left restrained but unattended outside the home of the dog's owner. No outside fences or pet restraining perimeters, whether above or below ground, dog houses, dog runs, cages, or other containers or forms of restraint of any kind for the retention of pets will be permitted on the lot.

11.5.5 Persistent barking (barks or howls for ten sustained minutes or more on a regular and recurring basis) by any dog at any time of the day or night constitutes unacceptable dog behavior.

11.5.6 Community Management will investigate any and all written complaints concerning dogs from any neighboring Resident. When dog owners are determined by Community Management to be out of compliance, the dog owner will be given written notice of such non-compliance, which may lead to eviction for non-compliance under these Rules.

11.6 Cats

11.6.1 Domesticated cats for which immunization and licensing in compliance with the local animal control ordinance (or other comparable municipal ordinance accepted by local animal control) is current and is maintained current are permitted. Applicants for residency in the Community and Residents in the Community who wish to acquire a cat must provide evidence of such immunization and licensing to Community Management.

11.6.2 Cats must be kept inside the home except when taken outdoors on a leash for reasonable outdoor exercise periods.

11.6.3 Cats shall not, under any circumstances, at any time be caged, fenced, tied or otherwise left restrained but unattended outside the home of the cat's owner. No outside fences or pet restraining perimeters, whether above or below ground, or other forms of restraint of any kind for the retention of pets will be permitted on the lot.

11.6.4 Community Management will investigate any and all written complaints concerning cats from any neighboring Resident. When cat owners are determined by Community Management to be out of compliance, the cat owner will be given written notice of such non-compliance, which may lead to eviction for non-compliance under these Rules.

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11.6.5 Persistent howling which is audible outside the home by any cat at any time of the day or night constitutes unacceptable cat behavior.

11.7 Birds

11.7.1 Pet birds whose singing or other noises are not audible outside the Resident's home are permitted. However, should a pet bird become a noise nuisance, Community Management may require the bird to be permanently removed from the Community.

11.7.2 Community Management will investigate any and all written complaints concerning birds from any neighboring Resident. When bird owners are determined by Community Management to be out of compliance, the bird owner will be given written notice of such non-compliance, which can lead to eviction for non-compliance under these Rules.

11.8 Other Animals: No other agricultural or wild animals, poisonous creatures or exotic creatures such as pigs, iguanas, snakes, ferrets, rabbits, etc., are permitted in the Community.

11.9 Residents shall hereby be liable for and shall defend, indemnify and hold harmless Community Owner, its affiliates and its and their officers, directors, employees, agents, and assigns from all personal injury or property damage caused by pets. In addition, Residents shall comply with all provisions of any rules, regulations and ordinances of any governmental authority or agency and the laws of the State with respect to dogs, cats and other pets.

11.10 Without the prior written approval of Community Management, pets belonging to daily visitors and/or overnight visitors of Residents must be boarded outside of the Community.

11.11 Pets are specifically prohibited from the Community office and any indoor common or amenity areas.

11.12 Feeding of stray or wild animals is prohibited.

11.13 Any pet being walked outside must have an identification tag containing the pet owner's name and contact information. Any pet found running loose may be picked up and delivered to the local animal shelter. If the animal is wearing identifying tags, Community Management may, but is not obligated to, first attempt to return the animal to its owner.

12. UTILITIES

12.1 Utility Hook-Ups: All electrical and plumbing hook-ups must be completed by licensed and Community approved service people. Any fees for installation or hook-up of utilities are the Home Owner's responsibility. Home Owner must determine the amperage requirements of his home, appliances, and equipment. If Home Owner's amperage requirement is not met, Home Owner shall bear the cost of replacing or upgrading the breakers, electrical wiring, and connections. It shall be Home Owner's sole responsibility to purchase the wire and required connecting device and to hire a duly licensed electrician for this installation. Home Owner must notify and cooperate with Community Management for the placement of the electrical components. Home Owner is responsible to Community Management and to the other home owners within the Community for any damage that arises from faulty wiring within the home, inadequate amperage, or improper installation of the electrical components.

12.2 Tampering: Damaging or tampering with Community-owned utility meters or other utility equipment will not be tolerated. Home Owners will be responsible for any costs resulting from the tampering with, or intentional damage to, Community-owned utility meters or utility equipment, payable to the utility company. Tampering with ANY utility equipment or utility lines in the community is strictly prohibited. A second violation of this rule within a twelve-month period may subject the offending Resident to eviction pursuant to section 723.061, Florida Statutes.

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12.3 Utility Repairs: All utility problems must first be reported to Community Management before commencing any repairs. The cost for repairs made without notifying Community Management, including any damages incurred, will be the resident's responsibility. Community Management is not responsible for the failure, default, improper act, or omission by any utility supplying such services. Residents must immediately repair any water or sewage leaks in or from pipes or fixtures in, on or under the home up to the point where such systems connect to the Community lines at Resident's Lot. Home Owner's obligation for maintenance and repair of water, sewer, and electric lines and connections are set forth in the prospectus. Home Owner must arrange for electrical upgrades or modifications necessitated by Home Owner's use of electrical power.

13. GARBAGE AND TRASH DISPOSAL

13.1 All garbage must be wrapped and placed in a garbage container and securely closed at all times. Until ready for pickup, containers are to be placed behind the home in an area not visible from the street. Yard trash and cuttings must be put in plastic bags containing no trash. Limbs must be tied in bundles, none over 3 feet in length. Cardboard boxes must be broken down flat. Trash containers may not be placed at pickup locations any earlier than 6:00 p.m. the evening prior to pickup service, and containers must be removed from pickup locations within 12 hours of pickup service.

13.2 Needles, syringes, and other medical waste must be separately packaged in an approved medical waste disposal container. Construction debris, appliances, furniture, and other large bulk items will not be picked up and should be removed by residents to a dumpsite outside of the Community. Dumping construction debris, appliances, furniture, and other large bulk items is strictly prohibited within the Community. A second violation of this rule within a twelve-month period may subject the offending Resident to eviction pursuant to section 723.061, Florida Statutes.

13.3 Items such as, but not limited to, sanitary napkins, condoms, metal, rubber, clothes, plastic, paper towels, fabric, grease, disposable diapers, tampons (including those labeled "flushable"), flushable wipes, and the like are not to be disposed of in home or Community toilets or drains. Expenses of purging stoppages of sewer lines of such or similar foreign objects shall be the burden of the Resident who occupies the space from which the foreign object originated.

13.4 The garbage company will pick up trash according to its own schedule and rules. All rubbish and garbage must be securely bagged in plastic bags and put inside plastic containers with locking lids. Residents are responsible for cleaning up any scattered or remaining residue resulting from collection. It is Resident's responsibility to remove any trash the garbage company will not handle.

13.5 Residents, their Guests, agents, invitees or other occupants are prohibited from generating, manufacturing, storing, treating, discharging, releasing, burying or disposing on, under or about the Lot, or any area in the Community, and from transporting to or from the leased site or other area of the Community any hazardous waste or construction waste.

13.6 Outdoor composting is prohibited.

14. RESIDENT AND GUEST CONDUCT

14.1 Noise or conduct that Community Management finds objectionable, that disturbs the peaceful enjoyment of the Community by Residents, or is deemed a nuisance to other Residents, that materially interferes with Community Management's operation of the Community or that constitutes a breach of the peace, is prohibited. Loud noises, annoying parties, and abusive or profane language shall not be permitted at any time in the Community. Yelling, screaming, other noise-making, or the use of profanity outside the home or inside the home if audible outside the home, are not permitted in the Community. All Residents and their family members, invitees and guests must conduct themselves in an orderly fashion and must ensure that they behave in such a manner as not to annoy, disturb or interfere

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with other occupants of the Community. Residents are requested to keep noise levels from whatever source to a minimum. Written complaints filed with Community Management by Residents concerning noise or disturbances caused by another Resident or such Resident's guests shall be considered as evidence of a violation of these Rules and Regulations.

14.2 Residents, occupants, and Guests are not permitted to play in the streets, in vacant lots, or in the yards of other residents; are not permitted to climb trees in the Community or play ball in the Community streets; or to pass through other residents' yards. Resident shall be responsible for the actions of such occupants and guests who violate these Rules and Regulations. Such violations are considered to be violations by the Resident.

14.3 Skateboarding is prohibited in all common areas of the Community, including vacant lots.

14.4 Residents and those persons residing with Resident shall not allow anything to be done on the residential lot or in the home, including the operation of any equipment or machinery, that may result in serious property damage to the home, residential lot or Community in which the home is located or that is disturbing to other Residents. Residents and those persons residing with Residents shall not allow any activity that may constitute or create a liability on the part of Community Owner or interfere with the quiet enjoyment of other Residents.

14.5 Alcoholic beverages will be allowed for various Resident-sponsored functions (private events, which are not sponsored by the Homeowners Association) with prior written permission of Community Management. A function will be considered a private event when ANY of the following are true: (1) The function is not open to all residents of the Community; (2) guests from outside the Community are invited; OR (3) alcohol is being served, distributed, or consumed at the function. In the instance of one or more of these three factors, the sponsoring resident must complete and sign a recreational facility agreement form and provide proof of insurance as set forth in the following paragraph. The signed agreement and proof of insurance must both be provided to Community Management at least one (1) week prior to the occurrence of any function or private event. The Community must also be listed as an additional insured on the insurance policy.

The serving of alcohol to minors or use/consumption of alcohol by minors is absolutely prohibited within the Community. If alcohol is being served at the function, liability insurance in the amount of \$1,000,000 is required. If no alcohol is being served, liability insurance in the amount of \$300,000 is required. The resident who is sponsoring the function must submit the liability coverage sheet to Community Management in advance of the function. Smoking, including electronic cigarettes, is not allowed in any Community structure or within Fifty (50) feet of any entrance to a Community common area building.

14.6 Residents will be held responsible for their own conduct and the conduct of the members of Resident's household, Resident's guests or other persons under Resident's control or on the lot with Resident's permission or consent. Each Resident is jointly and severally liable for the actions of all such described persons and of any additional persons arriving with such described persons and the resulting damages occurring to another Resident's property or that of Community Owner's property. Residents and their Guests may not sleep in vehicles.

14.7 Illegal drugs are strictly prohibited and will not be permitted.

14.8 The use or display of weapons in the Community by Resident(s), members of Resident's family or Guests or invitees including, but not limited to, firearms, paint ball guns, air rifles, bows and arrows, slingshots, knives, swords, or any other type of weapon, is prohibited.

14.9 Dress Code: Shirts, shoes, and appropriate clothing must be worn in the common areas of the Community. Cover-ups should be worn at all times to and from pools, spas, and exercise facilities.

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14.10 Criminal activity in Community is strictly prohibited and will not be permitted.

14.10.1 Resident, members of Resident's household, Resident's Guests or other persons under Resident's control or on the Lot with Resident's permission or consent, shall not engage in criminal activity, including drug-related criminal activity, anywhere in the Community. "Drug-related activity" means the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute, or use a controlled substance, as such term is defined by applicable laws.

14.10.2 Resident, members of Resident's household, Resident's Guests or other persons under Resident's control or on the Lot with Resident's permission or consent, shall not engage in any act intended to facilitate criminal activity, including drug-related activity, on or near the home, leased lot, or otherwise.

14.10.3 Resident, members of Resident's household, Resident's Guests or other persons under Resident's control or on the Lot with Resident's permission or consent, will not permit the home to be used for, or facilitate criminal activity on or near the leased lot or otherwise, including drug-related activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

14.10.4 Resident, members of Resident's household, Resident's Guests or other persons under Resident's control or on the Lot with Resident's permission or consent, shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance (as such term is defined by applicable laws), at any location, whether on or near the home, leased lot or otherwise.

14.10.5 Resident, members of Resident's household, Resident's Guests or other persons under Resident's control or on the Lot with Resident's permission or consent, shall not engage in any illegal activity, including prostitution, criminal street gang activity, assault (including threatening or intimidating other persons in the Community), battery, including but not limited to the unlawful discharge of firearms or use of fireworks on or near the leased lot or otherwise, or any breach of the Lease Agreement that jeopardizes the health, safety, welfare or peaceful existence of Community Owner, Community Management, or other Residents, or involving imminent or actual property damage.

14.10.6 VIOLATION OF THIS RULE REGARDING CRIMINAL ACTIVITY IN THE COMMUNITY SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LOT RENTAL AGREEMENT AND SHALL CONSTITUTE GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation shall be good cause for termination of the lot rental agreement pursuant to the requirements of section 723.061, Florida Statutes. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

14.11 Vandalism: Vandalism in the Community is strictly prohibited and will not be tolerated. Community Management will move to evict any Resident who commits vandalism within the Community pursuant to Section 723.061, Florida Statutes. "Vandalism" includes, but is not limited to, damage of any entrance gates, tampering with pool chemicals or equipment, damage to Community-owned computers, damage to common area rooms and facilities, damage to fitness equipment or any other Community-owned property.

14.12 No firearms, other forms of weaponry capable of firing dangerous projectiles, or firecrackers are to be discharged in the Community.

14.13 Residents and guests shall not loiter or wander on the streets of the Community between the hours of 10:00 p.m. and sunrise. The term "loiter" means to stand idly about, linger aimlessly, or stop in the course of a trip, journey, or errand. The term "wander" means to move about without a definite destination or purpose, to roam, rove, or stray, to stroll aimlessly, or move from place to place in an aimless or leisurely manner.

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15. SOLICITING OR PEDDLING

Soliciting or peddling is not permitted in the Community other than Resident solicitation authorized by Chapter 723, Florida Statutes. Vendors, peddlers and agents (including representatives of nonprofit organizations) are prohibited from commercial solicitation of any nature in the Community. Vendors, peddlers and agents, after showing proof of insurance to Community Management, may from time to time, and only upon prior written permission of Community Management, be permitted to conduct business from prearranged facilities in the Community at times and on dates specified by Community Management, but at no time will door-to-door solicitation be permitted.

16. BUSINESS

16.1 No commercial business shall be permitted to be operated by any Resident, or any guest or invitee of any Resident, from or within the Community, and no advertising signs may be erected on the Resident's Lot or Home. A "business" includes any commercial activity which: (i) is required to be licensed by local or state law; (ii) requires traffic from outside the Community to enter for the purpose of dealing with said business; (iii) uses any type of sign or advertising on the exterior of the home; (iv) includes door-to-door canvassing of Community Residents; or (v) interferes with the safe, pleasant, and enjoyable use of the Community by any of its Residents.

16.2 No patio, garage, yard, lawn or tag sales will be permitted except those authorized in writing in advance by Community Management. No exceptions will be tolerated. Community Management reserves the right in its sole discretion to immediately cancel or terminate any sale which results in a disruption of the quiet enjoyment of the Community by any Community resident.

17. RECREATION AND OTHER FACILITIES

17.1 The specific hours of operation for the Clubhouse, Swimming Pools, and other recreational or common facilities are posted at the facility's location and are disclosed in the prospectus. The recreational facilities may and will be closed from time to time as necessary in Community Management's judgment for appropriate cleaning and/or repairs, for maintenance or weather concerns, or for safety reasons, and no such closures shall be grounds for abatement of lot rental amount. The recreational and common facilities of the Community are for the use of residents and guests ONLY. All rules related to use of the common and recreational areas will be strictly enforced. The rules regarding Resident and Guest Conduct apply to the use of recreational facilities. (See rule re: Resident and Guest Conduct for further information.) All Guests must be accompanied by a Resident when using recreational facilities.

17.2 A person who is the legal responsibility of a guardian or parent or whose actions could create legal liability for his or her parent or guardian shall be deemed a Person Requiring Supervision. While in any common areas, including the swimming pool or pool area, a Person Requiring Supervision shall be closely supervised by a Home Owner in the Community or by some other person (hereafter "Supervising Person") who accepts legal responsibility for the actions and safety of the Person Requiring Supervision. The Community Manager has the authority to require that the Home Owner remove the Person Requiring Supervision from any common area in the Community if the conduct of the Person Requiring Supervision is disruptive or disturbing to the other Residents of the Community.

17.3 Violations of the rules for recreational and common facilities may subject the resident to legal action, including eviction of Resident or, if Community Owner so elects and Resident accepts, suspension of Resident's privileges to use the common area or recreational facility to which such violated rule applies. Acceptance of the suspension of privileges must be acknowledged by Resident in writing and provided to Community Management no later than three (3) days from receipt of the notice of violation. The length of the suspension will be based on the severity of the violation(s) as determined in the sole discretion of Community Management and may last for the remainder of Resident's tenancy. Any subsequent violation of common area and/or recreational facilities rules within a twelve(12) month period will unequivocally be grounds for eviction in accordance with Section 723.061, Florida Statutes.

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17.4 The Community Owner reserves the right to eliminate the provision of any common facility or amenity in accordance with Chapter 723, Florida Statutes. One or more of the facilities or services may become unavailable in the event of natural or man-made disaster, including fire, flood, storm, hurricane, tornado, earthquake, war, civil disturbance, vandalism, or any other circumstances reasonably beyond the control of the Community Owner or of the party providing such facility or service, including strike, work stoppage, shortage of materials, shortage of fuel or breakdown, repair or replacement of equipment, and intervention by governmental authority.

17.5 The recreational facilities are provided for use by Residents and their guests on a "USE AT YOUR OWN RISK" basis. No pets are allowed in the recreation areas.

17.6 Mailboxes: There are mailboxes for each individual household located at the Mail Centers provided by the U.S. Postal Service.

17.7 Swimming Pool Rules: The swimming pool rules, which are also posted at the pool area, must be observed by residents and guests. The Florida Department of Health swimming pool regulations are incorporated in these rules.

Please respect the maximum capacity of the pool, as posted at the pool pursuant to County Health Department regulations. The Community will not be responsible for injuries incurred due to disobedience of these rules.

SWIMMING POOL RULES

- 1) NO LIFEGUARD ON DUTY. Swim at your own risk.
- 2) The pools is for only for residents of the Community and their registered guests.
- 3) All persons using the pool do so at their own risk. Management does not provide a pool monitor.
- 4) A person who cannot independently understand the risks and responsibilities of use of the pool and by themselves safely enter and exit the pool may not enter the pool unless accompanied, at all times, by a responsible supervisor. For such persons, close supervision, or "eye contact" supervision is required to be provided by someone responsible for that person's safety.
- 5) No running, jumping, yelling, diving, or rough play in the pool or around the pool area.
- 6) Proper swimming attire must be worn at all times in the pool (jeans, cut off's, street shorts, t-backs, and the like, are not acceptable).
- 7) Diapers are prohibited in the pool, except for swim diapers or swim pants. It is recommended that persons wearing swim pants or swim diapers should plan regular changes and frequent trips to the restroom (approximately every 30 to 60 minutes). Fecal accidents are a concern and an inconvenience to both pool operators and pool patrons. Temporary pool closure may be necessary for proper disinfection and protection of the health of swimmers.
- 8) No oil-type lotions are allowed. Everyone must shower prior to entering the pool.
- 9) No food or beverages allowed within 4 feet (4') of the perimeter of the pool.
- 10) No drinking of alcoholic beverages is allowed in or around the pool or pool area.
- 11) No Smoking or Vaping is allowed in or around the pool or pool area, including the pool deck
- 12) Persons with long hair should tie hair back to prevent clogging filtration system.
- 13) No glass or animals in the fenced pool area (or 50 feet from unfenced pool).
- 14) No Community owned pool furniture is to be removed from the pool enclosure.
- 15) All radios and other similar devices must either be used with headphones or played at a reasonable volume so as to not disturb the quiet enjoyment of other Community residents.
- 16) Do not enter the pool with open sores.
- 17) Do not use the pool when experiencing nausea or diarrhea.
- 18) Do not swallow the pool water.
- 19) Tampering with or vandalism of any pool equipment is strictly prohibited and may subject the offending resident or resident host to eviction pursuant to section 723.061, Florida Statutes.

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- 20) Bathing load:26 persons
- 21) Pool Hours: 8:00 A.M. until 10:30 P.M., daily. Hours may vary based on maintenance requirements, seasonal variations, artificial lighting, or for safety reasons. The pool may be closed for maintenance between sunrise and 8:00 a.m.
- 22) Emergency Medical Services--dial 911.

18. LAWS

Resident must comply with all obligations imposed on mobile homeowners by applicable provisions of building, housing and health codes, and must obey all federal and state laws and local ordinances related to or concerning the health, safety or welfare of other Community residents.

19. COMMUNITY OWNER ACCESS TO HOME AND LOT

In an emergency situation, Community Management may enter a Lot and/or Home to prevent imminent danger to an occupant of the Home or to the Home itself. Additionally, at all reasonable times and subject to any minimum notice requirement of applicable law, Community Management may enter onto the Lot for purposes of repair and replacement of utilities and protection of the Community but not in such manner or at such time as to interfere unreasonably with Home Owner's quiet enjoyment of the Lot.

20. LIENS

To the extent permitted by law and contract, Community Owner will have a possessory lien on Home Owner's home located within the Community for any unpaid lot rental amount, including late charges and utilities, assessment of damages caused by Home Owner or guests, and for any other recoverable expense under these Rules.

21. COMPLAINTS AND NOTICES

All complaints to Community Management must be made in writing, signed and dated, and must be submitted to the Community office. If you have any complaints or recommendations, please discuss them with the Community Management. Avoid passing rumors on to others. Come to the office - we will be glad to do everything possible to correct problem situations. Community Management is not responsible for delivery of personal notes or messages.

22. MAINTENANCE REQUESTS

All requests for Community maintenance must: (1) be submitted to Community Management in writing at the Community office; (2) reflect the date of submission; (3) state the nature and location of the maintenance activity requested; and (4) be signed by the submitting Resident(s). Requests not submitted in conformance with this rule may not be acted upon by Community Management.

23. USE AND OCCUPANCY

The Lot shall be used solely for the purposes of placing a Home thereon for the residential use and occupancy of Resident.

24. LIABILITY FOR DAMAGES

Community Owner shall not be liable for any loss of, or damage or injury to, the person or property of Resident, any member of Resident's household or any occupant, Guest, or invitee on the Lot, caused by but not limited to: (a) any condition of the Lot; (b) any act, fault, or neglect of any Resident, a member of any Resident's household, or any occupant, guest or invitee of any Resident or of any occupant of the Community, or of any trespasser; (c) fire, water,

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steam, rain, hail, wind, flood, sewerage, odors, electrical current, insects, mold, mildew, fungus, or any act of God; or (d) theft or embezzlement, unless any of the foregoing was caused by Community Owner's active or willful misconduct. Resident does hereby indemnify and hold harmless Community Owner, its affiliates and its and their officers, directors, employees, assigns, and agents from any loss, cost, damage, or expense arising out of any claim or cause of action asserted by any person because of any loss of, or damage or injury to, the person or property of any person caused by any act, default, or neglect of any Resident, member of Resident's household, or occupant of the Lot, or of any guest or invitee of any Resident or occupant of the Lot.

25. INSURANCE

Community Owner does not maintain any insurance which would cover personal injuries or damages occurring on a Home Owner's Lot or within a Home Owner's Home, or for reimbursement to the Home Owner for the loss of the Home or personal property .

26. FLORIDA STATE LICENSE DECAL

All Home Owners must maintain current state registration decal on their home. Current state license decal(s) shall be conspicuously displayed on the home at all times in the lower left-hand corner of a window which faces the street. Only the current year may be displayed and a copy of the registration must be provided to Community Management on an annual basis.

27. GOVERNING LAW

The Community Owner-Resident relationship created by the Lease Agreement and these Rules shall be governed by applicable federal law and the law of the State of Florida. It is the intent of Community Owner and Resident to comply with applicable laws and that applicable federal and State law shall override any provision of these Rules that may be contrary to same.

28. SUBLEASING AND RENTING

28.1 No portion of the Lot or Home may be subleased, rented or leased by Home Owner without the prior written consent of Community Owner, which consent may be withheld, delayed or denied by Community Owner in its reasonable discretion. Without Community Owner's written consent, any such act shall be void and shall constitute a default by Home Owner under the Lease Agreement. Neither Lot leases nor home leases are transferable. If the Home is subleased without written authorization of Community Owner, no such subleasing, occupancy or collection of lot rental amount shall be deemed to be a waiver of this provision, or acceptance of the subtenant or occupant as a tenant, or a release of the Resident(s) from further performance by Resident(s) of the provisions of the Lease Agreement and these Rules and Regulations. Subletting, renting or leasing of a home must be of a 12-month minimum duration.

28.2 When a Third-Party Renter has been approved by Community Management, all occupants of the Home must be properly screened and approved for residency prior to their occupancy of the Home. (See rule regarding Residency). Home Owner remains fully responsible to the Community for payments due under Home Owner's Rental Agreement. All Third-Party Renters are unauthorized unless prior written approval of Community Management is granted. Further, notwithstanding the right of Community Owner to allow subleasing in the Community, nothing in this rule compels Community Owner to do so, and Community Owner in its sole discretion may refuse to allow subletting at any time.

29. RENTAL AGREEMENT TERMS AND CONDITIONS

A written Rental Agreement will be required of all new Residents prior to occupancy. The prospectus and these Rules and Regulations are deemed incorporated as terms and conditions of the Rental Agreement. Resident shall not

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assign the Rental Agreement, or any interest therein. In the case of automatically renewing lot leases that do not otherwise provide that they are assumable, with the prior written consent of Community Owner, the purchaser is allowed to assume only the remainder of the lot lease term in effect at the time of sale.

30. ENFORCEMENT AND EVICTION

30.1 Prior to admission to this Community, each prospective Resident must sign an acknowledgment that they have read, and that they understand and agree to be bound by, the Rules and Regulations as set forth herein. Please note that ignorance of a Rule and Regulation is not an excuse for violation. Every effort will be made by Community Management to ensure that the Rules and Regulations are enforced and that your safety and comfort are not disturbed.

30.2 Compliance and enforcement of Rules and Regulations is a matter between Community Management and the offending Resident, and as such, no other Home Owner or Resident has any right against Community Management relative to enforcement of the Rules and Regulations against another Resident.

30.3 Community Management will contact Residents who violate a regulation by means of a personal visit, a telephone call, or a Notice of Rules Violation issued in accordance with section 723.061, Florida Statutes. It is expected that all Residents will correct the violation in a timely manner in accordance with section 723.061. Repeated violation could lead to possible eviction proceedings in accordance with applicable law.

30.4 A Home Owner, Tenant, occupant, or the Home itself shall be subject to eviction in accordance with the procedures set forth in Chapters 723 or 83, Florida Statutes, as applicable. The grounds for eviction on the filing date are summarized as follows:

30.4.1 nonpayment of lot rental amount;

30.4.2 conviction of a violation of a federal or state law or local ordinances, if the violation is detrimental to the health, safety, or welfare of the other residents of the Community;

30.4.3 violation of a Community rule or regulation, the Rental Agreement, or Chapter 723, Florida Statutes;

30.4.4 a change in the use of land comprising the Community or any portion thereof; or

30.4.5 failure of the purchaser, prospective tenant, or occupant of a Home situated in the Community to be qualified as, and to obtain approval to become, a tenant or occupant of the home as such approval is required by these Rules and Regulations.

31. DRONES

For purposes of this rule a drone is a powered, unmanned, aerial vehicle that (1) uses aerodynamic forces to provide vehicle lift; (2) can fly autonomously or be piloted remotely; and (3) is designed to be recoverable, and is also referred to as an "unmanned aerial vehicle" or an "unmanned aircraft system." Drones are prohibited within the Community, and thus Residents and their Guests shall not be permitted to fly any drone within the Community.

32. WAIVER

No waiver of any default by Resident shall be implied from any omission by Community Owner to take any action with respect to the default if such default persists or is repeated. No express waiver shall affect any default other than the default specified in the express waiver, and that only for the time and to the extent stated in the express waiver. One or more waivers of any covenant, term, or conditions of Rental Agreement or these Rules and Regulations by

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Community Owner shall not be construed as a waiver of a subsequent breach of the same covenant, term, or condition. The consent of Community Owner to any act by Resident requiring Community Owner's consent shall not be deemed to waive or render unnecessary Community Owner's consent to any subsequent similar act by Resident. The rights and remedies of Community Owner contained herein are cumulative and shall be in addition to those prescribed by law.

33. SPECIAL EXCEPTIONS

Community Management reserves the exclusive, unrestricted right to grant special exceptions to these Rules when, in the exclusive opinion of Community Management, special circumstances warrant the granting of special exceptions or written waiver of a particular provision as it applies to a particular Resident or Residents, so long as such exception or waiver does not interfere with the general welfare, health and safety of the other Residents of the Community. For example, variances to these Rules may be granted by the Community Management due to space limitations, design considerations, in cases where the intent of a Rule or Regulation is met but not the specific requirement, or in such other circumstances where the exception will not disturb the quiet enjoyment of the Community by other Residents, or when the basis for the variance is deemed sufficient in the discretion of Community Management.

34. SURVIVAL

If any portion of these Rules is found to be void or unenforceable by a court of competent jurisdiction, the balance of these Rules shall remain in full force and effect, so long as the general intent of the parties continues to be met. To the extent State or local law is inconsistent with any terms of these Rules, such State or local law shall control the relationship between the parties hereto.

THE FOLLOWING IS AN OPTIONAL CONFIRMATION WHEREBY EACH RESIDENT ACKNOWLEDGES HAVING BEEN GIVEN AN OPPORTUNITY TO READ ALL THE ABOVE COMMUNITY RULES AND REGULATIONS, AGREES TO COMPLY WITH EACH, and is in full agreement with these Community Rules and Regulations being an integral part of the Application for Residency and Rental Agreement between Resident and Community Owner. Resident acknowledges that violations, infractions, breach, or default of these Community Rules

and Regulations will be grounds for termination of Resident's Rental Agreement and eviction from the Community pursuant to Section 723.061, Florida Statutes.

EXECUTED this _____ day of _____, 20____.

FIRST RESIDENT SIGNATURE

____/____/____

SECOND RESIDENT SIGNATURE

____/____/____

THIRD RESIDENT SIGNATURE

____/____/____

FOURTH RESIDENT SIGNATURE

____/____/____

BY EXECUTION HEREOF, THE BELOW SIGNED REPRESENTATIVE OF COMMUNITY OWNER CONFIRMS THAT RESIDENT(S) REFUSED TO SIGN THE ABOVE CONFIRMATION REGARDING THESE RULES AND REGULATIONS NOTWITHSTANDING THE FACT THAT A COPY OF THE RULES AND REGULATIONS WAS DELIVERED TO THEM ON _____, 20____.

By: _____
COMMUNITY MANAGER

____/____/____

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