Exhibit "A"

Bee's RV Resort
Rules and Regulations

I. USE AND OCCUPANCY,

The Site shall be used solely for the purposes of placing a RV thereon for the residential use and occupancy of the Tenant(s) whose names appear on the Lease agreement or Reservation.

II. GUESTS

1. A Guest may remain with a Tenant for no more than fifteen (15) consecutive days or thirty (30) total days per year unless such person has the written permission of the Resort Management.
2. All Guests must be registered at Resort office within forty-eight (48) hours. Children under sixteen (16) years of age must be accompanied by a Tenant at all times when in any common area of the Resort.
3. Tenants are solely responsible for the conduct of their Guests.
4. All Guests must comply with these Rules and Regulations. It is the responsibility of the Tenant to ensure that their Guests are informed as to these Rules and Regulations.

III. PETS

1. Tenants shall be entitled to keep a maximum of two small to mid-sized pets per household, unless otherwise permitted in writing by the Resort Management.
2. All pets must be approved by Resort Management in writing before the pet's owner first resides in the Resort, or before Tenant obtains a pet after moving in.
3. All pets must be kept on a leash six (6) feet or shorter (if outdoors) or kept within the Tenant's RV and never be allowed to roam free.
4. Resort Management may restrict the walking of pets to certain areas.
5. Any pet that is considered by Resort Management to be loud, noisy or aggressive, or any pet that other Tenants file justifiable complaints with Resort Management must be removed from the Resort. Any animal so removed shall not be permitted again within the Resort without written consent from the Resort Management.
6. Any animal left roaming the Resort unattended may be removed by Resort Management.
7. Pets must not be left tied outside of the RV unattended at any time.
8. When walking your pet, Tenant must have with them at all times an acceptable means to pick up and properly dispose of any waste immediately. **There will be no warnings on this issue, and fines may be assessed.** Please place the waste in a covered trashcan. DO NOT flush plastic bags down the toilet. DO NOT throw plastic bags or the waste under a bush. DO NOT THROW PET DROPPINGS INTO THE LAKES. DOING SO WILL CONTINUE TO ADD TO THE ALGAE GROWTH. Pet owners

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are to be held responsible and accountable for all of the actions of their pets, including any damage or injury caused by the Tenant's pet. It is the Tenant's responsibility to keep their Site free and clear of pet waste at all times.

9. If for any reason a pet becomes lost or runs away, please notify the Resort Office at once for assistance in the pet's recovery.

IV. RECREATIONAL VEHICLES

1. Tenants shall keep their RVs neat, clean and in a good state of repair, as determined by Resort Management's sole and absolute discretion, and in operable condition. If a Tenant fails to comply with this matter, fines will be imposed of ten and zero dollars ($10.00) per day for each day that the Tenant fails to comply with the notice served thereof. It is understood and accepted that this rule is in place to ensure the acceptable appearance of the Resort overall.
2. No hanging of clothes or laundry is permitted outside of the RV. Laundry facilities are available in the Resort Office building twenty-four (24) hours a day, seven (7) days a week.
3. All exterior antennas, satellite dishes and other signal receivers must be approved by Resort Management. Placement of such receivers must be in a location approved by Resort Management in writing.
4. No signage of any kind is permitted on any site without prior written consent of Resort Management, including any "For Sale" signs located on the site or within the RV. A list of such Sites or RVs is kept in the Resort Office for interested buyers to obtain. Please advise the Resort Office of any such items to be added, removed, or updated on the list.
5. No commercial business shall be operated from any vehicle within the Resort.

V. RECREATIONAL VEHICLE SITES

1. There will be no fences of any kind permitted on any Site.
2. Each Tenant shall regularly pick up all garbage, rubbish, trash, or refuse around his or her Site, and no Tenant shall place or dump any such material on any other Site or any of the Common areas. All such material must be placed in a suitable covered trash receptacle or in bags on their Site in a manner visually acceptable and must be taken to the Resort dumpster on a regular basis so as not to accumulate. Tenants must dispose of their own trash. It is the responsibility of the Tenant to place yard trash in the resort dumpsters. Tenants may call the Resort Office to make arrangements for excess yard trash to be picked up for an additional charge if needed. The dumpsters are to be used for household garbage and trash only, and not to be used for construction debris, furniture, or anything of the like. Such materials are to be taken to the local landfill. Fines up to five hundred dollars ($500.00) may be assessed for violations.
3. It is the sole responsibility of the Tenant to keep their lawn edged, mowed, trimmed, and watered. The Resort Management is responsible for the care, condition, and maintenance of the area(s) up to the personal landscaping on each Tenant's Site. Any sod damaged or destroyed by neglect, vehicular traffic, or lack of water must be repaired or replaced at the Tenant's expense. Each Tenant is responsible for the plants and lawns on their Site. They are to be kept free of weeds and not permitted to be overgrown. At its option, Resort Management may notify Tenant of his or her failure

to comply with this rule. Upon failure to take corrective action within fifteen (15) days of receipt of such notice, Resort Management may, but is under no obligation to, have the necessary work done and to charge a reasonable fee, which will be invoiced.

4. Tenants holding a long-term or 99-year leasehold interest shall be responsible, at their own expense, for the ordinary maintenance, care, and upkeep of their leased Site, including trees, shrubs, plants, landscaping, and other vegetation located within the boundaries of the Site. Such responsibility includes, but is not limited to, trimming, pruning, treatment, cleanup, and removal when reasonably necessary for the maintenance, safety, appearance, or use of the Site, or when such work is requested by the Tenant. No Tenant may cut down, remove, substantially trim, or authorize work upon any tree without the prior written approval of Resort Management. The cost of trimming, pruning, treatment, or removal of a tree located within a long-term or 99-year leased Site shall be the responsibility of the Tenant unless Resort Management expressly agrees otherwise in writing. Resort Management reserves the right to inspect any tree or vegetation and to require trimming, treatment, removal, or other corrective action when Management reasonably determines that a condition presents a safety concern, threatens utilities, Resort property, neighboring Sites or Common Areas, or is otherwise inconsistent with Resort maintenance standards. Unless Resort Management expressly agrees otherwise in writing, the cost of correcting a condition arising from or located within a long-term or 99-year leased Site shall remain the responsibility of the Tenant. No Tenant shall hire, direct, or permit any contractor to perform tree removal or substantial tree-trimming work within the Resort without prior written approval from Resort Management. Resort Management may require that such work be performed by a properly licensed and insured contractor and may establish reasonable requirements concerning access, scheduling, insurance, cleanup, and protection of Resort property.
5. Should the Tenant's RV be destroyed by fire, windstorm, or act of God, or by any other means, Tenant must remove the salvage from the Site as quickly as reasonably possible, but no later than fifteen (15) days from the date of the destruction, or within the specified period as given to Resort Management along with written proof that a claim has been made with the Tenant's insurance company or that a contract has been executed with a licensed contractor for the ensuing cleanup.
6. The repair and maintenance of all of the utilities located on the boundaries of the Site, including, without limitation, the water, sewer, electric, and gas shall be the responsibility of the Tenant. Any clogging of the sewer line from the RV to the main line is the responsibility of the Tenant. If the Resort Management is called upon to make any repairs or maintenance to correct any clogging of the sewer line, the appropriate charges will be assessed to the Tenant.
7. Tarps are only to be used on a temporary basis to prevent damage to structures. They must be removed as soon as possible once the immediate threat of damage has passed. Long-term or permanent use of tarps is not permitted to maintain the aesthetic and safety standards of our resort.
8. Outdoor appliances of any kind are prohibited in the resort.
9. No tents are permitted onsite at any time. Pop-up sunshades, gazebos & pergolas are permitted but only one is permitted per site. They must be kept in good condition at all times and are not permitted to be used as storage.

VI. FURNITURE

1. Only standard lawn or patio furniture will be permitted on the Site.
2. Areas within the Site, except for within a RV, are not to be used for storage of any items, including household furniture, appliances, building material, automotive repair equipment, or unapproved motor-powered vehicles.

VII. SWIMMING POOL

1. Swimming is allowed in the pool only.
2. The pool is to be used only by Resort Tenants and Guests.
3. There is no lifeguard on duty and therefore swim at your own risk. You also assume any and all risk for your family and guests while using the pool as well as the other amenities.
4. Adults may swim in the pool anytime the pool is open. Children under the age of sixteen (16) are not permitted in the pool area without a parent or guardian present IN THE POOL AREA.
5. All persons must shower before entering the pool.
6. The use of suntan oil is prohibited.
7. Glass containers or food items are not permitted in the pool area. Absolutely no pets are allowed in the pool area at any time.
8. Absolutely no pets are allowed at any time in the pool area.
9. Please return the pool furniture to the original place before leaving. If you are using the umbrellas, please return them to the down position before leaving.

VIII. VEHICLES

1. The posted speed limit for all vehicles, including golf carts, it nine point five (9.5) miles per hour. Bicycles and pedestrians have the right of way.
2. Tenants must park their vehicles on their own driveway. The Tenant is permitted to park no more than two (2) motor vehicles plus their RV on their site. The street right-of-way and common areas may not be used for parking. In the event that there are not enough parking spaces, inquire at the Resort Office for direction. All vehicles must carry insurance, and have current tags as required by Florida law. Vehicles are not to be parked on the lawn or the roads at any time. Any vehicles not used for daily personal transportation, not in use or are inoperative must be removed from the Resort, or parked in storage, for which there is a fee. No commercial vehicles, boats, utility trailers or other such vehicles (as determined by Resort Management in its sole and absolute discretion) may be parked on any Site without prior written approval of Resort Management, which approval shall be in Resort Management's sole and absolute discretion.
3. The streets and roadways of the Resort are private and not public thoroughfares.
4. NO MECHANICAL WORK IS PERMITTED ON SITE. Any mechanical work (including oil changes) performed on the resort grounds may result in a $100 fine. If any mechanical work must be done because of a breakdown, please check with the Resort Management IN ADVANCE. DO NOT PLACE OIL, BATTERIES, ETC. IN, ON, OR NEAR THESE DUMPSTERS. THE COUNTY PROSECUTES ANYONE CAUGHT IMPROPERLY DISPOSING ANY HAZARDOUS MATERIAL. THE FINES ARE SEVERE SO PLEASE DISPOSE OF THESE ITEMS PROPERLY.
5. Tenants are responsible for Guest vehicles.

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6. Motorcycles are permitted with appropriate noise reduction measures.

IX. CONDUCT

1. Decorative outdoor lighting is to be turned off after 9:00 pm unless you are sitting outside.
2. Noise or conduct that the Resort Management finds objectionable, which disturbs the peaceful enjoyment of the Resort by neighbors, or a nuisance to other Tenants or which constitutes a breach of the peace is prohibited. This includes the shining of any lighting (security or otherwise) into the windows of neighboring homes. Quiet times are from 10 PM to 8 AM.
3. There is a no tolerance policy on any illegal drug activity, the use or display of weapons, including firearms, air rifles, slingshots, or any other type of weapon.
4. Tenants are not permitted to give instructions or to make requests of the Resort Maintenance personnel or contract repair personnel. All such requests must be made in writing directly with Resort Management, who will then, at their sole discretion, schedule the appropriate maintenance as needed.
5. Tenants should promptly report any acts of vandalism within the Resort to the Resort Office.
6. Open fires are not permitted on the ground. Open fires in an elevated container are permitted as long as no damage to the grass or the Site occurs, and there is a spark containment device in place. During certain times of the year, all fires may be prohibited.
7. To ensure a safe and enjoyable environment for all, any tenant found threatening other residents, guests, or engaging in any form of physical harm will be immediately evicted from the resort. This policy is strictly enforced to maintain the safety and well-being of everyone at our resort.

X. SELLING, SOLICITING, AND SUBLETTING

1. No selling, soliciting, peddling or commercial activities of any kind are permitted within the Resort unless prior written approval is obtained from the Resort Management.
2. Tenants will not allow any other person or persons to occupy, use, rent, sublet, lease, or sublease any portion of the Site, for fee or gratis, without the prior express written consent of the Resort Management. Should consent be given, Resort Management reserves the right to require a personal interview with such person or persons prior to approval.
3. Tenants will remain responsible for the annual maintenance fee until such time as their interest in the Site has been conveyed to another Tenant.
4. No portion of the Site may be sublet, rented or leased by Tenant without prior written authorization from Resort Management.

XI. COMPLAINTS AND NOTICES

All complaints must be made in writing at the Resort Office. If you have any complaints or recommendations, please discuss them with Resort Management. Resort Management tries to encourage interaction by maintaining an “open door” policy, but there may be times

where an appointment is necessary. Please bring your suggestions, complaints and concerns to the Resort Office anytime during business hours.

XII. MISCELLANEOUS

1. If a Tenant is without a telephone, every effort will be made to promptly notify the Tenant of any emergency calls received by the Resort Office. Resort Management does not assume any responsibility for delivery of any messages or for failure to report such messages.
2. Tenants should make every effort to keep the Resort Office informed of any changes in their contact information, including delivery address, phone numbers(s), email addresses, and who to contact in the event of an emergency.

Rules are in place to ensure the health and safety of everyone and to keep the Resort in top condition. We sincerely appreciate those who cooperate by showing concern for the Resort and the other Tenants, campers and guests. When we must spend time pointing out the rules time and again to the same person, this only takes away precious time we could spend making the Resort a better place for everyone else. Because of this, repeated violations may result in the suspension of Resort visitation privileges and/or eviction from the Resort. An updated set of the resort rules can always be found on our website at: https://beesrvresort.com

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Review, receipt and acceptance of Resort Rules and Regulations:

By: _____ By: _____
Lessee Lessee

Print Name: _____ Print Name: _____

"It's a Beautiful Day at the Bee's!"

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