



SANFORD OAKS ESTATES



RV RESORT

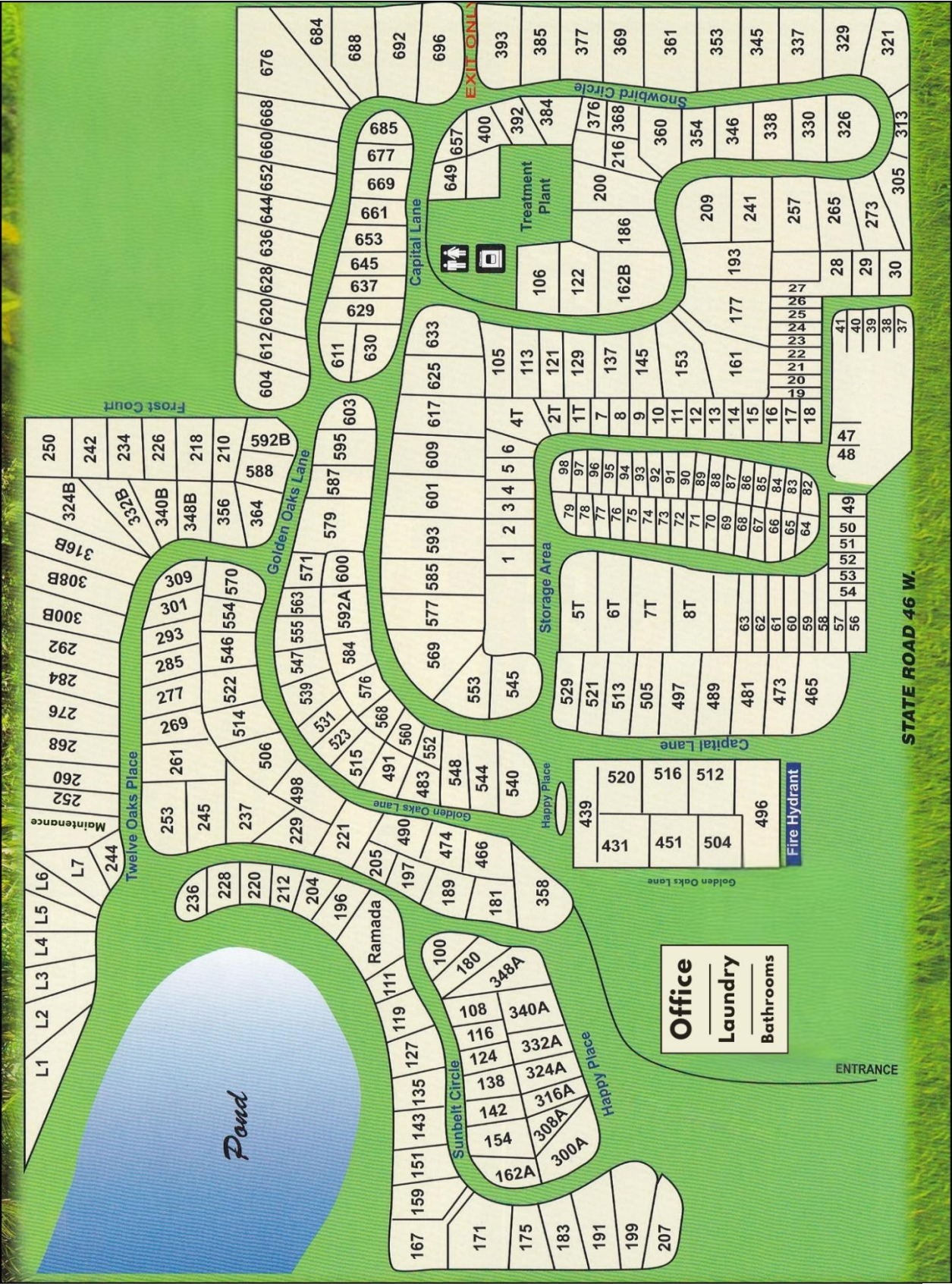
SANFORD, FLORIDA

Rules & Regulations

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PARK MAP



DEFINITIONS

Resort: Sanford Oaks Estates RV Resort.

Resident(s): Person(s) who owns a park model or RV, rents a lot within Sanford Oaks Estates RV Resort, and pays lot rent year-round.

Tenant(s): Person(s) entitled to occupy a park model located in Sanford Oaks Estates RV Resort and who does not own the park model. The term applies only to persons who have been approved by resort management pursuant to these rules and regulations.

Guest(s): Any individual(s) who rents a lot but maintains a permanent legal residence at a locale other than Sanford Oaks Estates RV Resort. Guests may or may not receive mail at the resort.

Rules: Sanford Oaks RV Resort's Rules and Regulations.

Eviction: Expelling a resident, tenant, guest, or visitor from Sanford Oaks Estates RV Resort.

Resort Management: Owner, property manager, assistant manager, or other employee or agent of Sanford Oaks Estates RV Resort as identified to you from time to time.

Resort Owner(s): The owner(s) or operator(s) of the Sanford Oaks Estates RV Resort.

RV: Self-contained motorhomes (class A, class B, class C), travel trailers and fifth wheels.

Visitor(s): Person(s) not renting a lot within Sanford Oaks Estates RV Resort, but is present at the invitation of a Resident, Tenant, or Guest.

These rules and regulations for Sanford Oaks Estates RV Resort are intended to maintain the appearance of the resort, and the safety and comfort of our residents, tenants, guests, and visitors. Sanford Oaks Estates RV Resort has taken reasonable means to ensure that your stay is safe and enjoyable.

COMMUNAL RULES

- A. Rule infringements are handled as follows:
 - 1. Infringements are cumulative. All fines are due immediately, and if not paid, they will be added to your rent and treated as such; including incurring late fees.
 - a. 1st infringement is a warning; either written or verbal.
 - b. 2nd infringement is a \$50 fine.
 - c. 3rd + infringements are a \$100 fine.
- B. Acceptance of a late payment(s) or partial payment(s), in any one or more instances, does not constitute a waiver of the resort's right to evict a resident or tenant for non-payment of lot rent in the future.
- C. Each site is allowed two (2) people and two (2) pets.
- D. Quiet Hours are 10:00PM – 8:00AM.
- E. All residents, tenants, guests and visitors must conduct themselves in an orderly fashion and ensure their behavior does not disturb or interfere with other resort occupants and resort management.

- F. Noise or conduct that resort management finds objectionable, that disturbs the peaceful enjoyment of your neighbors, or is deemed a nuisance to other residents, tenants or guests, that interferes with resort management's operation of the resort, or that constitutes a breach of peace is prohibited.
- G. Loud noises, bothersome parties, abusive language, and abusive actions are not permitted in the resort.
- H. Persons not properly vetted by resort management are not permitted to use the resort's address.
- I. Persons not properly vetted by resort management are not permitted to use the resort's amenities or common areas.
- J. Harassment, bullying and/or intimidation is strictly prohibited. Engaging in such conduct is cause for immediate removal.
- K. Smoking and vaping are not allowed in any communal buildings or areas.
- L. Cigarettes must be completely extinguished and placed in a proper receptacle. ***Cigarette butts must never be on the ground.***
- M. Illegal drugs are strictly prohibited in the resort.
- N. Theft of any kind is grounds for immediate removal.
- O. Criminal activity and behaviors encouraging or facilitating criminal activity are not permitted in the resort.
- P. ***The lot renter(s) is accountable for the actions of their visitor(s).***
- Q. No political or offensive signs may be posted on lots.
- R. No ground fires are allowed in the resort.

- S. Grills and chimineas are to be attended when in use and must be completely extinguished when not in use.
 - 1. All firepits and chimineas must have spark arrestors.
 - 2. Fires are not allowed in windy conditions. If smoke is blowing into a neighbor's home, the fire must be extinguished immediately.
- T. Clotheslines are not permitted on your lot.
- U. Appliances are not permitted outside your unit.
- V. No outside storage of anything except patio furniture and bicycles. Anything else must be approved by management.
- W. Carport canopies are permitted only with management approval and must be secured at all times.
 - 1. Any damages requiring repairs caused by a carport that is not properly secured is the responsibility of the owner of said carport canopy.
- X. Property owners are responsible for any damages that property originating from their lot does to another's.
- Y. Sanford Oaks Estates RV Resort is not responsible for any damage to personal items while the items are on the property.
- Z. Copyright infringement is illegal and not tolerated on any internet provided by Sanford Oaks Estates RV Resort or its owners. Offenders are legally liable for any damages (see Copyright Act of 1976).
 - 1. Sanford Oaks RV Resort will fine you \$300 per work.
- AA. It is illegal to feed or harm Sandhill Cranes (Florida Administrative Code 68A-4.001(6)).

BB. Bird feeders are not allowed on lots.

CC. Feeding of ***any*** wildlife is strictly prohibited.

DD. Do not leave any food outside; including pet food.

EE. Any malicious actions that harm any animal, domestic or wild, is prohibited and grounds for immediate removal and termination of tenancy.

FF. No one is permitted to climb the trees, play in the streets or on the lots of other residents. No one is to pass through another lot, unless permitted by the lot renter.

GG. No scavenging is allowed on lots that have been vacated.

1. If interested in items left behind, contact the resort office.

PETS

- A. Any variations to these pet rules must be approved by management prior to bringing pet(s) on the property.
- B. Proof of current rabies vaccination is required for all pets.
- C. Two (2) pets are allowed per unit. Additional pets need approval from resort management and will incur an additional pet fee. See rate sheet for fees.
- D. Pets are the responsibility of the lot renter.
 - 1. Visiting pets are the responsibility of their owners
- E. No pure-breeds or cross-breeds of Akitas, Chow Chows, Wolves, Rottweilers, Pit Bulls, German Shepards, Dobermans Pinschers, or any undomesticated or vicious animals are allowed in the resort.
- F. Dogs over 40 pounds must be preapproved by resort management.
- G. Pets must be supervised and leashed at all times when outside.
 - 1. Pets may not be tied out and left alone.
- H. ***Pet waste must be immediately picked up, bagged and placed in a proper trash receptacle.***
 - 1. Failure to do so will result in a fine.
- I. Do not place loose or bagged pet waste under units, property fences, in sewer pipes, or in surrounding shrubbery, weeds or woods.
- J. Pets are to be kept on a short leash (6 feet or less) when walking through the resort.
 - 1. Do not leave dogs unattended in dog park or tied up outside common areas.

- K. Pets are only allowed to be off leash in the dog park, located in the storage area.
 - 1. All pets and persons enter the dog park at their own risk and all pet rules must be followed (including cleaning up after your pet).
- L. Pets are not permitted in any communal building.
- M. Excessive pet noise is not permitted.
- N. Do not leave dogs unattended overnight.
- O. Resort management reserves the right to make case by case decisions on pets and can, at any time, terminate approvals granted for pets based upon incomplete or inaccurate information.
- P. No pet with a history of biting or attacking any person is allowed in the resort. 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 resort.
- Q. If a complaint is received by resort management regarding the behavior of a particular pet, which resort management deems valid, the pet or pet owner(s) may be permanently removed from the resort.
- R. Dispose of cat litter properly. It must be bagged and placed in a dumpster.

VISITORS

- A. Residents, tenants, and guests are solely responsible for the conduct of their visitors and their adherence to these rules.
- B. All overnight visitors must check in with the office.
- C. No more than two (2) visitors may stay overnight at a time, on any lot, without management approval.
- D. Visitors are not permitted to reside or stay in the resort in the absence of the resident, tenant or guest.
 - 1. Contact the office in advance if there are special circumstances, such as a hurricane.
- E. Total combined overnight stays by any visitor may not accumulate more than fifteen (15) consecutive nights with a total accumulation that does not exceed thirty (30) nights in any calendar year.
 - 1. If a visitor(s) accumulates fifteen (15) nights, they must leave the resort for no less than seven (7) days and nights before they may return.
- F. Visitors are not allowed to accrue time on multiple lots to extend their stay.
- G. A resident, tenant or guest must accompany any visitors to any events or communal areas.
- H. Children are to be supervised at all times when outside. They are not allowed to run or play in the streets. They are not to interfere with the safety, comfort, or peace of the resort's residents, tenants, and guests.

VEHICLES AND PARKING

- A. The resort's speed limit is 10 miles per hour.
- B. The streets within Sanford Oaks Estates must be unincumbered as to not impede the traffic flow of private vehicles, RVs, or emergency vehicles.
- C. Vehicles must comply with all posted traffic signs.
 - 1. This includes bicycles, golf carts, motorized scooters, electric bikes, etc.
- D. All motor vehicles, including golf carts, must obey one-way street signs.
- E. Parking is evaluated for each individual lot based on room and aesthetics. However, there is a maximum of two (2) vehicles allowed per lot.
 - 1. See rate sheet for additional vehicle charges.
- F. If a resident, tenant or guest plans on having visitors, contact resort management in advance to ensure parking accommodations.
- G. Only persons with a current and valid driver's license may operate a motor vehicle in the resort.
- H. Only persons aged 15+ may operate a golf cart in the resort.
- I. All vehicles in the resort must be aesthetically pleasing with no visible damage, leaks, or excessive noise.
- J. RV wheel coverings must be of commercial manufactured design or approved by management.
- K. All vehicles, including RVs, must be legally registered and insured.

L. Vehicles are prohibited to interfere with the peace, privacy, and/or general welfare of residents, tenants and guests. Residents, tenants and guests are responsible to ensure that their visitors' vehicles comply with these rules.

1. Motorcycle riders may not rev their engines during quiet hours.

M. Upon arrival to the resort in an RV, ***assistance with parking is mandatory.***

1. Failure to get assistance with parking will result in the owner of the RV being financially responsible for any damages caused by them.

N. Pedestrians and bicycles have right-of-way.

O. Simple vehicle repairs that will be completed in one day are permitted on your lot. This excludes fluid changes.

P. Vehicles that violate the rules will be towed away with the minimum notice required by applicable law, and at the registered owner's expense.

1. Payment for towing will be made to the towing company, not the resort.

2. The towing company we use is: ATC (407) 534-0580.

PHOTO, VIDEO, AND MEDIA USE

- A. Sanford Oaks Estates RV Resort may photograph, film, or otherwise record activities, events, amenities, common areas, and guests while on Resort property. By entering and using the resort, guests acknowledge and agree that their image, likeness, voice, and/or statements may be captured and used by the resort for marketing, advertising, promotional materials, website content, social media, and other lawful commercial purposes without compensation.
1. Guests who do not wish to appear in resort media should notify the resort office in writing. While the resort will make reasonable efforts to honor such requests, guests understand that incidental inclusion in group photographs, videos, or wide-angle recordings taken in common areas may occur.
 2. Parents or legal guardians are responsible for providing consent on behalf of any minor children accompanying them on resort property.

USE OF RECREATION FACILITIES

RAMADA RULES

- A. The Ramada is for residents, tenants and guests. Any visitors must be accompanied by a resident, tenant or guest.
- B. After use, all lights and fans must be turned off.
- C. Do not adjust thermostat without management approval.
- D. Smoking and vaping are not allowed inside or outside the Ramada.
- E. Pets are not allowed in the Ramada.
- F. Residents, tenants and guests are responsible for cleaning up and turning off all appliances and machines after each use.
- G. Events in the Ramada must be scheduled with the office thirty (30) days in advance.

MAIL RULES

- A. Mail shelf and cubbies in the office are for incoming mail and packages. Mail is to be sorted by resort staff only.
- B. To send a piece of mail, put it in the outgoing mailbox at the Ramada, or bring it to the office and place in white Postal Service box.
- C. Mailboxes are available outside the Ramada.
 - 1. See rate sheet for cost of a mailbox key.
- D. No food trash is allowed in trash can by mailboxes.
- E. No smoking or vaping in mailbox area.
- B. Some lots do not have a mailbox and can only receive mail in the office.

LAUNDRY ROOM RULES

- A. The laundry room is available at user's risk. The resort is not responsible for any loss or damage to the user or user's items.
- B. Smoking and vaping are not allowed in the laundry room or the outside area around the laundry room.
- C. Pets are not permitted in the laundry room.
- D. Laundry room parking is for loading/unloading only.
- E. Use liquid detergents only. No powdered detergent is allowed in the resort's septic system.
- F. Be considerate of others when leaving your clothes unattended in a machine. Promptly remove all of your laundry at the end of the cycle.
 - 1. Any laundry left in laundry room for a period of three (3) days will be disposed of.
- G. Do not wash pet beds and blankets. The fur gets on other people's clothes and clogs the machines, pipes, and filters.
- H. The user is responsible to verify the machine is clean before and after use.
- I. Empty the lint traps after using the dryer.
- J. Clean up after yourself when you're finished.
- K. Any items you wish to donate must be properly labeled.

DOG PARK RULES

- A. The dog park is for Sanford Oaks Estates RV Resort patrons only.
- B. Obstacles and equipment are for dogs only.
- C. Dog park users and dog owners assume all risks.
- D. The resort is not responsible for any injuries sustained or caused by you or your pet(s).
- E. Pet waste must be picked up immediately, bagged, and disposed of in an appropriate receptacle.
- F. Owners and handlers must have control over their pets at all times.
- G. If your pet gets aggressive, it must be removed immediately.
- H. Pets must enter and leave the dog park on a leash.
- I. Dogs who are sick, in heat or are not fully vaccinated are not allowed to use the dog park.
- J. Pets must be attended to at all times while in the dog park.
- K. No glass or alcohol is allowed in the dog park.
- L. No smoking or vaping.
- M. Persons under the age of sixteen (16) must be accompanied by an adult.
- N. The dog park is for added enjoyment while at the resort, please do not abuse it.

TRASH AND GARBAGE

- A. The dumpsters are located at the resort entrance and outside the back bath house.
- B. All rubbish and garbage must be securely tied in plastic bags and all cardboard boxes must be broken down before being placed in the dumpster.
- C. ***Do not leave trash or garbage outside of the dumpster.***
- D. Do not place your garbage and trash outside your lot before taking it to the dumpster. It will attract wild animals.
- E. Residents, tenants and guests are responsible for cleaning up any scattered or remaining residue around the dumpster that occurs while placing waste into the dumpster.
- F. The waste removal company only removes normal, bagged household garbage and broken-down cardboard boxes. If you have a large amount of household garbage or any trash, please call the office to make arrangements.
 - 1. Do not use dumpsters to dispose of any electronics or household appliances.
 - 2. Do not put any food trash in the thirty (30) foot dumpster located in the storage area.
- G. Any incurred fines by the waste removal company will be passed on to the responsible party.

WATER AND SEWER

- A. The resort runs on a septic system.
 - 1. Toilet paper and black tank deodorizers must be safe for septic systems.
 - 2. Do not place, pour, or flush yarn, diapers, cat litter, oil, food, etc. down the toilet, shower or sink.
 - 3. Do not use powdered detergents.
- B. Do not use garbage disposals.
- C. Washers in park models and RVs are for personal use only.
- D. Use water conservatively; hand watering only.

DEPOSITS AND PAYMENTS

- A. See our current rate sheet for fees, payments, and deposit amounts.
- B. We accept credit/debit cards, checks or money orders. ***We do not accept cash.***
- C. Annual and monthly rent is to be submitted to the office on or before your designated rent date. This date is the same day you moved into the park each month. Rent paid five (5) or more days late will have a late fee of \$75 added.
- D. Annual tenants who depart before satisfying twelve months will lose their full deposit.
 - 1. There are no refunds on unused rent already paid.

- E. Annual tenants may apply a portion of their deposit toward their rent after successfully satisfying twelve months.
- F. Deposits will be held until departure and will be applied to final electric bill. Any applicable remaining deposit will be returned to the tenant, resident, or guest in the same form it was originally paid.
- G. Monthly electric payments are due with rent payments, unless an arrangement has been made with resort management.
 - 1. See current rate sheet for price per kW.

RESERVATIONS

- A. Full time resident applications can be obtained from the office.
 - 1. Anyone staying six (6) months or longer is required to fill out an application and submit to a background check.
 - 2. See current rate sheet for application fees.
 - 3. Dogs over 40 lbs. must be introduced to management for approval.
- B. Deposits guarantee a lot in the resort, not a specific lot.
- C. Cancellations will incur a \$28 fee.

COMPLAINTS, SUGGESTIONS AND MAINTENANCE REQUESTS

- A. Submit your complaints to info@sanfordoaksestates.com or in person to the office.
- B. A suggestion box is available in the office.
 - 1. We encourage you to submit your ideas.
 - 2. Submitting a suggestion does not guarantee implementation.
- C. Submit maintenance requests to the resort office.

SOLICITING OR PEDDLING

- A. Soliciting and peddling is not permitted in the resort.
 - 1. Report any soliciting or peddling to the office immediately.

BUSINESS

- A. Illegal “businesses”, such as prostitution, escorts, drug dealers, etc., are strictly prohibited and will be immediately reported to the authorities.
- B. Businesses cannot be registered to the resort address or any addresses within the resort.

OCCUPANCY

- A. All prospective residents, tenants, and guests must read and sign a form stating that they understand and will abide by these rules & regulations.
 - 1. All renters in the resort, regardless if they sign the rules & regulations, are still bound by them, and will be held responsible and accountable for following them.
- B. Prospective residents or tenants of the resort must be approved by resort management based upon
 - 1. Completion of an application
 - 2. Credit, background, reference, and criminal history check.
 - 3. An interview of all persons planning to occupy the park model or RV.
- C. Such approval will not be unreasonably withheld; however, resort management does reserve the right to refuse admission to the resort to any person(s) deemed not suitable in its sole discretion. ***Any misrepresentations, whether written or oral, made by an applicant, as to the number, age, or identity of persons residing in the home, about pets, personal background, past landlords, or made to induce resort management to admit the prospective resident(s) or tenant(s) are deemed material, fraudulent and a conclusive breach of the application and shall void the approval of the resident(s) tenant(s) or guest(s).***
- D. If a conclusive breach of the application is discovered after the applicant has become a resident or tenant, it is grounds for immediate eviction, the duplicitous party(ies) will forfeit any monies paid, and is responsible for all costs associated with enforcing their eviction.

- E. Infractions of these rules are considered grounds for eviction.
- F. No one other than those named on the title of the park model or RV shall be allowed to reside on a lot without prior written consent from resort management.
- G. The purchase of a park model or RV by someone who has not obtained written consent from resort management shall not constitute as permission or the right for the purchaser(s) to reside within the resort.
 - 1. A completed and approved application, and a transfer fee of \$500.00 (for park models and RVs already in the resort) must be received by resort management prior to the:
 - i. Transfer of title
 - ii. Tenants taking possession of the unit.
 - 2. Resort management reserves the right to terminate the residency or potential residency of anyone who fails to comply with these requirements.
- H. A copy of the current and legal title must be submitted to the office within thirty (30) days of approved residency.
 - 1. Title will be kept on file in the office for the duration of the title's legal status.
- I. Residents may not own more than two (2) park models in the resort.
- J. Residents must submit a copy of their current and valid insurance and registration to resort management.
 - 1. As the insurance and registration policies are renewed, new copies must be submitted to and filed in the office.

LOT CARE

- A. Lot and park model improvements are encouraged, but must be pre-approved by resort management, particularly if digging or planting is involved.
- B. Any improvements done to the property (land) must be left or returned to their original condition before leaving (e.g., pavers must be left or, if removed, grass must be replaced and in good condition).
- C. Any lots that are not returned to their original condition, or are not completely cleaned upon being vacated will be cleaned by the park and will incur a \$300 cleaning fee.
- D. All work done to your park model or RV must be done by vendors who are bonded and insured.
 - 1. Residents/guests need to alert resort management prior to the vendor arriving and to receive parking instructions for the vendor's vehicles.
- E. Hiring Sanford Oaks Estates employees to perform work on your lot or RV outside of their regular work hours and regular duties is allowed.
 - 1. Sanford Oaks Estates is not responsible for any work performed or damages done as a result of park employees working independently, and outside of normal working hours.
 - 2. A waiver of responsibility will be available in the office for any resident, tenant, or guest who would like to employ a Sanford Oaks Estates employee independently.
 - i. This waiver must be signed before any employee can do work for any resident, tenant, or guest.

- F. It is the resident's responsibility to ensure their lot, unit and shed are properly maintained by resort standards and comply with all municipal, county and state housing and health codes.
- G. Resort standards mandate that the yard, patio, and unit be in good repair and aesthetically pleasing.
- H. The outside of the unit must be clean and in good repair, and the yard must be free of equipment, boxes, cans, bottles, and debris of any kind.
 - 1. Continuing to not adhere to said mandates will provide resort management with the opportunity, but not the obligation, to have the necessary work performed and shall have the right to fine the resident for materials, equipment, chemicals, labor, or as a penalty.
- I. Do not blow or put yard debris in the street or on other lots. If you need assistance or instructions on where to put your lot debris, call the office.
- J. Residents who will be absent from the resort must secure all exterior belongings to avoid possible damage to other residences and the resort due to weather or any Act of God.
- K. The resident, tenant or guest is responsible for any damage their (or their visitor's) belongings cause.
- L. The resident is responsible for all fines imposed by any governmental agency for failure to comply with their codes. If said fines are imposed on the resort due to noncompliance of a resident, the resident shall immediately reimburse the resort for the fine.

- M. Should the resident's unit be destroyed by fire, weather, Act of God, or any other means, resident must remove the salvage from the lot within fifteen (15) days of the event, unless approved by resort management.
- N. Patios and the un-skirted space under your unit is not to be used for storage.
- O. Units that are for sale can put one (1) standard sized sign in their front window.

PLANTS AND PLANTERS

- A. Residents must obtain prior written approval from management before planting trees, shrubs, flowers, vegetable gardens, or installing landscape borders, edging, raised beds, or other landscaping features.
- B. All planters must be in good condition, and plants in planters must be maintained, trimmed, and kept presentable.
 - 1. Broken planters and dead plants must be removed from the lot immediately.
- C. Digging is prohibited without management approval due to the presence of underground utilities, irrigation lines, drainage systems, and other infrastructure.
 - 1. Unauthorized landscaping may be required to be removed at the resident's expense.
- D. To reduce the attraction of bears and other wildlife, residents may not plant or maintain vegetable gardens, fruit trees, fruit-bearing plants, or any other food-producing plants anywhere within the park.
- E. Bushes on lots must not block the view of neighbors or obstruct the ability of drivers to see around corners.

MOWING

- A. Sanford Oaks Estates RV Resort will mow and weed eat your lot, but will not engage areas that are unreachable by our equipment.
 - 1. Gardens, rock gardens or other areas that aren't part of the basic lot are the renter's responsibility to keep up to resort standards, even when away.
- B. Fenced in dog runs are the renter's responsibility to keep clean, mowed, and free of animal waste.

SALE AND/OR REMOVAL OF PARK MODEL

- A. All homes in the resort must be built in accordance with the Park Model Construction and Safety Act of 1974 (*"the HUD code"*). Homes built prior to 1976 which may not be in accordance with *the HUD code* may be "grandfathered" in by written agreement with resort management.
 - 1. A resident intending to sell their park model shall give resort management no less than thirty (30) days notice of such intention and the name and address of any proposed purchaser, the purchase terms, and any additional information concerning the proposed purchaser.
 - i. Resident shall direct the proposed purchaser to resort management for an application and interview.
 - ii. Within thirty days of purchase, the purchaser shall provide resort management with true copies of the legal title, insurance and registration, all showing in the name of the purchaser.

2. There is a \$500.00 transfer fee for every park model or RV sold on the community's property.
 - i. The seller must pay the resort for each transfer made on the resort's property within two (2) days of the sale.
 - ii. If the seller fails to pay the transfer fee, the resort will not recognize the sale, and the seller will be subject to an immediate eviction. The seller is responsible and legally bound to pay all eviction costs incurred by the resort.
3. Resort management is vested with the authority to mandate an application that requires specific personal, social, financial, and other data relating to the proposed purchaser/prospective resident for the resort to responsibly investigate the proposed purchaser/prospective resident.
4. Any person who purchases a park model or permanently placed RV that is located in the resort, but does not obtain approval from the resort management to become a resident, prior to purchase of the home, shall be subject to immediate eviction and towing at their expense.
5. In accordance with applicable state and federal laws, resort management may disapprove the prospective resident if the prospective resident does not qualify to be a resident by giving notice to the prospective resident of the disapproval. If the resort management disapproves of a proposed purchaser, such disapproval shall be grounds for eviction/towing in the event such proposed purchaser has taken possession of the respective lot. In the event of disapproval, the resort management may pursue all remedies available at law or in equity.

- B. Resort management shall have the right to inspect the park model/RV prior to approving a proposed purchaser. Homes must meet all local code requirements, including electrical and plumbing, but not limited thereto. Prior to written approval of the purchaser, the seller and the purchaser must provide written assurance to resort management that any repairs or changes to the home will be made as necessary to bring the home into compliance with Resort rules as set forth in these Rules and Regulations. Resort management has the right to deny approval of the proposed purchaser if such work is not done.
- C. Homeowners may display one standard-sized For Sale sign in their front window.
- D. The resort management requires that any park model or RV not meeting the resort's established rules, as required by these rules, or any park model or RV which is improperly maintained, be upgraded to improve the quality and appearance of the park model or RV. Failure to meet the resort's requirements shall be a violation of these Rules.
- E. In the event Homeowner intends to move her/his park model from the resort, they must give written notice to resort management of that intent at least thirty (30) days prior to the moving date. Such move must be made during office hours, so resort management may have an inspector present. Only transporters of park models, properly authorized by governing authorities, are permitted to move homes into or out of the Resort. Such transporters must provide resort management with a security deposit of \$500.00 and a certificate of general liability insurance in an amount of not less than five hundred thousand dollars (\$500,000) to ensure against personal injury and damage to property. Written permission from resort management is

required prior to any move of a park model either into or out of the Resort. All current charges must be paid in full at the resort office before the home is moved from the resort. Unused deposit funds will be returned to the depositor after the date of removal.

- F. Resort 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 resort is located.

SETUP: NEW, RESALES AND RENTALS

- A. The location and positioning of a non-resort owned home being placed on a lot will be carried out under the direction of resort management. The style and quality, size and type of all proposed additions or other improvements to resident's home or lot will be subject to resort management'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.
- B. Resort management has installed a working smoke alarm(s), carbon monoxide alarms and a fire extinguisher in each home rented to tenant(s) as required by law. ***Tenant(s) must not disconnect or intentionally damage any alarm or remove the battery without immediately replacing it with a working battery.*** Tenant(s) shall not remove the fire extinguisher and agrees to check it monthly for a full charge. Tenant(s) agrees to monthly test the alarms to ensure they are functioning properly and to replace the batteries as often as may be necessary, but in any event at least every six (6) months. If tenant(s) has

reason to believe that any alarm or other safety device is not operating properly, tenant(s) agrees to immediately notify resort management.

C. Responsibility for compliance with applicable zoning or code provisions shall be that of the resident(s). Only new homes (never previously occupied) and used homes which have been approved in advance by resort management as acceptable for location within the resort will be allowed in the resort.

1. 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 the resort management.
2. Written approval from the resort management is required prior to the commencement of any work.
3. All persons involved with the move in and set up of the home must have adequate general liability and worker's compensation insurance.
4. All liability associated with the move in shall be the responsibility of the homeowner.

D. Park models and permanently placed RVs 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 resort management's specifications. Park models and permanently placed RVs must be anchored immediately, as required by governmental regulations.

1. Window coverings visible from the street shall be limited to blinds, shutters, drapes, curtains, or similar standard window treatments. Bed sheets, mattresses, blankets, or the like shall not be used as a window covering or shade device.

2. No air conditioning unit shall be located in the front window of the park model or front wall, or any wall facing the street. Central air conditioning must be installed in park models coming into the resort.

3. No aluminum foil, blankets, or the like shall be placed in any window in the park model while being inhabited. Aluminum panels are permitted while the unit is closed during times of vacancy.

- E. All of the materials utilized in connection with the erection and completion of the resort shall be of a quality type, style, color and pattern approved in advance by resort management. Resort 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 resort. All installations shall comply with federal and state and local laws, codes and regulations, and shall comply with these rules.
- F. Subleasing and renting of a park model or RV is not permitted by anyone within the resort, other than the resort itself. The name(s) on the legal title must match the person(s) residing in the unit.
- G. Permanently located units shall have properly installed tie downs and skirting that meet the resort management's standards and comply with all regulatory requirements.
- H. Additions, such as patio roofs, screened porches, and utility rooms must have resort management approval and require a Seminole County Building Permit.
- I. Residents may not own more than two (2) park models in the resort.

INSURANCE AND REGISTRATION

- A. The resort does not provide insurance for any park model, RV or vehicle that resides on a lot for usage or storage. All park models, RVs and vehicles must have a valid insurance policy and registration prior to entering the resort and while it is located in the resort.
- B. Any person who owns a park model or RV in the resort must provide a copy of their current and valid insurance policy, title and registration to resort management. New copies must be filed in the office as they are legally renewed.

DEFAULT AND EVICTION

- A. Any violation of these rules shall, at the resort management's discretion, be grounds to evict the violator(s) from the resort.
- B. The violator(s) forfeit any monies paid to the resort and are legally responsible for any outstanding balances, including electricity.
- C. The violator(s) is responsible for all fees and costs, legal and otherwise, incurred by the resort during and after the eviction process.
- D. Sanford Oaks Estates RV Resort is not responsible for any damage to any items while removing them from the property.

SPECIAL EXCEPTIONS

- A. All deviations from these rules can only come from resort management.

OFAC REPRESENTATION

Resident hereby represents that neither resident nor any person who resides or is proposed to reside with resident in the resort is or will be a Prohibited Person, as that term is hereinafter defined.

A. A "Prohibited Person" is an entity, person, or party:

1. That is listed in the Annex to, or is otherwise subject to the provisions of, Executive Order 13224 issued on September 24, 2001 ("EO13224").
2. Whose name appears on the United States Treasury Department's Office of Foreign Assets Control ("OFAC") most current list of "Specifically Designated National and Blocked Persons" (which list may be published from time to time in various mediums including, but not limited to, the OFAC website, [http: www.teas.gov/ofac/t11sdn.pdf](http://www.teas.gov/ofac/t11sdn.pdf)) (the "OFAC List").
3. Who commits, threatens to commit or supports "terrorism", as that term is defined in EO 13224; or (iv) who is otherwise affiliated with any entity or person listed above.

FINE PRINT

Twelve Oaks RV Resort LLC shall not be liable for any loss or damage to any resident, tenant, guest, or visitor by reason of fire, theft, accident, windstorm, or any other causes whatsoever, whether or not said damage is as a result of negligence on the part of Sanford Oaks Estates RV Resort. Each resident, tenant, guest, and visitor shall indemnify and hold Sanford Oaks Estates RV Resort harmless from any loss, claim, liability, demand, or damage resulting from any injury or accident occurring at Sanford Oaks Estates RV Resort. Each resident, tenant, guest, and visitor shall maintain liability and casualty insurance, insuring their personal property.

These regulations shall be binding upon each resident, tenant, or guest of Sanford Oaks Estates RV Resort and each visitor, or said resident, tenant, or guest. These regulations may be amended from time to time by the management of Sanford Oaks Estates RV Resort and any amendment shall be binding upon the residents, tenants, guests, and visitors. These regulations shall be considered a part of and are incorporated by any reference in any lease or rental agreement (verbal or written) between Sanford Oaks Estates RV Resort and any resident, tenant, or guest thereof.

The resort management reserves the right to evict anyone who refuses to comply with these rules and regulations. Residents, tenants, and guests are responsible for all fees and costs incurred by Sanford Oaks Estates RV Resort during and after the eviction process.

Rules may change without notice.

Any violation, infraction, breach, or default of our rules is grounds for eviction from the resort. Any person found withholding or altering information will be immediately removed from the property. Any fees incurred by Sanford Oaks Estates RV Resort to enforce any removal are the responsibility of the tenant, guest, or perpetrator.

Based on the date updated, the newest Rules and Regulations supersede all previous versions. Any violation, infraction, breach, or default of these rules is grounds for eviction from the RV Park.

**ANY MISREPRESENTATION (INCLUDING SELF, UNIT, GUESTS OR PETS)
IS GROUNDS FOR IMMEDIATE REMOVAL**



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A McGavin Company