

PARK RULES AND REGULATIONS

CRYSTAL LAKE MOBILE HOME PARK

For your convenience, security and the pleasant atmosphere associated with gracious mobile home living, the following rules and regulations are enforced:

1. Applicant for residency must be considered desirable and compatible with other residents of the community and approved by management. Mobile homes will be attractively maintained by the resident to help sustain the high standards of the community. No commercial solicitors, peddlers, agents or renters are permitted without written consent from the community management. Use of your home by anyone in your absence must be preceded by written notice to community manager stating names and length of stay.

1. A. FIFTY-FIVE 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 occupancy, 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 document signed by any member of a household age 18 or older asserting that at least one person in the unit is 55 years of age or older. The Community Management reserves the right, 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. Notwithstanding the above, the minimum age for all residents is 40.

On January 1st of each even numbered year, all existing residents shall be required to provide the names and ages of all current occupants of the unit, in writing, to Community Management. Failure to provide the written occupant documentation shall constitute a violation of these Rules and Regulations and the

home owner may be subject to eviction pursuant to Section 723.061, Florida Statutes.

2. Children are not acceptable in the community, except for visitation of not more than 2 weeks. Residents are responsible for the behavior of visiting children and other guests. Children up to age 15 must be supervised by an adult in and around all recreation areas at all times.

3. Residents away for more than 2 weeks, please notify office, in advance, as to what arrangements have been made for the necessary grounds care. Management reserves the right to do the necessary work so that the lot will meet the standards of the park. The costs will be charged to the tenant as set forth in the Lease Agreement and Prospectus.

4. No hanging clothes or laundry is permitted outside or near mobile homes. Please leave Laundromat washing machines and area clean for next user.

5. Only tenants cars may be washed in the park. PLEASE speed limit not to exceed 15 miles per hour. No parking or driving vehicles on lawns or vacant lots. No parking of golf carts for storage (or permanent purposes) on lawns or vacant lots. No major repairs or overhaul of cars, boats, etc. is permitted on homesites or roadways. Airboats, motorcycles, mopeds and golf carts must be pre-approved in writing by the community manager. If approved, airboats must be stored in designated area, and are not to be operated in the community for any reason. Motorcycles, if approved, must be kept in the shed of resident's home at all times. Your lot number in two-inch numbers must be displayed at all times on each side of your golf cart. Commercial vehicles, campers, travel trailers, boats, lawn mowers etc. shall be kept in the designated areas only.

6. Rental rates are for not more than 2 persons. Each additional permanent resident will be charged \$10.00 per month. Rents are payable one month in advance. If rent is paid after the 5th day of the month, a late charge of \$1.50 per day from the 1st of the month will be added. Tenants with streetlights are required to keep lights operating during evening hours at all times. The up-keep and maintenance of these lights are the responsibility of the tenant. Upkeep and maintenance of the mailbox is the responsibility of the tenant. All mailboxes must be standard size, and black. All mailbox stands must be kept natural wood color.

7. Management shall not be liable for accident or injury to life or property through use of recreation facilities, or for loss or damage caused by accident, fire,

theft, or act of God to any mobile home. In the event you have called for fire, police, or ambulance, please notify the community manager at the same time.

8. Management may evict tenant for those grounds as set forth in Florida Statutes, Chapter 723.

9. Pets: A maximum of two small house pets is permitted, which at maturity must not weigh greater than 20 pounds. All pets must be pre-approved in writing by management. Pets must be confined to the interior of the home when the resident is not present and must be on a leash at all times when outside of your home. Pets are not to be tied and left unattended outside the home. Tenants must pick up and dispose of pet's waste. Pets are not permitted on any homesite, other than the owner's, without that tenants permission. Pets are not permitted on the golf course at any time.

10. All homes will have a minimum of an attached aluminum carport, storage shed, screen room and/or Florida room and concrete brick skirting, steps and driveway approved by the management. All additions or changes (including painting) to the original mobile home, its exterior aluminum and concrete package or the lot must have prior written approval from the management. (This is to maintain the uniformity of the community.) No permanent improvements shall be required of tenancies in existence as of June 4, 1984.

11. Antennas: No antennas or reception devices shall in any way be attached to or protruding from any manufactured home or manufactured home site, except small satellite dishes and broadcast TV antennas (less than one meter in diameter or diagonal measurement). All other sending and receiving satellite dishes and antennas are prohibited. Further, and equipment that interferes with neighboring reception is prohibited.

To maintain an attractive community, home owners are urged to install satellite dishes or broadcast TV antennas in an inconspicuous location at the rear of their mobile home, if such placement does not interfere with adequate reception. Due to concerns over possible damage to underground utilities, prior written approval from management is required for the placement of a satellite dish or broadcast TV antenna on the mobile home lot. Placement on the mobile home lot may require a reasonable landscaping addition to conceal the dish or antenna and thereby help maintain the aesthetics of the community. Under no

circumstances may home owner install satellite dishes or broadcast TV antennas outside the home owner' s mobile home lot.

12. There will be no fences permitted on any lot.

13. No signs are permitted with the exception of one 9X14 inch For Sale sign in the window of the mobile home.

14. No digging of soil, or removal of trees will be permitted without prior consent from the management. All plantings must be approved by management. Owner-tenant must keep all plantings trimmed and in neat order (weeded). Owner-tenant is responsible for maintaining the plantings on their lots.

15. Garbage and refuse shall not be placed curbside for pickup earlier than 7:00 P.M. of the evening prior to the day of pickup. Residents are responsible for cleaning up any scattered or remaining residue resulting from collection.

16. No one other than those executing the lease agreement shall be allowed to reside upon the premises (lot) set forth in the lease agreement without written consent from the community manager. The purchase of your home by those who have not executed a Lease Agreement or obtained written consent from management shall not constitute permission or rights for those purchaser(s) to reside within the park. All prospective residents must be approved by management and execute a Lease Agreement.

Owner-tenant, by execution of the Lease, acknowledges that these Rules and Regulations are a part of the Lease. These Rules and Regulations may be amended in accordance with Florida Statutes, Chapter 723.