

RULES AND REGULATIONS

OF

EVERY ACRES MOBILE HOME PARK

Welcome to EVERY ACRES MOBILE HOME PARK. All reasonable means have been taken to insure that your residency here is safe, pleasant and enjoyable. This property is privately owned. We are required by law to abide by certain standards. Many of our Rules and Regulations are based on what is required of us by law. The remainder are published to additionally protect life, property and privacy.

Consideration and courtesy to others, plus your cooperation in maintaining an attractive home will help sustain the high standards of EVERY ACRES MOBILE HOME PARK.

Pursuant to Florida Statutes Chapter 723, the Park reserves the right to terminate the tenancy of any resident for violation of these Rules and Regulations. Please read these Rules carefully.

Every Acres is an adult retirement mobile home park for older persons. All applicants to be considered for residency must be 55 years of age or older.

The following Rules and Regulations are intended for the comfort, welfare and safety of yourself and your visitors and to maintain the appearance and reputation of our Park. Your cooperation will be greatly appreciated.

LOT RENTAL AMOUNT AND CHARGES

1. All rental amounts and fees shall be due and payable ON OR BEFORE THE FIRST (1st) day of each month. A late fee of \$10.00 will be assessed for each monthly installment of the lot rental amount not received by the Park by the fifth (5th) of the respective month.

2. A return check fee of \$15.00 will be charged for all checks returned for any reason. Such checks may be treated by the Park as non-payment of the lot rental amount.

3. If more than two (2) persons are residents of your mobile home, there shall be an additional occupant fee of \$20.00 per person per month for each such person as has been registered by the Park for admittance and been approved by the Park.

4. All lot or home care required by the Prospectus or the Rules and Regulations not done by the residents can be done by the Park. The

resident will be charged the cost of correction of such non-compliance plus 10 percent, with a minimum charge of \$10.00 per correction of non-compliance, but not less than \$10.00 per correction of each non-compliance.

5. All applicable laws or ordinances of the City, County or State shall be enforced by the Park. Violations receiving citations from inspection agencies, etc. must be corrected. Failure to do so will result in the levying of a non-compliance fee for the Park to correct the violation.

6. The resident shall be liable for any sales, exise, tourist or other similar tax payable on the lot rental amount due under the rental agreement.

7. The Park reserves the right to pass on to the resident any charges or increases in charges, including charges incurred due to the actions of any State or local government, as provided in the Park Prospectus, upon ninety (90) days prior written notice to each affected resident.

ACCEPTANCE

1. The Park reserves the right to refuse admittance to anyone as a resident of the Park.

2. Homesite applications must be filled out and the application approved by the Park before admittance into the Park.

THE MOBILE HOME SPACE SITE

1.

. All mobile homes must be kept in good repair. Broken windows, peeling paint, dirty exterior of a mobile home or general unsightly appearance of the mobile home or the homesite will constitute a violation of these Rules and Regulations.

2. The resident is responsible for the overall appearance of the homesite. It shall be kept orderly, neat, clean and free of litter. Lawn mowing, trimming, weeding, edging, spraying and general lawn care are the responsibility of the resident. At some point in time, the Park may institute lawn service. The cost of this service will be passed on to the residents. The resident is responsible for the appearance of the homesite throughout the year, whether or not the resident occupies the mobile home for the entire year.

3. No plantings will be permitted between or behind the homes without the written permission of the Park. Additional landscaping or shrubs may be planted with the Park's written approval of type and location.

4. Homesites are not transferable except as described in these Rules and Regulations.

5. Umbrella type clothes lines are permitted behind homes. A drying area is adjacent to the Laundry building. No clothes are permitted on drying lines on Sundays.

6. Water is furnished. Residents must use prudence in conserving water and must immediately report all internal and external leaks.

7. Electric meters and telephone lines are installed at each site. The resident shall be responsible for obtaining and paying for such utility service and connection thereto.

8. Any changes to utility facilities required by a resident shall be at the resident's expense.

9. All utility connections must comply with governmental requirements.

10. Lots shall be used only for residential purposes. No business activities shall be conducted within the Park.

11. No storage of personal property of any kind is allowed on Park property. In particular, no storage shall be allowed on patios, driveways, under or around mobile homes or on screen porches.

12. The Park is responsible for maintenance of the main lines for water and sewer ONLY. The resident is responsible for these lines from the point where service to their home leaves the main line. The resident is responsible for all plumbing necessary to connect the mobile home to the Park's main water and sewer line.

VEHICLES, TRAFFIC & PARKING

1. The speed limit in the Park is 10 MPH. This will be strictly enforced by the Park.

2. No motorcycles, mini-bikes, motor scooters, mopeds or go-carts are allowed in the Park.

3. Trucks over one (1) ton are not permitted in the Park unless the Park is first notified in writing and written consent is given.

4. There shall be no on-street or grass parking at any time. Guests may park in their host resident's driveway or in an area designated by the Park.

5. No unlicensed or inoperative vehicles are permitted in the Park.

6. No major repairing of any vehicle is allowed in the Park.

7. Boats, travel trailers, campers, extra cars or other vehicles may not be parked on the rented space in the Park.

PETS

No pets are allowed in the Park.

GUESTS

1. Residents are permitted "guests" in the Park and upon their premises. A "guest" is defined as one who visits with a resident for less than fifteen (15) consecutive days and less than thirty (30) days per calendar year. Residents are not permitted to have any guests for more than a total of thirty (30) days per calendar year. ALL GUESTS MUST REGISTER WITH THE PARK.

2. The Park retains the right to eject any guests who violate a federal law, state or local ordinance, the violation of which is deemed detrimental to the health, safety, welfare or morals of the other residents of this Park, or who violated any of these Rules and Regulations.

3. Residents are responsible for the conduct of their guests and shall be liable for all damage caused by them.

4. Guests below the age of 18 shall be accompanied by a resident at all times.

GARBAGE AND TRASH DISPOSAL

1. Every resident has the responsibility to help keep the community clean and neat. Proper disposal of garbage and refuse is important to your health.

2. All garbage, grass cuttings, leaves, trimmings, etc. must be wrapped or bagged and placed in plastic bags or garbage cans and placed in front of each homesite on mornings when garbage is picked up.

3. GREASE MUST NOT BE Poured DOWN DRAINS. Disposal of rubber, cloth, paper towels, plastic, etc. in toilets is prohibited.

4. No burning of trash, leaves or other materials is allowed.

5. If in doubt about large trash disposal, ask the Park Manager.

RECREATION

1. Recreation facilities are provided for the use of residents, approved additional occupants and registered guests only. Guests must be accompanied by a resident.

2. The Rules herein regarding the use of the recreation facilities are posted in their respective areas. Failure to comply with these Rules will result in restriction of use. Hours are from 8:00 AM until 10:00 PM for all facilities unless special permission is obtained.

3. Equipment and facilities are to be used at your own risk.

4. Children are not permitted in any recreation area unless accompanied by a parent, grandparent or legal guardian residing in the Park.

GROUNDS FOR EVICTION

1. Non-payment of the lot rental amount.

2. Conviction of a violation of a federal or state law, or local ordinance, which violation may be deemed detrimental to the health, safety or welfare of other residents in the Park.

3. Violation of the Park Rules and Regulations, the rental agreement or Florida Statutes Chapter 723.

4. Change in the use of the land comprising the Park or a portion thereof.

5. Failure of a purchaser of a mobile home to be qualified as a resident.

TRANSFER

A resident has the right to sell his mobile home within the Park, and the prospective purchaser may become a resident of the Park. However, the prospective purchaser must qualify with the requirements of the Park Rules and Regulations and meet the approval of the Park, which approval shall not be unreasonably withheld, PRIOR to the sale of the mobile home. A resident may display one (1) "For Sale" sign, no larger than 15" by 20" on or in his mobile home.

MATERNITY

In the event a resident gives birth or adopts, or otherwise obtains the custody of a child while a resident, said resident must move from the Park within four (4) months of the birth, adoption or custody.

VACATING

A resident must give the Park a ninety (90) day written notice of said resident's intention to vacate. A proper forwarding address must also be provided. The Park shall be notified to be present at removal and shall have the right to require that such removal be in a reasonable and safe manner.

SET-UP

Mobile homes must be placed in a uniform manner, blocked and all utilities connected in accordance with applicable city and county codes and the Park's specifications. Mobile homes must be anchored immediately according to state regulations.

LOT IMPROVEMENT

1. Improvements are encouraged. Certain improvements are required as set forth in the Park Prospectus. However, any construction or additions and its location, including but not limited to porches, skirting, steps, awnings, utility buildings, air conditioners, concrete slabs, carports, etc. will not be permitted unless the resident obtains PRIOR WRITTEN approval from the Park. Approval is necessary to protect the underground utilities, continuity of Park appearance, and the safety of the residents. In addition to all other remedies available to it, the Park may require a resident to remove any unapproved construction or addition at the expense of the resident. Any increase in the Park's property taxes caused by any improvement of a resident shall be paid by the resident as set forth in the Park Prospectus. All fixtures and permanent improvements shall, at the Park's option, become the property of the Park, or the Park may require their removal upon vacation.

2. Mailboxes will be provided by the resident at the resident's expense.

3. Fences, of any type, are not permitted.

4. Recreation equipment which remains outdoors is not permitted.

5. All plants added to the lot become the property of the Park.
NO VEGETABLE GARDENS ARE ALLOWED.

SIZE OF MOBILE HOME

It is the policy of the Park to accept into the Park only new single-wide mobile homes that are at least twelve (12') feet wide and new double-wide mobile homes that are at least twenty-four (24') feet wide.

RESPONSIBILITY AND LIABILITY

The Park is not responsible for damage, injury or loss by accident, theft, fire, act of God or any other cause whatsoever to either the property or person of any resident or guest. Also, the Park is not responsible or liable for any property damage or personal injury to adults or children resulting from the negligent use of Park recreational facilities or equipment by Park residents, guests or others. All persons who enter or live in the Park do so at their own risk. Residents are responsible for complying with all Park Rules and Regulations and all applicable laws, ordinances and regulations of the City, County and State. Residents will be responsible for all members of their household, guests and those who are in possession of keys to the Clubhouse and Park facilities.

MISCELLANEOUS

1. These Rules and Regulations may be changed or amended from time to time and new Rules and Regulations may be promulgated or adopted at the Park's discretion upon ninety (90) days prior written notice to each affected resident.

2. The Park reserves the right of access to all mobile home lots at reasonable times, for the purposes of inspection and utility maintenance.

3. Subletting or renting of any mobile home or lot is prohibited.

4. No peddling, soliciting or commercial enterprise of any nature are allowed in the Park or the Clubhouse except that residents may engage in canvassing or any other communication for Park association, federation or organization purposes.

5. Residents are required to keep noise at a minimum. Use of televisions, stereos, radios or other devices of machinery that produce loud noises as to annoy other residents after 10:00 PM is strictly prohibited.

6. Watering hour schedules will be given to each resident. No watering with county water is allowed for any purpose.

7. Upon removal of a mobile home from any rented space, the departing resident will be required to place the space in the original condition, other than normal wear and tear. Failure to comply may result in a Lot Restoration Fee as required in the Prospectus.

8. Each resident must obtain liability insurance in an amount reasonably necessary to protect the resident and the Park. The resident shall provide proof of insurance on demand of the Park. The

Park shall not be liable for any theft or damage to resident's mobile home or other property through fire, flood, storm or any casualty. Residents are advised to obtain adequate insurance.

9. The Manager's Office is located in the front of the Park. Only emergency telephone messages for residents will be accepted at the Office. A mail drop on the garage door is for the convenience of paying rent at any time.

10. All posted Rules must be adhered to. The Clubhouse and other facilities shall be left clean and in order after all events. The Park reserves the right to use the Park facility for special events. No alcoholic beverages shall be consumed in or around the recreational facilities or other public areas, except for planned special activities on weekends or holidays and approved in advance by the Park.