

EXHIBIT "C"

**RANCHERO VILLAGE MOBILE HOME PARK
RULES AND REGULATIONS**

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**RANCHERO VILLAGE MOBILE HOME PARK
RULES AND REGULATIONS**

The purpose of these Rules and Regulations is to promote the comfort, welfare and safety of all residents of the RANCHERO VILLAGE MOBILE HOME PARK (hereinafter called the "Community") and to improve and maintain the appearance and reputation of the Community.

These rules have been established by the owner of the Community, and may be changed from time to time to achieve this and other purposes. Notice of changes in these rules shall be given to the Tenants at least ninety (90) days prior to the date of implementation. To ensure that the Park is operated on a day-to-day basis in a manner that is both efficient and effective, an experienced park management team is in place.

If any provision of these Rules and Regulations shall be found to be contrary to any law of any jurisdiction in which the Community is located, it shall not apply or be enforced. However, the other provisions of these Rules and Regulations shall not be affected and shall continue in full force and effect.

The Rules and Regulations as presented herein supersede and replace all rules and regulations previously in effect.

I. DEFINITIONS.

1. "Common Area" - means all real property owned or operated by the Community Owner, including landscaping and any improvements thereon, said improvements including, without limitation, all roads; road curbs; swales; parking areas; structures; recreational facilities; open space; walkways; sprinkler systems other than on individual lots; and street lights, which are owned by the Community Owner and which have not been dedicated to and accepted by appropriate governmental authorities or a special taxing district, for a public purpose, and excluding any public utility, or CATV, installations, lines, equipment or easements thereon.

2. "Community" - means the property operated as a mobile home park as defined in section 723.003(12), Florida Statutes.

3. "Community Manager" or "Community Management" B means "Operator of a mobile home park" as defined by section 723.003(16), Florida Statutes.

4. "Community Owner" ("Park Owner") -- means the owner or operator (manager) of the manufactured home Community. The term is synonymous with the definition of "park owner" set forth in section 723.003(13), Florida Statutes.

5. "Community Standards" means the requirements set forth in the prospectus, lease, and rules and regulations concerning home maintenance, appearance, and general cleanliness.

6. "Guest" - A guest is a person whose stay at the request of a Resident does not exceed fifteen (15) consecutive days or thirty (30) total days per year, unless such person has the permission of the Management or unless permitted by a properly promulgated rule or regulation. The spouse of a Resident shall not be considered a guest. Guests are entirely (financially and legally) the responsibility of their host Resident and must comply with all Community Guidelines and Rules. The Community facilities are primarily for the use and enjoyment of the Residents.

7. "Home" - means a mobile home as defined in section 723.003(8), Florida Statutes.

8. "Home Owner" means a person(s) who owns a home and rents or leases a lot within a Community for residential use as defined in section 723.003(11), Florida Statutes.

9. "Lot" or "Site" means a "mobile home lot" as defined in Rule 61B-29.001, Florida Administrative Code and section 723.003(9), Florida Statutes.

10. "Lot Rental Amount" means all financial obligations, except user fees, which are required as a condition of the tenancy.

11. "Management" - means Community Management.

12. "Occupant" means a person who is not entitled to reside on the mobile home lot and who has visited the Community for a period of time longer than 15 consecutive days or 30 total days within a calendar year.

13. "Rental Agreement" means the lot rental agreement (lease agreement) between Home Owner and Community Owner as defined in section 723.003(10), Florida Statutes.

14. "Rent" - means the monthly Lot Rental Amount (as defined by Chapter 723, Florida Statutes).

15. "Resident" - Resident or Residents means a person(s) entitled under authority of Home Owner's lot rental agreement to the use and occupancy of a residential lot to the exclusion of others. The term includes both tenants and Home Owners.

16. "Tenant" - means a person(s) who is entitled under authority of Home Owner's lot rental agreement with Community Owner to occupy a lot and who does not own the home occupying the lot. The term applies only to persons who have been approved by Community Management pursuant to these Rules and Regulations.

II. RESIDENCY REQUIREMENTS.

1. The Community is operated as "housing for older persons." In accordance with the Federal Housing for Older Persons Act of 1995 (as amended or modified from time to time, "HOPA"). Under HOPA, "older persons" are defined as persons fifty-five (55) years of age or older. The Community complies with HOPA and is intended to be reserved for occupancy by persons fifty-five (55) years of age or older, with certain exceptions as allowed by HOPA. Unless they were already in residence prior to the formation of the Cooperative, Pursuant to HOPA at least eighty percent (80%) of all occupied Sites within the Community must be permanently occupied by at least one Resident fifty-five (55) years of age or older. All Residents of the Community must be at least forty-five (45) years of age. All prospective Residents of the Community will be screened for compliance with these provisions, and no application for residency will be accepted without satisfactory proof of age such as a valid driver's license, birth certificate or passport. If the Home is sold to someone who is not approved, the Home must be removed from the Community in accordance with the provisions of Section 723.061, Florida Statutes.

2. Every person desiring to become a Resident in the Community must fill out an appropriate application form. Management will use the application (which may include credit and background checks) to determine if the applicant is qualified to become a Resident in the Community. Approval is at the discretion of Management, but shall not be unreasonably withheld. At the time of application, the applicant must also present to Management for copying documentation of the age of all proposed occupants of the Home, which documentation shall include at least two of the following:

- (a) Current driver's license;
- (b) Birth certificate;
- (c) Current passport;
- (d) Current immigration card;
- (e) Social Security number (US) or Social Insurance number (Canada); or
- (f) Such other documentation of comparable reliability containing a birth date.

All required personal information will be kept strictly confidential.

3. Upon request of Community Management, existing Residents shall produce documentation, as referenced above, for purposes of age verification. On January 1st of each even numbered year, Community Management shall verify the ages of all Community Residents and as part of that effort may request that all existing Residents shall be required to provide to Community Management in writing the names and ages of all current occupants.

4. Management must approve or reject applications for residency in the Community. All applicants for residency must be considered desirable and compatible with the Community in order to be approved for admittance and must meet certain financial criteria as established by Community Management.

5. The Community reserves the right to refuse admittance to any prospective Resident on the basis of the criteria established to determine the background, character and financial responsibility.

6. The Community reserves the right to require an application fee not to exceed the greater of \$100 or the maximum cost allowed under Chapter 723, Florida Statutes, to defray any cost connected with the screening process. If this fee is determined to be a fee prohibited by Chapter 723, Florida Statutes, it will be refunded. The failure of any applicant to provide general background information, personal references and proof of financial responsibility shall be deemed a cause for refusal of residency in the Community.

7. Determination by the Community that the applicant misstated or misrepresented any information on any application or entry forms required by the Community prior to admittance as a Resident of the Community shall constitute a violation of these Rules and Regulations.

8. OFAC REPRESENTATION. Resident hereby represents that neither Resident, nor any person who resides or is proposed to reside with Resident in the Community is or will be a Prohibited Person, as that term is hereinafter defined. A "Prohibited Person" is any 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"); (ii) 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 media including, but not limited to, the OFAC website, <http://www.treas.gov/offices/enforcement/ofac/sdn/> (the "OFAC List"); (iii) who commits, threatens to commit or supports "terrorism," as that term is defined in EO13224; or (iv) who is otherwise affiliated with any entity or person listed above; or anyone who has been convicted of a felony.

9. Only homes owned and occupied by persons who have applied for residency in the Community and who have been approved as such by Community Management are permitted to reside in the Community. The principal occupant of each home in the Community must be its legal owner. Each Resident at or over the minimum age established herein or otherwise approved by Community Management for residency in the Community must have signed a copy of the Lot Rental Agreement prior to occupying the home. In some cases, the Community Owner may allow a corporation, family trust or partnership to own a home. In such limited cases, the principal occupant must be qualified and approved for tenancy in accordance with these rules and regulations. In addition, home owners are only permitted to sublease their home to no more than two (2) approved parties per calendar year.

10. The lot may not be occupied by more than two (2) persons per bedroom.

11. It shall be considered a violation of these rules and regulations if a mobile home owner shall lose possession of his mobile home for reason of foreclosure of a lien against said mobile home or as a result of a sheriff's levy; assignment for the benefit of creditors; bankruptcy and/or receivership. Any successor in interest who may have possession, care, custody and/or control of the mobile home owner's mobile home may not, except as required by Chapter 723, Florida Statutes, be allowed to maintain occupancy of that mobile home in the Community. This limitation does not pertain to the ordinary sale of a mobile home which home otherwise meets Community

standards and is sold to prospective purchasers who are otherwise acceptable mobile home owners for entry into the Community.

III. PROCEDURES FOR REVIEW OF REQUEST FOR OCCUPANCY.

A. Prospective Residents of the Community must be approved by Community Management. Approval is based upon: (1) completion of a questionnaire provided for this purpose; (2) credit, background and reference check and criminal history check; and (3) an interview of all persons planning to occupy the mobile home. Such written approval will not be unreasonably withheld; however, Community Management does reserve the right to refuse admission to the Community by any person(s) not deemed suitable to Community Management in its sole discretion. Any misrepresentation, whether written or oral, made by the prospective Resident (home owner) in information provided on the registration card or credit application; or statements as to number, age, or identity of persons residing in the home; or about pets, personal background, or past landlords, is deemed material and fraudulent and made to induce the Community Owner to admit the prospective Resident (home owner). Any such misrepresentation shall be deemed a conclusive breach of the Lot Rental Agreement and shall void the approval of the request for occupancy.

B. The prospective Resident must provide evidence of gainful employment and provide the name, address and telephone number of the employer and the name of the supervisor, if applicable, so that employment information and salary can be verified, and must provide consent to the employer to divulge the information to Community Management. Prospective Residents living on investment or pension income, social security, A.F.D.C. or other governmental aid must provide proof of amount of income and durability of income, along with necessary consents to verify the information.

C. Factors to be considered in review of an application for residency:

- (1) Credit rating by individuals or businesses having credit experience with Resident or by credit bureau report.
- (2) Reports from previous landlords and current landlord.
- (3) Report of employer as to veracity, trustworthiness and character.
- (4) Resident must provide copy of Title, Bill of Sale, Contract or other written evidence showing ownership of the mobile home to be located in the Community, and the name, address, account number and telephone number of any lien holder.

D. Grounds for denial of residency in the Community: Denial may result because of the existence of any of the following items, but is not limited to such items:

- (1) Falsification of information on application.
- (2) Refusal to provide requested information.
- (3) Conviction of a crime (other than a minor traffic infraction) under the law of any state, or the United States or conviction or violation of the laws or ordinances of any state, or the United States or any county, municipality or local governmental entity which would have endangered the life, health, safety or property of the Residents of the Community or interfered with the peaceful enjoyment of the Community by its Residents.
- (4) Unfavorable credit information.
- (5) Unfavorable report of present or previous landlord.

- (6) Unfavorable report of employer.
- (7) Lack of showing of ability to meet financial obligations to the Community.
- (8) Home to be located in Community not in compliance with the Community's requirements as set forth herein or in the Community's Prospectus.
- (9) Home to be located in Community over 5 years old. This criterion may be waived by Community Management upon inspection and approval of the home.
- (10) Exhibiting attitude to Community Management that the rules and regulations of the Community will not be respected and followed by applicant.
- (11) Refusal to sign Community lease.
- (12) Refusal to pay a financial obligation disclosed pursuant to section 723.035(2), Florida Statutes, and uniformly charged by the Community to incoming Residents.
- (13) Refusal to read and accept the rules and regulations.
- (14) Having too many persons or a pet that does not qualify.
- (15) Failing to provide proof of ownership of the mobile home or of any other vehicle owned or used by the prospective Resident and to be kept or used in the Community, and the information regarding any lien holder.
- (16) Age of prospective Resident(s)

IV. THE HOME.

1. Prior to the installation of any Home to be located on a vacant or existing Site, the Resident shall submit to Management an application to install, on an approved form, indicating all required information. The maximum length and the optimum position of the home will be determined upon examination of the site by Community Management.
2. No construction by Resident of any new structure or additions to existing structures shall commence prior to Resident submitting drawings and specifications to the Management and obtaining written approval to proceed with the construction. As a condition of approval by Management, Resident must provide a copy of a current, valid building permit for the proposed construction.
3. All mobile homes must be kept in good repair, including utility buildings. Residents must immediately repair any water leaks in or from pipes or fixtures in, on or under the mobile home or lot. Broken windows, peeling paint, dull exterior of a mobile home, or dirt, grime or mildew visible from a Community roadway or an adjacent lot must be corrected. The exterior surfaces of the mobile home including the eaves and trim shall be kept free of mildew or discoloration. Mobile homes must be washed at least annually. Peeling, fading, or damaged exterior surfaces must be restored to the condition of a well-maintained home in the Community. Changes from the original material and color of a screened area must be approved by the Community Manager prior to installation. All exterior materials used in upgrading must be approved in writing by the Community Manager prior to their use on the home. The materials used must be consistent with the types of materials used on well-maintained homes in the Community. Upon failure of Resident to take appropriate corrective action after receipt of notice, Community Management may, but has no obligation to, have the necessary work performed and charge Resident for same as set forth in the prospectus.

4. Obsolescence: As the appearance of the mobile home ages, or is damaged or otherwise altered in appearance, if deemed necessary or appropriate by Community Owner, housing or health code enforcement personnel, the mobile home shall be modified so as to be brought to the state of cleanliness and repair of a well-maintained home. While homes may not be required to be brought to an overall "as new" condition, repairs and maintenance may be required to repair or replace damaged, dilapidated 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.

5. Any mobile home which does not have skirting maintained in a neat and proper condition, in the opinion of Community Management, must have the skirting replaced with the approved skirting as set out above. If the present skirting is destroyed by windstorm, by an act of God, or by any other means, replacement skirting must be of the approved type.

6. Should Home Owner's mobile home be destroyed by fire, windstorm, an act of God, or any other means, Home Owner must remove the salvage from the lot within thirty (30) days from date of such event or from date of mailing of written notice from Community Owner to Home Owner to remove same, whichever is earlier.

7. The location of exterior antennas, satellite dishes and other external signal receivers must be approved by Management. The Federal Communication Commission has established guidelines for the installation of these devices and prohibits the Community from not allowing the devices unless they cause a safety problem or interfere with the community's infrastructure. As these rules change from time to time with technology advances, please consult with Management prior to installation.

8. The courtyard garden in each cluster of Homes is for the exclusive use of the Residents whose Homes border it.

9. No alterations to the exterior of the Home may be made without the written consent of Management. All contemplated changes must be submitted in writing to Management for approval or disapproval. Management will advise the Resident as soon as possible of the decision. Consent does not relieve the Resident from the responsibility of applying for proper permits from local governmental authorities and meeting existing building code requirements. Management reserves the right to require that any improvements made without the written consent of Management shall be removed at Resident's expense.

10. Prior to painting the exterior of the home, Residents are required to complete the home painting guidelines and application form which is available at the office. Approved color charts are available at the Management office.

11. No window awnings are permitted, with the exception of hurricane shutters.

V. HOME SITES.

1. Home Sites shall be attractively maintained and comply with all applicable laws, ordinances and regulations of state, county, or Community as from time to time amended. Residents wishing to plant trees, shrubs and flowers must first coordinate with Management to avoid damage to underground facilities and for lawn maintenance considerations.

2. Residents are responsible for the overall appearance of the home site.

3. Exterior Appearance. Home owners are responsible for the exterior appearance of their homes and yards. This includes the parking area. They are responsible even if the home is vacant. Items (debris, junk etc.) shall not be stored in carports behind or around the home. Exception would be outdoor furniture, grills, and hoses. All outdoor items must be stored or secured during severe weather. Each home owner's cooperation in maintaining an attractive home will sustain the high standard of the Community.

4. Management is responsible for the common areas.
5. No trees of any type shall be removed or sold to anyone without written permission of Management
6. Residents shall not display commercial advertising or any other displays on the Home Site which detract from the residential nature of the Community.
7. In the interest of maintaining open space for all residents, no fences will be permitted around the Home Site.
8. Residents may display one portable, removable, cloth or plastic United States flag, not larger than 4 feet by 6 feet, in a respectful manner in or on their home. On Armed Forces Day, Memorial Day, flag Day, Independence Day, and Veterans Day, residents may also display in a respectful way portable, removable official flags, not larger than 4 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. No other flags may be displayed on the home or in the yard.
9. Other than one "For Sale" sign as discussed in these Rules and Regulations, no other type of sign may be placed in or on the home so as to be in public view. No sign of any type may be posted in the yard. A "No Trespassing" sign may not be displayed anywhere in or on the home so as to be visible from the street or from another home, or in the yard.

VI. USE OF FACILITIES.

1. The Community facilities are made available during the hours set forth in the Prospectus and the Community's pool rules, to residents and their guests only. Reservations for private parties and gatherings should be made in advance and will be accepted providing there are no other reservations with deposits. A deposit is required prior to use. It will be returned once Community Management has determined that the facilities were left in an orderly, clean and undamaged condition. Failure to do so may lead to the forfeiture of any deposit. Homeowner is financially, legally and otherwise responsible for any and all other expenses related to repair of any damage. Community Management has the option to determine if the Resident's personal check will be accepted for the deposit versus a money order, cashier's certified check, or bank electronic funds transfer. Use of the facility is not to disturb the peace and quiet of the Community. The use of all recreational facilities within this Community is for Residents and their registered guests only. All guests must be accompanied by a Resident when using recreational facilities. It is the responsibility of the Resident to ensure that their guest(s) observe all applicable rules and regulations. No one under 18 is allowed in a Community building without an older person. The recreational facilities are provided for use by Residents and their guests on a "USE AT YOUR OWN RISK" basis.
2. All Residents and guests are required to observe all the posted rules governing the use of all park facilities. Attached to the Rules and Regulations are copies of the posted rules for the use of all Community facilities. Community facilities include, but are not limited to the following: clubhouses, swimming pools, hot tub, shuffleboard courts, billiard rooms, tennis courts, fitness center, computer center, bocce ball courts, golf and maintenance facilities, etc.
3. Residents and guests are required to display their resident/guest tags when using all facilities, except when participating in organized Community activities.
4. Residents and guests are required to comply with all governmental codes, ordinances and laws applicable to their home and home site.
5. The Resident and any guests of the residents shall be responsible for using the facilities of the Community in a reasonable manner. Destruction, vandalizing or otherwise causing damage to the facilities may result in Community Management taking legal action, including but not limited to, eviction of the 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 the Resident in writing and provided to Community Management no later than three (3) days from receipt of the notice of violation. If Resident elects suspension of privileges, such suspension shall be for a minimum of ninety (90) days. 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, without the option of suspension of privileges. In the event that there is a dispute with the Community Owner concerning the limitation of use of the facilities, the Community Owner and Resident agree that the matter will be submitted to mediation from a list of mediators selected and approved by the Florida Supreme Court for use in the Circuit Court wherein the Community is located, and the Community and the Resident will each pay one-half of the cost of the mediation of this dispute.

VII. GUESTS.

1. All persons who are not registered with Community Management as approved occupants of a mobile home within the Community and who are transient occupants of a mobile home on Community lot at the invitation of the mobile home owners thereof, are defined as guests. Guests shall not stay in the Community more than fifteen (15) consecutive days or 30 total days in any year without written permission from Community Management. Residents shall be solely responsible for the conduct of their guests. The head of each family shall be continually responsible for the actions of his or her own children, guests and their guests' children, making full restitution for any damages occurring to another Resident's property or that of the Community Owner's property. All guests must comply with the Community rules and regulations. Guests shall not be permitted to reside or stay in the Community in the absence of the Resident. Seasonal occupants are requested to notify the Community Manager of the period during which the mobile home is vacant. Any guest staying with a Resident in excess of fifteen (15) consecutive days or thirty (30) total days per year shall be considered an applicant for permanent residency in the Community, and shall be subject to the Community rules and regulations, including but not limited to the obligation to make application for residency and to satisfy the rules and regulations of entry. If Community Management, in its sole discretion, determines that a guest has violated a requirement or provision set forth in these rules and regulations, and in response to such violation Community Management so requests, a guest must vacate the Community within 24 hours of delivery to the Resident or to the guest of a written demand to vacate.

2. Guests staying more than one (1) week must register with the Management Office or register immediately if the Home Owner is not present.

3. Guest tags, obtainable from the Management Office, should be worn by Guests when they are using any Community facilities.

4. Residents are responsible for acquainting their guests with the rules and regulations of the Community.

VIII. PETS.

1. All dogs must be approved by Management in writing before the dog's owner moves into the Community, or before Resident obtains a dog after move-in. Certain breeds of dogs [including but not limited to Doberman Pinschers, German shepherds, Rottweilers, Staffordshire Terriers, Presa Canarios, Boerboels, Cane Corsos, Akitas, certain bulldog breeds (including pitbulls), wolf breeds and chows] or any other large dog or any mixes, hybrids or designer breeds that includes any variation of the prohibited breeds are not permitted in the Community due to their size and/or aggressive natures. Prior written approval from Community Management must be obtained as to any dog which is to reside in the Community, and such written approval must be obtained prior to the time the dog is actually brought into the Community. However, the above-stated restrictions do not apply to pets in the Community and owned by persons lawfully in residence as of the effective date of these rules and regulations.

2. Dogs are permitted only in the designated Pet Section. Locations of Pet Sections are available at the Management office.

3. Other indoor-only house pets which are allowed throughout the Community include: domestic cats, birds, fish, and other domestic animals as approved by Management

4. All pets must be inoculated, licensed as required and well cared for. Any unattended animals left roaming in the Community may be removed from the Community by Management or animal control. Resident must have proof that their pets have had all required vaccinations.

5. Pets shall not, under any circumstances, at any time, be caged, fenced, tied or otherwise left restrained but unattended outside the home of the pet's owner. No outside dog houses, dog runs, cages, or other containers of any kind for the retention of pets will be permitted on a home site.

6. Sustained barking or howling which is audible outside the home by any dog for three (3) minutes or more at any time of the day or night constitutes unacceptable dog behavior.

7. No pet with a history of biting or attacking any person shall be allowed or approved. Any 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.

8. Pet birds whose singing or other noises are not audible outside the owner's mobile home are permitted. However, should a pet bird become a noise nuisance, the bird's owner is required to take corrective action.

9. No exotic pets are allowed in the Community.

10. The feeding of birds or stray animals anywhere in the Community is strictly prohibited.

11. Noisy or unruly animals, animals considered dangerous or vicious by Management, and animals with respect to which other Residents file justifiable complaints with Management must be removed from the Community. No animal which has been removed from the Community under this rule shall thereafter again be permitted within the Community without Management's prior written consent.

12. No pets are allowed in the Community recreation or common areas at any time.

13. Guests and visitors cannot bring their pets into the Community, with the exception of Service dogs.

14. If a complaint concerning a pet is received by Management and determined justifiable, the applicable Resident will receive a warning. If a second complaint concerning the same pet is received by Management after Resident has received the first warning, and Management determines the second complaint is justifiable, Resident may be required to permanently remove the pet from the Community.

15. Residents shall not conduct any breeding or commercial enterprise or activity in the Community.

IX. VEHICLES, TRAFFIC, AND TRAILERS.

1. Community Management's mobile home community is maintained as a private enterprise, and its streets are private and not public thoroughfares. 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, which includes, but is not limited to, a "trailer" that is without motive power and is designed to be pulled by a vehicle with a motor. Further, a "personal vehicle" shall mean a Resident's non-commercial car, truck, SUV, station wagon, minivan, or passenger van which is used for personal

transportation which does not exceed "1 ton" and is without advertising logos, signage, decals, and stickers. All vehicles must have liability insurance in the minimum amount required by State law. Only personal vehicles licensed and used for daily transportation will be allowed to be operated in the Community. All other vehicles, including but not limited to, any commercial vehicle, any vehicle exceeding a "1-ton" classification, large trucks, cargo vans, step vans, semitrailers, motorhomes, recreational vehicles, buses, campers, boats, 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 parked or stored in the Community.

2. All motorized vehicles are required to be registered with the office.

3. Motorcycles, mopeds, and scooters, if properly licensed, may be operated by a resident only as transportation on Community streets via the shortest route in and out of the Community. Motorcycle ownership in Ranchero Village shall be limited to eight percent (8%) of the total number of homes in the Community. In addition, meetings of motorcycle groups involving non-residents are not allowed on Community property without approval of management.

4. Parking regulations:

(a) The number of motor vehicles allowed per Home Site, excluding guest vehicles, shall be limited to space available to safely park in the carport. Residents of the Community prior to the incorporation of these rules shall be exempt. Homes with more than one vehicle must park the larger vehicle in the carport.

(b) No continued or extended parking on the grass at Home Sites or common areas.

(c) Future modification of the carport to reduce the parking capacity will not result in the Resident having the right to park the additional vehicle in the street.

5. Golf carts and other motorized vehicles must only be driven by persons sixteen (16) years of age or older. Owners of golf carts are responsible for their use and must register with the park office.

6. Guests who arrive with a motor home or a travel trailer may park them during daylight hours in the parking area at any of the Clubhouses. They may not, however, be parked in the Community overnight, without prior approval from Management.

7. Residents who own a boat, motor home or travel trailer may park the boat, motor home or travel trailer in the street for a maximum of eighteen (18) hours for loading or unloading only. Boats and recreational vehicles are not to be stored at home sites.

8. Parking in cul-de-sacs is restricted to cul-de-sac Residents and their guests.

9. At no time will vehicles be allowed to be parked on vacant lots or sidewalks.

10. Parked vehicles shall not block or impede access to or from Resident's carports or cul-de-sacs.

11. Parking in carports other than your own is prohibited, unless written permission is granted by the other home owner and reported to Management.

12. Vehicles must park so as not to restrict the passage of emergency vehicles.

13. Repairing and overhauling of cars, trucks, motor homes, boats, motorcycles, trailers and outboard motors are not permitted in the Community. Minor repairs (i.e.) flats, jump-starting etc. are permitted. Changing of fluids is NOT permitted. No vehicles other than those owned or leased by Resident may be repaired or washed on Resident's lot. Vehicles without current licenses and tags, or which are inoperable or in a state of disrepair, including but not limited to those which are rusted, dented, or unpainted or which are missing external parts, are not to be stored on the lot or in any other area within the Community. Washing of Resident's personal vehicles is permitted subject to any rules or regulations promulgated by any local, state or federal agency. No vehicle painting or refinishing is permitted in the Community.

14. Parking rules violations may result in the vehicles being towed and the charges for such towing shall be owed by the vehicle owner to the towing company.

X. LAUNDRY.

1. Laundry facilities are provided for the exclusive use of our Residents and their guests only. Please follow the instructions on the machine and treat them with care as they are provided for your convenience. Tinting or dyeing is not allowed to be done as they may cause damage to the machines. Laundry is to be removed from the machines immediately upon completion of the washing and drying cycles. Each Resident is to clean the machines and the laundry room area after use. Please notify Community Management of any malfunctions. The laundry room is made available during the hours set forth in the Prospectus to residents. Home Owner is financially, legally and otherwise responsible for any and all other expenses related to repair of any damage. Use of the facility is not to disturb the peace and quiet of the Community. The laundry room is provided for use on a "USE AT YOUR OWN RISK" basis.

2. Coin-operated laundry rooms are available for use by the Residents and Guests only. It is the responsibility of the Resident to ensure that their guest(s) observe all applicable rules and regulations.

3. Laundry, bathing suits and towels may be hung in the laundry drying yard, but hanging them outside of any Home is not permitted. Rules for the use of the laundry and outside lines are posted in the laundry areas and must be observed by all users.

4. Outdoor clothes lines of any type are strictly prohibited.

XI. HOME SALES.

1. Residents have the right to sell their homes within the Community without having to first relocate the homes out of the Community, and the prospective buyers may become residents of the Community. However, prospective buyers must qualify as residents pursuant to the requirements of the Community rules and regulations and be approved by Community Management, which approval shall not be unreasonably withheld.

2. If the Home is sold to someone who is not approved for residency in the Community, the occupant must be removed from the Community in accordance with the provisions of Florida Statutes Section 723.061 or Chapter 719 of the Florida Statutes.

3. Residents may sell their Home without services of Management. However, prior to offering the Home for sale, the Resident shall inform Management, in writing, that the Home is for sale and the price thereof.

4. Application Form. The Community Owner is vested with the authority to prescribe an application form such as may require specific personal, social, financial and other data relating to the intended purchaser, or as relates to the proposed lessee, as may reasonably be required by the Community Owner in order to enable the Community Owner to responsibly investigate the intended purchaser, or proposed lessee within the time limits extended to the Community Owner for that purpose as hereinafter set forth. The application shall be completed and

submitted to the Community Owner along with and as an integral part of the notice. An application fee shall be charged to Home Owner transferring his mobile home or lot, which fee shall accompany the application form.

5. Application Fee -- This fee will be charged by the Community Owner, as allowed by law, to cover the cost of interviewing the prospective Resident, processing the application for residency along with other relevant documents, investigating the personal background and references of the prospective Resident, in qualifying a prospective Resident of the Community.

6. Failure to Obtain Approval of Community Owner. Any person who purchases a mobile home situated in the Community but does not, prior to purchase of the home, qualify as, and obtain consent of the Community Owner to become a resident of the Community, shall be subject to eviction pursuant to section 723.061(1)(e), Florida Statutes.

7. Disapproval by the Community Owner. The Community Owner may disapprove the prospective purchaser if the prospective purchaser does not qualify to be a Resident. Such disapproval shall be grounds to deny such purchaser the opportunity to assume the Resident's lease and shall be grounds for eviction in the event such proposed purchaser has taken possession of the respective lot. In the event of disapproval, the Community Owner may pursue all remedies available at law or in equity.

8. "For Sale" signs shall be limited to two (2) attractive "For Sale" sign, not more than 192 square inches over all (12" x 16"), which may be placed inside the Home. "For Sale" signs are limited to the Home only. "Open House" signs for the purpose of Home sales will be permitted during the hours of the open house, either by Residents or anyone representing Residents. Because of safety and security considerations, any home offered for sale must be registered with the Community Office before a sign is displayed. All outside realtors, brokers, home movers or service companies working in the Community must show proof of insurance before starting work. Those without proof of insurance on file will be stopped from performing work inside the Community until such proof of insurance is presented to the Community Office.

9. Right of First Refusal for Individual Mobile Homes.

(a) If Home Owner offers a home for sale, or if Home Owner receives a bona fide offer for the purchase of his or her home, Home Owner shall notify Community Management, in writing, of: (a) Home Owners' offer, identifying the price, terms and conditions of the offer made by Home Owner, and (b) for any bona fide offer received from any third party (the "Third Party Offeror"), Home Owner shall identify the Third Party Offeror, provide a full and correct copy of the Third Party Offeror's offer, including the price, terms and all conditions of the offer and of copies of all documents comprising the offer. This notice to Community Management by Home Owner shall be referred to as the "Offer Notice." Community Management shall have three (3) business days to accept the price, terms and conditions of the Offer Notice by providing written notice of the acceptance to Home Owner. Upon delivery of a timely acceptance of the Offer Notice, the Parties shall cooperate in good faith to complete the sale of the home to Community Owner. If Community Management fails to timely accept an Offer Notice served in full compliance with this rule, Home Owner shall be free at any time to sell the home to a party or parties other than Community Owner without having to first relocate it out of the Community, and the prospective buyer may become a resident of the Community. However, the prospective buyer must qualify as a resident pursuant to the requirements of the Community rules and regulations and be approved by Community Management, which approval shall not be unreasonably withheld. If Home Owner thereafter elects to offer, or accept a Third Party Offeror's offer, for a sale of the home at a price lower than the price specified in his or her original Offer Notice, Home Owner shall provide written notice of the revised offer and a copy of the same (the "Revised Offer Notice") to Community Management and Community Management shall have an additional three (3) business days from receipt of the Revised Offer Notice to accept the revised offer. Delivery of an Offer Notice or Revised Offer Notice to Community Management shall be by certified mail, recognized overnight delivery service, or by hand delivery. (Home Owner shall be entitled to a receipt for any Offer Notice or Revised Offer Notice delivered by hand delivery). Acceptance of an offer made in an Offer Notice or Revised Offer Notice by Community Management shall be by certified mail or recognized overnight delivery service, with a copy of the acceptance posted on the home. If an offer made or

received by Home Owner does not include the appliances, fixtures or window coverings for the home, the Offer Notice or Revised Offer Notice shall clearly identify the items which are not included. Clear title and proof of ownership shall be conditions precedent to Community Owner's purchase of a home.

(b) This rule is intended to enable Community Owner to retain homes in the Community, and thus to preserve occupancy and continued revenues. Community Owner's rights hereunder are unique, and are difficult or impossible to quantify.

(c) Community Owner may record in the public records a memorandum of the rights granted by this rule. Community Owner may also give notice of its rights, by any manner or means to any third party, including, but not limited to, any Third Party Offeror, potential buyer(s), or individual(s) or entity(ies) involved in the sale, transport, or brokerage of mobile homes.

10. Community Management shall have the right to inspect the exterior of the mobile home prior to approving a prospective purchaser as an acceptable Resident in that mobile home. Homes must meet all state and local code requirements, including but not limited to anchoring, electrical and plumbing. Prior to written approval of the purchaser as a Resident of the Community, the seller and the purchaser must provide 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. Community Management has the right to deny approval of the prospective purchaser if such written assurance is not provided. If the mobile home is more than fifteen (15) years old from date of manufacture, purchaser may be required to furnish Community Management with a home inspection report from an established home inspection firm, which document may be used to determine needed repairs or upgrades.

11. Heirs and/or beneficiaries of a deceased mobile home owner are not considered purchasers for the purposes of assuming the remainder of a deceased mobile home owner's tenancy. All heirs and/or beneficiaries must be approved by the Community prior to said heir and/or beneficiaries taking occupancy of the subject mobile home.

XII. SOLICITING.

1. No selling, soliciting, peddling or commercial activities of any kind are permitted within the Community unless approved by Management or sponsored by the Social Activities Committee. Notwithstanding, nothing herein prevents or infringes upon the right of a Resident from canvassing Residents for the purposes described in Chapter 723, Florida Statutes.

2. No signs (excepting Home "for sale" signs as set forth herein above) of any kind shall be displayed within the Community, or on Resident's Home or Site, without prior written approval of Management. General notices and articles for sale may be posted on the bulletin board provided for such purpose in the Community office.

3. Carport or yard sales are not allowed, except for Community-wide events.

XIII. BUSINESS.

1. No business or commercial enterprises shall be permitted to operate from or within the Community, and no advertising signs may be erected on the Resident's lot or home. Babysitting, childcare, handling of scrap metal and animal grooming for compensation are commercial enterprises and are generally prohibited within the Community. Babysitting, childcare or animal grooming which is performed occasionally or sporadically and which do not involve numerous additional vehicle trips within the Community are allowed as are minor home repairs that do not require a permit and monitoring of homes during the absence of the Home Owner; however, if complaints about any such activity are received by Community Management, Management reserves the right, in its sole and exclusive discretion, to prohibit future performance of the activity by the offending Resident(s). A "business" also includes any commercial enterprise which: (1) is required to be licensed by local or state law; (2)

requires traffic from outside the Community to enter for the purpose of dealing with said business; (3) uses any type of sign or advertising on the exterior of the home; (4) includes door-to-door canvassing of Community Residents; (5) interferes with the safe, pleasant, and enjoyable use of the Community by any of its Residents; or (6) involves the purchase of a home or of any interest in a home for the purpose of resale, leasing, renting or other business use.

2. Garage Sales: No garage, lawn or tag sales will be permitted except those sponsored by the homeowners' association, if any, or authorized in writing in advance by Community Management. No exceptions will be tolerated. Authorization for such sales held by individual home owners will be based on the home owner(s) agreement to restrictions on the time and manner of the sale and the nature of things to be offered for sale. 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.

XIV. SUBLETTING.

1. Residents have the right to sublease their homes, without any unreasonable restraint, provided the buyer otherwise satisfies the requirements of the Community rules and regulations. Residents shall not allow any other person or persons to occupy, use, rent, sublet, lease or sublease the home, or any portion thereof, or any portion of the Site, for fee or gratis, without the prior express written consent and approval of Management Prior to Management issuing approval for such person or persons, a personal interview with each such person or persons by Management at the Community office shall be required within five (5) days of such person or persons' arrival.

2. Community Management has the right to reject a prospective sublessee for any reason not prohibited by law. Management will not approve a prospective sublessee who provides false or misleading statements, whether oral or written, in any statement or document offered in support of a request for approval as a sublessee.

3. No one other than those specifically approved as sublessees shall be allowed to occupy a home in the Community.

4. Written approval of Community Management is required as to any change in the name or number of sublessees in the home.

5. Any consent by Community Owner to a subleasing shall not relieve Home Owner from obtaining written consent from Community Owner for any further subleasing.

6. In the event Home Owner wishes to sublease the lot and/or the mobile home, and if written permission for subleasing from the Community management is obtained, Home Owner hereby grants Community Management the exclusive right to serve as rental agent for the Community recognizing Community Owner's interest in preserving its ability to monitor residents in the Community, to orient such residents to, and to enforce, the Rules and Regulations. Home Owner must arrange all subleasing through Community management, although if subleasing is approved in writing by Community management, Home Owner may sublease to any person or persons who are qualified to lease a lot within the Community.

7. All prospective sublessees must submit a completed application for residency along with a completed criminal background check form no less than 30 days prior to the intended start of the sublease. The criminal background check must be approved prior to arrival of the prospective Home Owner(s) in the Community. Community Management has the right to reject a prospective sublessee for any reason not prohibited by law. Management will not approve a prospective sublessee who provides false or misleading statements, whether oral or written, in any statement or document offered in support of a request for approval as a sublessee. No one other than those specifically approved as sublessees shall be allowed to occupy a home in the Community. Written approval of Community management is required as to any change in the name or number of sublessees in the home.

8. At the time of application for initial occupancy or upon request of Community management, a prospective resident shall, for purposes of age verification, produce for inspection and copying one of the following: driver's license; birth certificate, passport; immigration card; military identification; or other valid local, state, national or international document of comparable reliability containing the prospective resident's birth date; or a certification in a lease, rental agreement, application, affidavit or other document signed by any member of the prospective resident's household age eighteen or older asserting that at least one person in the home is 55 years of age or older.

XV. COMPLIANCE AND DEFAULT.

A manufactured home owner, manufactured home occupant, manufactured home tenant, or a manufactured home itself may be evicted from the Community or have the rental agreement terminated only on one (1) or more of the grounds as listed in Chapter 723, Florida Statutes. The currently approved grounds are summarized below:

1. Nonpayment 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 of the Community.
3. Violation of a Community rule or regulation, the rental agreement, or the provisions of Chapter 723, Florida Statutes.
4. Change in the use of the land comprising the Community, or the portion thereof from which one (1) or more manufactured homes are to be removed.
5. Failure of the purchaser of a manufactured home situated in the Community to be qualified as, and to obtain approval to be a Resident.

Please review Florida Statutes, Section 723.061 for further details.

XVI. REMOVAL OF HOME.

1. Thirty (30) days prior to any resident vacating their lot in the Community, which vacation includes removal of the home and its accessory structures from the lot, Home Owner must also furnish Management with a true copy of the contract for removal of the home, all of the temporary improvements on the lot installed by Home Owner and for restoration of the lot after removal of the home and all other temporary improvements installed by Home Owner but not including any improvements installed by Community Owner such as sidewalks and utility connections which will be of use to other Community residents after removal of the home regardless of the size or dimensions of any other home or appurtenances hereto which may be placed on the lot and for restoration of the lot to the condition of a well-maintained lot in the Community after removal of the home and other improvements as referenced herein (the "Removal Contract"). The Removal Contract shall include, but not be limited to: (i) the removal of the home, carport, storage shed(s), all attachments, skirting, anchors, slab and driveway, steps and other temporary improvements installed by Home Owner (collectively the "Improvements"), (ii) restoring the lot to a clean, safe and rentable condition, including grading and re-sodding of the lot and capping all utility connections in accordance with applicable building codes (collectively the "lot restoration"), and (iii) obtaining required permits for the capping of utility connections and for removal of any accessory structures or other Improvements to the home that required a permit to install.

2. Home Owner shall require Contractor to deliver to Management: (1) a security deposit (the "Deposit") or a surety bond ("Bond") which security deposit or surety bond is the exclusive responsibility of the Contractor and which shall be in an amount which is the greater of \$3,500 or 110% of the amount of the removal contract, which deposit or bond and which shall serve as security to insure the removal of the improvements in a

workmanlike fashion and for restoration of the lot, and (2) a certificate of general liability insurance in an amount of not less than five hundred thousand dollars (\$500,000.00) to ensure against personal injury and damage to property. Home Owner shall have 5 days from the date of commencement of the removal of the improvements to complete the removal of the improvements and the lot restoration or Management may use the deposit or the bond to complete said removal of the improvements and lot restoration. In the event of home owner's default under the provisions of this rule the contractor shall not be entitled to any refund of any unused portion of the deposit or bond, it being acknowledged that said deposit or bond shall be deemed forfeited should the contractor fail to complete the removal of the improvements in accordance with the terms and conditions of this paragraph. Before the removal of improvements can commence, contractors, home movers and service providers working on the removal of the improvements or on the lot restoration must show proof of insurance in the amount of \$100,000.00 to ensure against damage to Community property, proper licenses and permits.

3. Home Owner shall not have the right to remove Home Owner's Home from the lot or the Community prior to: (a) curing any existing defaults under the Rental Agreement; (b) providing the Community Manager with a bid from a licensed moving company (the "Movers") selected by Home Owner and approved by Community Manager with respect to the cost of removing the home and all vertical improvements including all aluminum and concrete improvements; (c) providing the Manager with the movers' insurance certificate showing evidence of insurance of not less than \$100,000 liability and casualty insurance of \$300,000 being in effect; and (d) deposits with the Manager a cash bond equal to 100% of the amount of the bid from the approved movers to guarantee that the lot shall be cleared of all improvements and in a broom clean condition prior to the release of the bond. If the movers fail to satisfy these bond requirements, the Manager shall apply the bond funds to complete the removal of the remainder of the home and improvements and clearing of the lot. The balance of the bond, if any, shall be refunded to the depositor conditioned upon Home Owner signing a full release in favor of Community Owner and Community Manager.

4. Movement of homes from the Community must be made between 8:00 a.m. and 5:00 p.m. so Management may have an inspector present. Only transporters of homes, properly authorized by governing authorities, are permitted to move homes into or out of the Community.

5. Any resident who removes his home is responsible for removal of all discarded materials including but not limited to all concrete, trash, steps, planters, patios and footers etc. The home site must be left in a clean and neat fashion. Any expenses incurred by Management in restoring the site to the condition of a well-maintained lot in the Community will be charged to Home Owner. All utility connections shall be sealed and identified. When these obligations have been met, Home Owner shall notify Management and an inspection of the lot will be made. Once Management determines that the lot has been properly cleared, Home Owner's responsibility for lot rental amount shall cease. If Resident fails to properly clear the lot, Management shall do so and Resident shall be charged a fee for cleanup.

6. Removal of a home during the lease term without prior written consent of Management shall constitute a breach of Home Owner's lot rental agreement and subject Home Owner with the obligation for payment of all lot rental amount owed for the remainder of the lease term. Home Owner must be current in payment of its lot rental amount and other obligations to the Community and if the home is to be moved prior to the end of the current lease term prepay or make arrangements acceptable to Management to pay the lot rental amount, and user fees if applicable, through the end of Home Owner's current lease term. Home Owner is advised that Management retains a lien on the home and its accessory structures on the lot for any unpaid lot rental amount pursuant to Section 713.691, Florida Statutes.

7. 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 from the Community, except for Management's failure to perform a duty or negligent performance of a duty as implied by law.

XVII. CONDUCT OF RESIDENTS AND GUESTS.

1. Loud noises, disorderly conduct, abusive, profane and/or threatening language, harassment of Residents or their Guests and annoying parties shall not be permitted. Residents and their Guests shall conduct themselves so as not to interfere with the peaceful enjoyment of the community by its Residents. All Residents and their invitees and guests must conduct themselves in an orderly fashion and must ensure that their pets behave in such a manner as not to annoy, disturb or interfere with other Community Residents. Residents are requested to keep noise levels from whatever source to a minimum, especially between the hours of 10:00 p.m. and 8:00 a.m. Noise which can be heard outside of your lot will be considered too loud. Complaints filed with Community Management by other 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.

2. Drunkenness and immoral behavior shall not be tolerated, and no alcoholic beverages shall be consumed or served in any building or recreation area which is the Community's property without prior written permission from Management.

3. Smoking is not permitted in Clubhouses or any other indoor common facilities or the pool decks. For purposes of this rule "Smoking" and "Electronic Smoking Device" are defined as follows:

(a) "Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or in any form. "Smoking" also includes the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

(b) "Electronic Smoking Device" means any product containing or delivering nicotine or any other substance intended for human consumption that can be used by a person in any manner for the purpose of inhaling vapor or aerosol from the product. The term includes any such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other product name or descriptor.

4. Possession of, or dealing in, a controlled substance as defined in Chapter 893, Florida Statutes, is prohibited.

5. Residents should operate televisions, radios, stereos, etc., in a way that does not disturb their neighbors.

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. Guests may not sleep in vehicles.

7. Criminal Activity in Community.

(a) 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 or allow Resident's home to be used 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.); prostitution, criminal street gang activity, assault (including threatening or intimidating other persons in the Park), battery, including but not limited to the unlawful discharge of firearms or use of illegal fireworks on or near the leased lot, or any breach of the lot rental agreement that jeopardizes the health, safety or welfare of the landlord, his agent(s), or other resident(s), or which involves imminent or actual property damage.

(b) 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. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

8. Open fires may not be built on Community property.

9. No firearms or firecrackers are to be discharged in the Community.

10. Residents or their guests shall not loiter or wander on the streets of the Community after the hour of 10 p.m. 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.

XVIII. COMPLAINTS.

1. Written complaints concerning infractions of these rules should be reported to Management.

2. Complaints filed with Community Management by other 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.

3. All complaints to Community Management must be made in writing and signed and dated and submitted to the Community office. Email to the Community Manager or the corporate offices do not satisfy the requirement of written notice. Phone calls do not substitute for written submissions.

4. The delivery of written notices required by Chapter 723, Florida Statutes, under the terms of any Lot Rental Agreement or these rules and regulations shall be by mailing or delivery of a true copy thereof to the Community Management office as required by Chapter 723, Florida Statutes. If you have any complaints, recommendations, etc., 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, messages, etc.

XIX. MAINTENANCE REQUESTS.

All requests for maintenance must be: (1) 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 might not be acted upon by Community Management.

XX. INSURANCE.

Home owners are required to obtain and to maintain liability insurance. A copy of the declaration page from Home Owner's homeowners' insurance policy shall be given to Community Management each year. The 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 Home Owner for the loss of the home or personal property. Community Owner reserves the right to waive the requirement for home owners to have one or more types of insurance coverage specified above if such insurance is not reasonably available for purchase by home owners.

XXI. SECURITY.

Community Owner and/or Management does not promise, warrant, or guarantee the safety or security of any mobile home occupants or guests or their personal property against the criminal or negligent actions of other mobile home occupants, guests, invitees, contractors or third parties. Crime can and does occur in any Community. Each mobile home occupant has the responsibility to protect himself/herself and to maintain appropriate insurance to protect his/her belongings including items within or on the mobile home lot and vehicles from criminal acts, negligent acts, fire, windstorm, hurricanes, plumbing leaks, smoke or any acts of God. Residents should contact an insurance agent to arrange appropriate insurance for their vehicle, personal property insurance and liability insurance.

XXII. SPECIAL EXCEPTIONS.

Community Management reserves the exclusive, unrestricted right to grant special exceptions to these rules and regulations 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 and regulations may be granted by the Community Manager 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.

Residents are responsible for keeping themselves informed of any noticed changes in these rules and regulations.

RULES AND REGULATIONS FOR POOLS

Corral Swimming Pool

1. NO SMOKING IN OR AROUND POOL OR POOL DECK - effective June 1, 2011 (Florida Clean Air Act - Florida Statute Chapter 386).
2. RESIDENTS & GUESTS ONLY.
3. HOURS - ONE HALF HOUR AFTER SUNRISE TO ONE HALF HOUR BEFORE SUNSET.
4. SHOWER BEFORE ENTERING (Pinellas County).
5. NO SUNTAN OIL IN POOL.
6. NO FLOATS OR RAFTS.
7. NO GLASS OR ANIMALS IN THE FENCED POOL AREA (Pinellas County).
8. NO FOOD OR BEVERAGES IN POOL OR ON POOL WET DECK (Pinellas County).
9. NO CUT-OFFS.
10. NO DUNKING, PUSHING, OR ROUGH PLAY.
11. PLASTIC PANTS MUST BE WORN OVER DIAPERS.
12. MAXIMUM WATER TEMPERATURE IS 104° (Pinellas County) THE SPECIFIC DAYS AND TIMES DURING WHICH THE POOL HEATING EQUIPMENT WILL BE OPERATED AND THE POOL WATER HEATED, THE TEMPERATURE TO WHICH THE POOL WATER WILL BE HEATED; AND THE DURATION OF TIME FOR WHICH THE POOL WILL BE HEATED, WILL BE DETERMINED IN THE SOLE DISCRETION OF COMMUNITY MANAGEMENT.
13. DO NOT USE THE POOL IF YOU ARE ILL WITH DIARRHEA (Pinellas County).
14. DO NOT SWALLOW THE WATER, IT IS RE-CIRCULATED (Pinellas County).
15. CHILDREN ALLOWED FROM 10:00 AM - 2:00 PM and 5:00 PM - 7:00 PM ONLY.
16. NO LIFEGUARD ON DUTY.
17. SWIM AT OWN RISK.
18. NO DIVING.
19. Children under age 14 must be accompanied by a Resident. No person shall be allowed to enter the pool who cannot independently understand the risks and responsibilities of use of the pool and by themselves safely enter and exit the pool.
20. No sitting on pool safety rope.
21. No pets or toys in pool or on pool deck.
22. Emergency Medical Services--dial 911.
23. Bathing Load - 23 persons at one time.
 - a. Residents and their sublessees and guests are prohibited from bringing children under 14 years of age to the swimming pool and leaving them as they are expected to personally supervise their children.
 - b. Swimming in the swimming pool is permitted only between the hours posted.
 - c. A child who cannot safely swim may not be brought to the swimming pool unless accompanied, at all times, by an older person. Such a child cannot enter the swimming pool unless accompanied by an older person who is at the swimming pool in proper bathing attire.
 - d. All persons using the swimming pool must be appropriately attired.
 - e. Swimming pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
 - h. Running, jumping, skating or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
 - j. If suntan oil is used, a beach towel must be used to cover patio furniture.

Lake House Swimming Pool and Hacienda Swimming Pool

1. NO SMOKING IN OR AROUND POOL OR POOL DECK - effective June 1, 2011 (Florida Clean Air Act - Florida Statute Chapter 386).
2. RESIDENTS & GUESTS ONLY.
3. HOURS - ONE HALF HOUR AFTER SUNRISE TO ONE HALF HOUR BEFORE SUNSET.
4. SHOWER BEFORE ENTERING (Pinellas County).
5. NO SUNTAN OIL IN POOL
6. NO FLOATS OR RAFTS.
7. NO GLASS OR ANIMALS IN THE FENCED POOL AREA (Pinellas County).
8. NO FOOD OR BEVERAGES IN POOL OR ON POOL WET DECK (Pinellas County).
9. NO CUT-OFFS.
10. NO DUNKING, PUSHING, OR ROUGH PLAY.
11. MAXIMUM WATER TEMPERATURE IS 104° (Pinellas County) THE SPECIFIC DAYS AND TIMES DURING WHICH THE POOL THE POOL HEATING EQUIPMENT WILL BE OPERATED AND THE POOL WATER HEATED, THE TEMPERATURE TO WHICH THE POOL WASTER WILL BE HEATED; AND THE DURATION OF TIME FOR WHICH THE POOL WILL BE HEATED, WILL BE DETERMINED IN THE SOLE DISCRETION OF COMMUNITY MANAGEMENT.
12. DO NOT USE THE POOL IF YOU ARE ILL WITH DIARRHEA (Pinellas County).
13. DO NOT SWALLOW THE WATER, IT IS RE-CIRCULATED (Pinellas County).
14. OLDER PERSONS ONLY.
15. NO LIFEGUARD ON DUTY.
16. SWIM AT OWN RISK.
17. NO DIVING.
18. No sitting on pool safety rope.
19. No pets or toys in pool or on pool deck.
20. Emergency Medical Services--dial 911.
21. Bathing Load - 14 persons at one time.
 - a. Swimming in the swimming pool is permitted only between the hours posted.
 - b. All persons using the swimming pool must be appropriately attired.
 - c. Swimming pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
 - d. Running, jumping, skating or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
 - e. If suntan oil is used, a beach towel must be used to cover patio furniture.