

## VENICE RANCH M.H.E. RULES AND REGULATIONS

### A. Current Park Rules and Regulations

#### VENICE RANCH MOBILE HOME ESTATES RULES AND REGULATIONS

1. WELCOME. Welcome to Venice Ranch Mobile Home Estates. Consideration and courtesy to others, plus your cooperation in maintaining an attractive home, will help sustain the high standards of this community. The following rules and regulations are intended for the comfort, welfare and safety of you and your visitors, and are to maintain the appearance and reputation of our Park. They may be amended from time to time to achieve this purpose your cooperation will be greatly appreciated. Please note that as used in these Rules and Regulations the term "Park Owner" means the Park Owner and/or Park Management."

2. GUESTS. It is required that all tenants and their guests must be registered. No charge is made for guests up to thirty (30) days per calendar year. Please acquaint your guests with the Estates rules and invite them to enjoy the facilities. Tenants are responsible for their guests actions. There will be a charge for guests visiting longer than a thirty (30) day period within one calendar year.

3. VISITING CHILDREN. All visiting children must be accompanied by a person age 18 or over when not on tenant's lot.

4. PARKING. Parking permitted only in driveways, carports and designated areas. Upon prior written permission of Park Owner the driveway may be extended on any lot where the carport has been enclosed. Tenants must park their vehicles on their own lot unless prior written approval for an additional vehicle is obtained from Park Owner in Park Owner's sole discretion. Tenant is permitted a total of two (2) vehicles per lot, provided there is adequate room on the driveway. Without prior written consent of Park Owner, no vehicle shall be parked in or on Park common areas, other than those areas specifically designated for parking. All vehicles must have liability insurance in the minimum amount required by Florida law. As a security measure, all automobile doors should be locked. The street right-of-way may not be used for parking except for guests, provided they do not remain more than five (5) hours. In the event there is not sufficient space, it is the responsibility of Tenant to locate parking or storage outside the Park and not on other tenants' lots. Parking on roadways within the Park or on lawns, swales, green areas or vacant lots or on undeveloped portions of the Park is strictly prohibited. Vehicles are not to be parked on the grass at any time. Only vehicles licensed and used for daily personal transportation will be allowed to be stored in the Park. All other vehicles, including but not limited to utility trailers of any type, boat trailers, motorcycle trailers or any similar vehicles, must be removed from the lot. Park Owner will ban from the Park any vehicles which, in its sole judgment, interfere with the peace, privacy, and/or general welfare of other tenants or with the appearance of the Vehicles in violation of these Rules and Regulations may be towed away without notice at Tenant's expense, payable to the towing service and not to Park Owner. Tenants are responsible for their guest's vehicles.

### 5. VEHICLES.

A. No commercial vehicles, motor homes, trailers, boats, or trucks over 3/4 ton will be permitted on a mobile home lot. Major repairs, or overhaul, or construction of any vehicle, boat, trailer, motor engine, or similar equipment, or similar activities, will not be permitted on a mobile home lot. Only individuals having a current and valid driver's license may operate a motor vehicle in the Park. 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 Tenant'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 Park. All other vehicles, including but not limited to, any commercial vehicle, any vehicle exceeding 1 ton, 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 Park or stored in the Park's storage area, if it is a qualifying vehicle for storage and if prior written approval is obtained from Park Owner. Park Owner will ban from the Park any vehicles that, in its sole judgment, interfere with

the peace, privacy, and/or general welfare of other tenants or with the appearance of the Park. 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 park or stored in the Park.

B. Motorcycles, mopeds, and scooters, if properly licensed, may be operated by a tenant only as transportation on Park streets via the shortest route in and out of the Park. No joyriding will be permitted within the Park by Tenant or guests. ATV's, dirtbikes, minibikes, go carts, and any other type of off-road vehicles are strictly prohibited within the Park. All permitted vehicles must have factory-type quiet mufflers. "QUIET" is defined herein as being a motorcycle, moped or motor scooter which does not exceed a noise level of seventy (70) decibels when tested at a distance of no more than fifteen (15) feet and not exceeding a speed of ten (10) miles per hour, and when measured with a properly certified and calibrated Sound Level Meter by a police officer properly trained with said device. Prior to storing, parking and/or driving any motorcycles, mopeds or motor scooters in the Park, it is Tenant's obligation to provide proper documentation to Park Owner evidencing that said vehicle(s) are in compliance with the Park's "QUIET" standard as set forth herein. In addition to evidence of decibel readings as required above, Owner reserves the right to prohibit any motorcycle, moped and/or motor scooter from being stored, parked and/or driven in the Park if, in Park Owner's sole discretion and opinion, said vehicle(s) are unreasonably loud and/or will disturb the health, safety, property, welfare or quiet enjoyment of Park tenants. It is Tenant's responsibility to ensure that their guests', visitors' and/or invitees' vehicles are in compliance with this rule prior to entering the Park. No joyriding will be permitted within the Park by tenants or guests. ATV's, minibikes, motorbikes, dirt bikes, go-carts are prohibited in the Park with the exception of golf carts. All permitted vehicles must have factory type quiet mufflers. No off-road vehicles will be permitted within the Park.

6. PRIVATE USE OF RECREATION HALL. The recreation hall or rooms thereof may be reserved by residents for private parties by applying in writing to the landlord stating nature of the party, number of guests and date desired. The request will be granted provided the date and space do not conflict with previous commitments. (It must be understood, however, that other tenants not included in the private party may have access to the premises and cannot be excluded.) It shall be the responsibility of the applicant to leave the facilities in a clean and arranged condition.

#### 7. OCCUPANCY.

A. This Park is intended, operated and maintained for the occupancy, use and benefit of persons 55 years of age or older. As such, this Park adheres to and enforces the requirements of the "Housing for Older Persons Act" of 1995. Consequently, at least 80% of the occupied homes must be occupied by at least one person who is 55 years of age or older as of the date of occupancy and any other occupant must be 45 years of age or older. Approved tenants of less than age 45 as of February 1, 2013, may remain in the Park; however, if the tenancy of any existing tenant under age 45 expires or is terminated, that person may not again become a tenant of the Park unless they are at least 45 years of age. Occupancy of any person for more than 30 days shall constitute "permanent" occupancy by that person. In the event the oldest tenant or occupant of a manufactured home dies or vacates the manufactured home, the remaining tenant(s) or occupant(s) may continue as a tenant(s) or occupant of the Park and of the manufactured home as long as at least 80 percent of the occupied homes in the Park, including that occupied by the remaining tenant(s), are occupied by at least one person 55 years of age or older. Notwithstanding this express policy and intent to the contrary, Park Owner reserves the right in its sole discretion to accept a tenant who is less than 55 years of age but 45 years of age or older, as long as at least 80% of the occupied homes in the Park, including that of the new tenant, are occupied by at least one person 55 years of age or older. Park Owner further reserves the right to accept a tenant or occupant younger than these requirements who is handicapped dependent and a member of tenant's or occupant's immediate family.

B. Upon request of Park Owner, existing tenants shall produce documentation, as referenced above, for purposes of age verification. On January 1<sup>st</sup> of each even numbered year, all existing tenants shall be required to provide to Park Owner in writing the names and ages of all current tenants and occupants.

C. The principal tenant of each Home in the Park must be its legal owner. Each Tenant over the minimum age established herein must have signed the Rental Agreement and a copy of the Rules and Regulations prior to occupying the Home. Park Owner or Park Manager does allow subleasing of the home upon prior written approval, which approval shall not be unreasonably withheld. In some cases Park Owner may allow a

corporation, family trust or partnership to own a Home. In such limited cases, the principal tenant must be qualified and approved for tenancy in accordance with these rules and regulations.

D. Tenants, occupants of Tenant's home, and guests of Tenants are not permitted to play in the streets, in vacant lots, or in the yards of other tenants, and are not permitted to climb trees in the Park or play ball in the Park streets or to pass through other tenants' yards. Tenant shall be responsible for the actions of such occupants and guests who violate these Rules and Regulations. Such violations are considered to be violations by Tenant. Tenants, occupants, and guests requiring supervision must be off the streets by dark unless accompanied by Tenant.

8. PETS. Dogs are not permitted. A maximum of two cats are permitted in any home in the Park. However, each cat must be approved by Park Owner in writing prior to the time it is brought to a tenant's home.

A. Applicants for residence in the Park and Tenants in the Park who wish to acquire a cat must provide evidence of immunization and licensing by Sarasota Animal Control.

B. Cats commonly known or thought of as wild or non-domestic including but not limited to mountain lions, lynx, bobcats, cougars, lions, tigers, panthers, leopards, etc., are not allowed in the Park.

C. Cats must be kept inside the manufactured home except when taken outdoors on a leash for reasonable outdoor exercise periods.

D. Cats shall not, under any circumstances, at any time, be caged, fenced, tied or otherwise left restrained but unattended outside the manufactured home of the cat's owner.

E. Sustained howling by any cat which is audible outside the manufactured home for three or more minutes at any time of the day or night constitutes unacceptable cat behavior.

#### 9. TREES AND LANDSCAPING.

A. All construction and planting of trees on lots must have prior written approval of the Park Owner. No planting will be removed without prior written permission of Park Owner. Please do not dig holes without approval. All utilities are underground.

B. Each tenant is responsible for keeping his respective trees, plants, and flower boxes trimmed and attractively maintained. Lots are to be kept free of dead limbs and weeds and shall not be permitted to become overgrown. The planting of trees, shrubbery, and flowers is encouraged; however, to protect underground utilities, it is necessary to receive prior written approval from Park Owner prior to planting. Park Owner reserves the right to reject certain species of trees or shrubs as unsuitable for planting on a home site and may suggest implementation of a specific landscape design. Plants and shrubs planted by Tenant may be removed when vacating the lot with prior written permission of the Park Owner. Trees and shrubs must be kept well groomed at all times. Trees, shrubs or limbs which are diseased or damaged by high winds, by any other act of God, or in any other way, which are located on Tenant's lot, or which were on Tenant's lot and have fallen, shall be removed at Tenant's expense; however, prior written approval must be obtained from management before a tree or shrub can be planted or removed by the Tenant. All trees and shrubs planted shall be subject to removal by Management, at its sole discretion, if such plants interfere with the maintenance and operation of the Park. Tenant is also responsible for fertilizing, root trimming or removal, leaf raking and removal, and repair or treatment of damage, disease or infestation.

#### 10. TENANT REQUIRED IMPROVEMENTS.

A. Each new home entering Venice Ranch Mobile Home Estates and used homes which have been approved in advance in writing by Park Owner as acceptable for location within the Park must have:

- (1) Minimum 10' x 20' raised screened patio with 11' x 22' aluminum roof.

(2) Minimum 12' x 50' concrete driveway starting from street with a minimum 13' x 30' aluminum roof.

(3) Concrete decorator block or brick or other material approved by Park Owner extending around perimeter of home.

(4) Concrete or brick steps.

(5) All tenants will have a uniform mailbox. All mailboxes and support poles must be of a uniform size and shape and must be constructed of aluminum or other materials approved by Park Owner. Mailboxes must be either a standard rural mailbox or a classic mailbox.

B. Exceptions. Park Owner reserves the exclusive, unrestricted right to grant exceptions to the referenced tenant required improvements due to space limitations, design considerations, etc., in cases where the intent of the requirement is met but not the specific requirement, or in such other circumstances where the exception will not disturb the quiet enjoyment of the Park by other tenants or when the basis for the variance is deemed sufficient in the discretion of Park Owner.

C. Improvements are encouraged; however, any construction of or addition to a manufactured home, and its location, including but not limited to porches, skirting, steps, awnings, utility buildings, air conditioners, concrete slabs, carports, stone or concrete walkways, and the like, will not be permitted unless Tenant obtains prior written approval from the Park Owner and obtains the necessary governmental approvals and permits when required. If electrical, mechanical or plumbing is upgraded, whether or not to accommodate appliances or improvements of any type, such upgraded service shall be at the sole expense of Tenant. In addition to all other remedies available to it, Park Owner may require Tenant to remove any unapproved construction or addition; if Tenant does not comply, Park Owner may remove the unapproved construction and charge Tenant a Special Service fee as disclosed in section VIII.D.12 of the prospectus. Please consult the Park Owner before doing any digging, as certain utility and service connections are underground. Cost of repairs for damaged underground services will be assessed to the Home Owner who damages any underground service. Each tenant is responsible for the submission of complete plans or permits for anticipated alterations showing compliance with Park Standards, county building and zoning codes, and other restrictions of record. All improvements must be completed within thirty (30) days.

D. Painting of driveways is forbidden. Outside fuel tank(s) are not permitted. Storage outside mobile homes will be permitted in approved utility building only.

11. TENANT REQUESTED UTILITY SERVICE CHANGES. Any changes in utility service to meet requirements of tenant will be done at tenants' expense. Any repair or replacement of "water service pipe" or "drainage system" (as defined by Standard Plumbing Code 1982 Edition) shall be done by licensed plumber at tenants' expense.

12. CLOTHES DRYING. All clothes drying will be done in approved areas only.

13. TENANT CONDUCT.

A. Noise or conduct which Park Owner finds objectionable, which disturbs the peaceful enjoyment of the Park by neighbors, or which constitutes a nuisance to other tenants or which constitutes a breach of the peace, is prohibited. Loud noises, annoying parties, or abusive or profane language shall not be permitted at any time in the Park. Yelling, screaming, other noise-making, or the use of profanity outside the manufactured home or inside the manufactured home if audible outside the home, are not permitted in the Park. All tenants 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 Park tenants. Tenants 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 Park Owner by other tenants concerning noise or disturbances caused by another tenant or such tenant's guests shall be considered as evidence of a violation of these Rules and Regulations.

B. Tenants will be held responsible for their guests' conduct. 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 tenant's property or that of Park Owner's property.

C. Alcoholic beverages are not allowed in any area outside your mobile home; no excessive or loud noises will be tolerated.

14. SIGNS. Two sign only may be displayed on home. They may read "FOR SALE" or "OPEN" and must not be larger than 8 ½" x 11" overall. Signs shall only be displayed in a widow or on the exterior of the home.

15. SPEED LIMIT. The speed limit is 10 mph.

16. PARK OWNER ACCESS TO MANUFACTURED HOME AND MANUFACTURED HOME LOT. In an emergency situation, and in accordance with section 723.025, Florida Statutes, Park Owner may enter a tenant's lot and/or home to prevent imminent danger to an occupant of the home or to the home itself. Additionally, at all reasonable times, Park Owner may enter onto the home lot for purposes of repair and replacement of utilities, protection of the mobile home park, and the posting of notices pursuant to Chapter 723, Florida Statutes.

17. INDEMNIFICATION AND LIABILITY OF PARK OWNER. Park Owner shall not be liable for any loss, injury, death, or damage to persons or property which may be suffered by Tenant or by any person whatsoever may be using, occupying or visiting the lot, whether such loss, injury, death, or damage shall be caused by or in any way result from or arise out of any act, omission, or negligence of Tenant or of any occupant, subtenant, contractor, subcontractor, visitor, or user of any portion of the lot, or shall result from or be caused by any other matter whether of the same kind as or of a different kind than the matters above set forth. Tenant shall indemnify Park Owner against all claims, liability, loss, or damage whatsoever as described herein including but not limited to costs, counsel and investigation fees, expenses and liabilities.

18. RESTRICTED ITEMS. Garbage disposals and/or water conditioners are not permitted.

19. WATER USE. Potable water shall be used for domestic purposes inside the home only. A separate irrigation system with lake water is available on each site for watering lawns and washing homes. All lawn watering must be done by hand. There is a separate charge for water and sewer services.

20. PROCEDURES FOR REVIEW OF REQUEST FOR OCCUPANCY. Prospective tenants must be approved by the Park Owner based upon (a) a completed questionnaire provided by Venice Ranch Mobile Home Estates for this purpose, (b) an interview by the manager (or a delegated representative) of all persons planning to occupy a residence, and (c) credit, background and reference check and criminal history check;. Such written approval will not be unreasonably withheld; however, Park Owner does reserve the right to refuse admission to any person(s) not deemed suitable to Park Owner in its sole discretion. Any misrepresentation, whether written or oral, made by the prospective tenant (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, past legal actions with former landlords or previous places of residence is deemed material and fraudulent and made to induce Park Owner to admit the prospective tenant (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.

21. RENT / LATE CHARGE. All rents shall be paid on or before due date. There are penalties for delinquent payment(s) and/or checks returned for insufficient funds.

22. SUBLEASING. No portion of the lot or manufactured home may be subleased, rented or leased by a tenant without prior written consent of Park Owner. Notwithstanding the right of Park Owner to allow subleasing in the Park, nothing in this rule compels Park Owner to do so, and Park Owner in its sole discretion may refuse to allow subletting at any time.

23. TRASH AND GARBAGE DISPOSAL. It shall be the responsibility of the tenant to keep his or her home and home site clean, presentable, and/or mowed. All trash, garbage, grass clippings, tree branches and palm fronds shall be placed by the curb and properly bagged or tied in compliance with local Waste Management

Guidelines. Grass clippings, tree branches, palm fronds, trash, garbage, etc., that emanate from a particular home site and fall to a blacktop surface, neighboring home site, drainage ditch, recreation area, etc, shall be promptly removed by tenant or tenants' agent of that particular home site. The landlord reserves the right to perform any of the above services for a tenant that fails to abide by this rule. A fee will be charged in addition to the base rent for such services.

24. **HOMESITE STORM DRAINAGE.** A specific grade and elevation is required especially but not exclusively to the area adjacent to the street which has an elevation which provides for stormwater runoff. This elevation is to be maintained and is not to be altered by resodding, landscaping, curbing or tree planting. Any alteration to the lot must be approved by Park Owner.

25. **PARK STANDARDS FOR HOMES AND HOMES SITES.** All manufactured homes must be kept in good repair, including utility buildings. Tenants must immediately repair any water leaks in or from pipes or fixtures in, on or under the manufactured home or lot. Tenants are responsible for maintenance and repair of all water and sewer lines from the main to the Tenant's home. Broken windows, peeling paint, dull exterior of a manufactured home, or dirt, grime or mildew visible from a Park roadway or an adjacent lot must be corrected. The exterior surfaces of the manufactured home including the eaves and trim shall be kept free of mildew or discoloration. Manufactured 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 Park. Changes from the original material and color of a screened area must be approved by the Park Manager prior to installation. All exterior materials used in upgrading must be approved in writing by Park Owner 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 Park. Upon failure of Tenant to take appropriate corrective action after receipt of notice, Park Owner may, but has no obligation to have the necessary work performed, and shall have the right to charge Tenant the actual cost and expense incurred for materials, equipment and labor. This amount shall be collectable in the same manner as lot rental amount.

26. **FLORIDA STATE LICENSE DECAL**

A. All tenants must maintain current state registration decal on their manufactured home. A copy of the current registration must be furnished to Park Owner by Tenant if requested by Park Owner.

B. Current state license decal(s) shall be conspicuously displayed on the manufactured home at all times. Please place it in the lower left-hand corner of a window which faces the street.

27. **LAUNDRY FACILITIES.** Laundry facilities are provided for the exclusive use of our tenants. 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 tenant is to clean the machines and the laundry room area after use. Please notify Park Owner of any malfunctions.

28. **CLUBHOUSE & RECREATION FACILITIES.** The clubhouse and its facilities are made available during the hours set forth in the prospectus and the Park's pool rules, to tenants 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 Park Owner 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. Tenant is financially, legally and otherwise responsible for any and all other expenses related to repair of any damage. Park Owner has the option to determine if Tenant'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 Park. The use of all recreational facilities within this Park is for tenants and their registered guests only. All guests must be accompanied by a tenant when using recreational facilities. It is the responsibility of Tenant to ensure that their guest(s) observe all applicable Rules & Regulations. No one under 18 allowed in clubhouse without an older person. The recreational facilities are provided for use by Tenants and their guests on a "USE AT YOUR OWN RISK" basis.

29. **IMPROPER USE OF FACILITIES:** Tenant and any guests of Tenants shall be responsible for using the facilities of the Park in a reasonable manner. Destruction, vandalizing or otherwise causing some damage

to the facilities may result in the Park Owner taking legal action, including but not limited to, eviction of Tenant or, if Park Owner so elects and Tenant accepts, suspension of Tenant'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 Tenant in writing and provided to Park Owner no later than three (3) days from receipt of the notice of violation. If Tenant 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 §723.061, Florida Statutes, without the option of suspension of privileges. In the event that there is a dispute with Park Owner concerning the limitation of use of the facilities, Park Owner and Tenant 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 Park is located, and the Park and Tenant will each pay one-half cost of the cost of the mediation of this dispute.

30. **SOLICITING OR PEDDLING.** Soliciting or peddling is not permitted in this Park other than Tenant solicitation authorized by Chapter 723, Florida Statutes. Vendors, peddlers and agents (including representatives of nonprofit organizations and any other organizations not authorized by Chapter 723, Florida Statutes) are prohibited from commercial solicitation of any nature in the Park. Vendors, peddlers and agents, after showing proof of insurance to Park Owner, may from time to time, and only upon prior written permission of Park Owner, be permitted to conduct business from prearranged facilities in the Park at times and on dates specified by Park Owner, but at no time will door-to-door solicitation be permitted.

31. **BUSINESS.**

A. No business or commercial enterprises shall be permitted to operate from or within the Park (except for lawn mowing and "handyman" repairs made by a Park tenant), and no advertising signs may be erected on Tenant's lot or manufactured home. A "business" for the purpose of this rule is any commercial enterprise which: (1) is required to be licensed by local or state law; (2) requires traffic from outside the Park 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 Park tenants; (5) interferes with the safe, pleasant, and enjoyable use of the Park by any of its tenants; or (6) involves the purchase of a manufactured home or of any interest in a manufactured home for the purpose of resale, leasing, renting or other business use.

B. **Garage Sales:** No "Garage Sales, Yard Sales, Estate Sales or Tag Sales will be permitted except those sponsored by the homeowners' association or authorized in writing in advance by Park Owner. No exceptions will be tolerated. Authorization for such sales held by individual homeowners will be based on the homeowner(s) agreement to restrictions on the time and manner of the sale and the nature of things to be offered for sale. Park Owner 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 Park by any Park tenant.

32. **WEAPONS.** The use or display of weapons in the Park by tenants or guests is prohibited, including firearms, air rifles, slingshots, or any other type of weapon.

33. **STORAGE SHEDS.** Sheds must be located under the carport at the end of the driveway on the concrete and must be constructed of the same material and color as that of the home. The shed may be located elsewhere only with prior written consent of Park Owner.

34. **SALE OF MANUFACTURED HOME.**

A. A tenant has the right to sell his home within the Park, and the prospective purchaser may become a tenant of the Park. However, the prospective purchaser must qualify pursuant to the requirements of these Rules and Regulations, complete the requisite application, and be approved by Park Owner. Thus, any prospective tenant must qualify for and obtain prior written approval of Park Management to become a tenant of the Park.

B. **Notice to Park Owner.** A tenant intending to make a bona fide sale of his home or any interest in it shall give to Park Owner notice of such intention, together with the name and address of the proposed purchaser, such other information concerning the proposed purchaser as Park Owner may require, and an executed copy of the proposed contract to sell. It is Tenant's responsibility to inform a purchaser that he must apply and receive acceptance as a tenant from Park Management prior to moving into the home. Tenant shall direct the

prospective buyer to Park Management for exchange of information, including the lot rental amount which will apply at the expiration of the seller's lease term or at the time of sale, and shall advise the prospective buyer that the terms of this agreement are not transferable beyond the end of the lease term in effect at the time of sale of the home.

C. Failure to Obtain Approval of Park Owner. Any person who purchases a manufactured home situated in the Park but does not, prior to purchase of the home, qualify as, and obtain consent of Park Owner to become a tenant of the Park, shall be subject to immediate eviction pursuant to Section 723.061(1)(e), Florida Statutes.

35. WAIVER. No waiver by Park Management of any rule or regulation on occasion shall prevent him from enforcing these same rules and regulations at a later date, nor shall be deemed to constitute or imply a further waiver of any other rules or regulations. The invalidation of any one or more of these rules and regulations, or any part thereof, by judgment, court order or decree, shall in no way affect the validity of any of the other rules and regulations, which shall continue to remain in full force and effect.

36. These rules and regulations are written for your benefit and convenience. Your cooperation in carrying them out will be greatly appreciated by your neighbors as well as the management.

B. Changes in Rules and Regulations

The park Owner shall give written notice to each mobile home owner at least ninety (90) days prior to any change in rules and regulations. Rules adopted as a result of actions of governmental entities, and required to protect the public health, safety, and welfare, may be enforced prior to the expiration of the ninety (90) day period.