

# Mobel Americana

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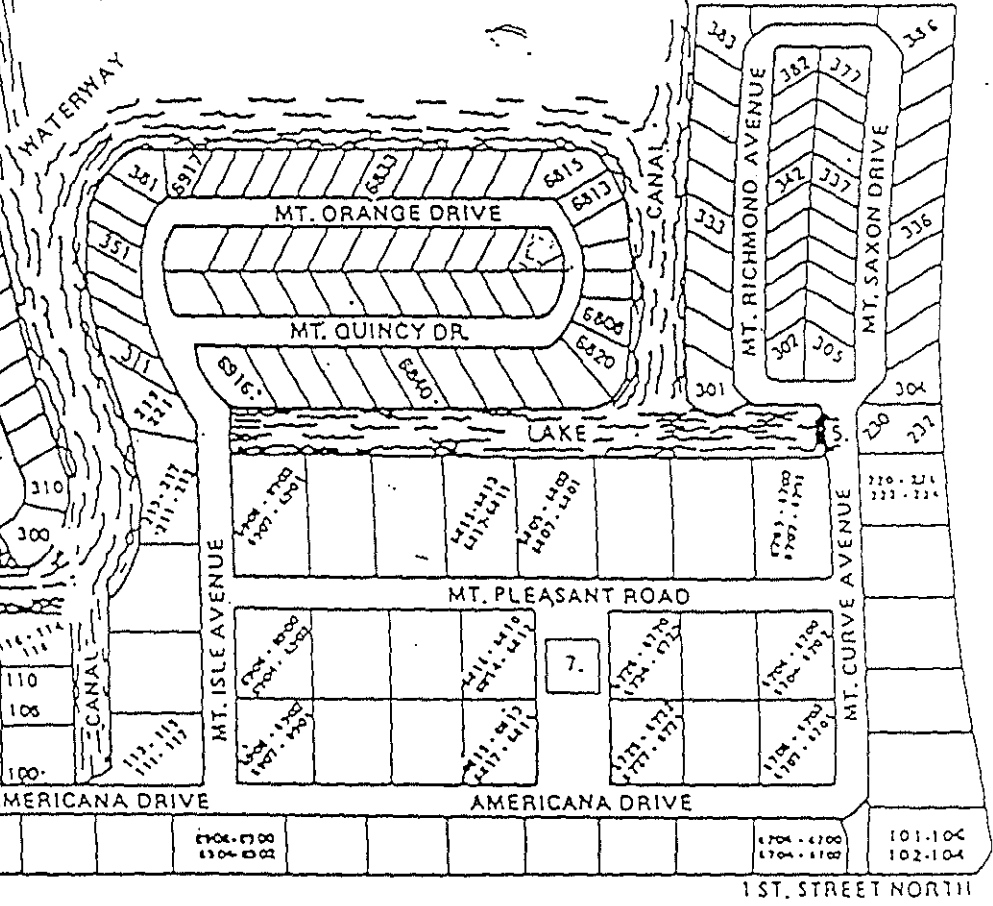


EXHIBIT 11

## MOBEL AMERICANA RULES AND REGULATIONS

The purpose of these Rules and Regulations is to promote the comfort, welfare and safety of the members and tenants of the MOBEL AMERICANA MOBILE HOME PARK (hereinafter called the "Park") and to improve and maintain the appearance and reputation of the Park.

These rules have been established by the Board of Directors of the MOBEL AMERICANA RO ASSOCIATION, INC. (hereinafter called the "Corporation") owner of the Park, and may be changed from time to time to achieve this and other purposes. Notice of changes in these rules shall be given at least thirty (30) days prior to the date of the implementation of the changes.

### 1. DEFINITIONS

- A. Corporation - "Corporation" means MOBEL AMERICANA RO ASSOCIATION, INC., a Florida not-for-profit corporation, the owner of the Park and landlord to both members and tenants.
- B. Member - "Member" shall be the person or persons owning a Membership Certificate issued by the Corporation pursuant to the Articles of Incorporation and the Bylaws.
- C. Tenant - "Tenant" shall mean an occupant of a mobile home in the Park who is not a member and who does not occupy the unit of a member but occupies a lot owned by the Corporation.
- D. Park - "Park" shall mean the MOBEL AMERICANA MOBILE HOME PARK.
- E. "Adult" or "adults" - shall mean persons 55 years of age or older or spouses or children over 18 of residents 55 years of age or older. Mobel Americana residence is limited to adults.
- F. Management - "Management" shall mean the professional manager employed by the Board of Directors and the Association to manage the Park.

### 2. RESIDENCE REQUIREMENTS AND GUESTS

A. No mobile home may be occupied by more than two (2) adults per bedroom. However, immediate family, which includes members or tenants, his or her spouse and their adult children and guests may visit for 15 consecutive days or 30 total days per year. No other permanent residents shall be allowed except with express permission in writing from the Management. No mobile home may be left in possession of any one under 18 years of age.

B. Members and tenants are required to acquaint all guests with all conditions of residency. Members and tenants are personally responsible for all actions and conduct of their guests and, to this end, are liable for any damages to any property within the Park caused or contributed to by guests.

C. Guests using the swimming pool, recreation hall, or any facility of the Park must be accompanied at all times by a member or tenant except if the guest is at least 18 years of age and is registered at the park office. Recreational facilities used at own risk. Rules posted at all common area facilities must be observed and followed.

D. Overnight guests must be registered at the Park office. When member or tenant is not present, permission in writing must be given by the Management for guests or family to stay overnight in absence of residents.

E. Minor children or grandchildren of Members and tenants may visit four weeks out of any calendar year. Use of any recreational facility of the Park by all persons shall be governed by posted rules and regulations of each such facility. No such use shall be permitted without the minor being accompanied by an adult of the Park. Daily babysitting of children under the age of 18 is not permitted on any mobile home space.

### 3. USE OF POOL AND COMMON FACILITIES

A. A 4' x 5' sign shall be posted containing the following information:

POOL REGULATIONS:

Pool Hours: 9:00 A.M. to 10:00 P.M.

Adults Only: 9:00 A.M. to 10:00 A.M. and 2:00 P.M. to 4:00 .M.

B. Members, tenants and guests swim at their own risk.

C. The maximum pool capacity is twenty-nine (29).

D. No pets are permitted in the pool or the pool area.

E. Health regulations require that a pool side shower must be taken before entering the pool.

F. Swimmers will be free of any skin condition.

G. Swimmers will not grease or oil themselves before entering the pool.

H. No food or alcoholic beverages are permitted in the pool area.

I. Guests must be accompanied by a member or tenant at all times when using the pool or any other common area facilities.

J. Identification tags must be worn by members, tenants, and registered guests when using the pool or any other common area facilities.

K. Rafts, balls, etc., are prohibited in the pool or on the pool deck.

L. Cut-offs, play suits, shorts, etc., are prohibited in the pool - proper bathing attire only shall be worn.

M. Solo bathing is prohibited.

N. Running is prohibited in the pool area.

O. Glassware is prohibited in the pool area.

#### 4. RENTING AND USE OF MOBILE HOMES

A. Prospective sublessees of a mobile home owned by a member or tenant must be interviewed by and be acceptable in writing by the Management before occupancy. Prospective sublessees must sign a copy of the Rules and Regulations that are in effect and complete an Application for Residency. Members and tenants shall be responsible for all violations of these Rules and Regulations by any sublessees as though committed directly by member or tenant and Management shall direct its rent notices, complaints and other notices to member or tenant. Members and tenants are responsible for informing the Management of their intention to sublease and for having sublessees interviewed by the Management.

B. No renting or subleasing will be permitted for less than two (2) months.

#### 5. SELLING MOBILE HOMES IN PARK

A. Owners of mobile homes may not sell their mobile home nor transfer title without first notifying the Management, in writing, that their mobile home is being sold in place. Owners must also secure approval of the Management, in writing, of the prospective buyer. The approval of the Management must not be unreasonably withheld, nor is this rule to in any way abridge the tenant's rights under Sections 723.058 or 723.059, Florida Statutes. Buyer must be interviewed by the Management and have approval of the Management prior to close of escrow and possession of the mobile home. Corporate ownership of mobile home is not permitted.

Ownership of more than one mobile home in the Park is not permitted except in certain family situations and then only with prior written approval of the Management.

B. Members and tenants may avail themselves of the Park's mobile home Sales Department or select an outside brokerage service of their own choice, or if they so desire, they may sell their mobile home themselves. Pre-approval by the Management of prospective buyer applies whichever sales method is chosen.

## 6. SIGNS

A. Should a member or tenant in good faith desire to sell his mobile home he may, during the period of time that the mobile home is offered for sale and prior to an actual sale, place one sign in or upon his home notifying the public that his mobile home is for sale. This sign may be of a size not to exceed 18" x 18" and shall be displayed in a neat and secure manner and only in the front window of the mobile home except when the front of the mobile home faces the water, in which case, the sign may be posted on the rear of the mobile home.

B. There are no signs permitted to be placed on the space. We are referring, primarily in this instance to "NO MOWING" signs. The Park Service Department will provide those people desiring to mow their own space with four (4) flags on a wire. These must be placed on the four (4) corners of the area they do not wish to have mowed.

## 7. MOBILE HOMES MOVED INTO PARK

Only new mobile homes may be brought into the Park. Members and tenants shall notify the Management prior to purchasing a mobile home to be placed on a Park space. Mobile homes moved in to the Park shall have a minimum width of twenty-four (24) feet and a minimum length of thirty-six (36) feet. Each member or tenant is responsible for the submission of complete plans and permits of the anticipated installation showing compliance the Park's specifications (as hereinafter set forth), City of St. Petersburg building and zoning laws, and any other restrictions of record by any governmental authority having jurisdiction over the Park. These plans must be approved by the Management prior to commencement of any work.

Any mobile home to be moved onto a space must be approved by the Management and shall be installed according to Park specifications, directions of the Management, and in compliance with applicable government regulations.

## 8. MOBILE HOME LICENSE AND COMPLIANCE

Members and tenants shall be responsible for maintaining compliance with all applicable state and local laws for the mobile home and accessory buildings.

## 9. ADDITIONAL INSTALLATIONS AND BUILDING PERMITS

All accessory buildings and/or modifications on a mobile home space, including, but not limited to mobile home attachments, driveways, landscaping, or any items that will affect the exterior appearance of the residence, must receive written approval of the Management prior to applying for a Building Permit and/or starting work. To save added expense and inconvenience, always check with the Management first when planning any new installations to your space and/or mobile home. A Building Permit must be obtained for any and all structures, storage buildings, etc. No structure or building shall exceed the height of the side eave line of the mobile home.

10. EXTERIOR MAINTENANCE

A. The exterior of the mobile home and any other structures (and all of the space) shall be maintained in a neat appearance, including (but not limited to) painting and repair, and shall be free of litter, debris and outside storage such as ladders, wheelbarrows, lumber, loose blocks, bricks, bags of fertilizer, etc. Asphalt or concrete driveway to be maintained (repaired and seal coated) as necessary by member or tenant.

B. No aluminum foil, bed sheets, or cardboard, etc., will be allowed on the windows of any mobile home.

All mobile homes must display house address number on the street side of home for easy location by emergency services. Letters shall be at least 4" high, as per City of St. Petersburg ordinance.

C. If metered utility boxes are screened with landscaping, such landscaping shall not interfere with accessibility. Easements for the installation and maintenance of utilities and drainage facilities have been reserved throughout the Park. No structure, planting or other material which may damage or interfere with the installation and maintenance of utilities, change the direction of or obstruct or retard the flow of water through drainage channels will be permitted in, on or about those easements.

D. No member or tenant may water his, her or their lawn with city metered water. Only well water or reclaimed water, where it is available, may be used for irrigation purposes. The Park reserves the right to impose watering restrictions on a pre-scheduled basis should a water ban be imposed by local, state or federal government.

E. Each member or tenant is responsible for effective extermination of his, her or their space to guard against the spread of infestation of insects, fungus, mice and other vermin.

F. Yards and landscaping on a space must be completed within 60 days from the placement of a mobile home thereon and must be properly maintained by the occupying resident. New yards or existing yards are to be grass or planted in conformance with a xeriscaping program. No xeriscaping is to be implemented until properly approved by the Management with an appropriate drawing and design criteria submitted with approved drought tolerant plants. No stones, concrete or other painted surfaces may be used for yards without written permission from the Management. Sod must be kept healthy and in good state of repair. Yard ornaments are only permitted with submitting a drawing or specifications to the Management for approval. Yard ornaments referred herein refer to both ceramic and other numerous and sundry items and paraphernalia commonly seen in many yards and sometimes in excessive numbers, these should be limited in number not to exceed four in any one yard. Vegetable gardens are permitted on the mobile home space provided they conform to specific guidelines:

- a. Garden shall not exceed 2' in width and must have approved bordering blocks; length not to exceed length of any one side of mobile home.
- b. The garden must be maintained at all times by the member or tenant and removed entirely when the vegetable growing season is past or the member or tenant leaves for the summer. Area must be re-sodded.
- c. Compost piles are not permitted because of health and sanitary reasons. Decaying garbage attracts bacteria, flies, roaches, rats, and other vermin.
- d. The Garden Club has a brochure "Designing and Maintaining the Vegetable Garden" that has the approval of the Management.

G. Shrubs and/or trees shall be planted and lawn furniture, hoses, etc., shall be placed around a mobile home so as not to interfere with the use of lawn mowers. Sketches reflecting new or additional plantings must be submitted to the Management for written approval prior to installation to facilitate both appearance and lawn mowing. No trees may be planted or removed without prior written approval from the Management. No plantings shall be allowed to become overgrown, or to impede lawn mowing.

H. Each member or tenant is responsible for the maintenance of his, her or their yard, raking of grass and landscaping (other than landscaping to be performed by the Management pursuant to a lease, rental or other agreement with that member or tenant) in a neat, clean and attractive manner. Those members or tenants who want to mow their yards are permitted to do so. Park mowers will mow within 6-8" of the mobile home. Members and tenants are responsible for close trimming around home and plantings.

I. The Management must be consulted about the location of underground utilities prior to any digging by or on behalf of any member or tenant in excess of six inches in depth.

J. Each member or tenant must arrange for the care of their own yard. Patios, carport, and surrounding areas must be well kept. Shrubs, vines, trees, etc., shall not obscure other member's or tenant's views or be excessive in height or width or brush against neighboring mobile homes. In the case of negligence in the care and upkeep of a member's or tenant's space and landscaping, the Management will give fourteen (14) days written notice to the member or tenant by U.S. Mail directed to his, her or their address in the Park, specifying the repair or maintenance that is needed. Each member or tenant is responsible for the maintenance of his, her or their yards, trees, and planters. They must be kept fertilized, watered, trimmed, edged, and pruned to present a neat, clean appearing yard. These rules apply not only during occupancy, but during absences as well.

K. Flower or window boxes or other attachments fastened to or protruding from the mobile home or utility building are permitted provided they conform to specific construction plans and have written management approval prior to installation.

L. Any exterior modifications to the home must be approved by the Management to assure their aesthetic integrity to the community.

M. Color of siding, driveway painting, roofing, awnings, etc., must be white or earth-tone shades and must have prior written approval of the Management. Trim on homes can be complimentary to shade of siding. Other pastel shades might be considered for approval, but color sample must be submitted to the Management and written approval must be received before any other colors may be used. The Management must approve the color of any driveway that is to be stained (painted). The standard color is earth-tone or green, however, the shade must be submitted for approval prior to starting work. Two-toned staining or painting jobs are permitted but only with prior approval of the Management. Use of river rock is an approved driveway resurfacing method, if done in standard earth tones. Driveways must be kept free of grease, oil, and other surface debris.

N. All homes are to be equipped with full length carports where size and position of lot allows. Other homes may have less than full length carports when approved by the Management in writing. Carports are to be .032 gauge painted aluminum or heavier and supported by a 2" X 2" aluminum post or larger if space permits. All storage areas in carports shall be enclosed. Open shelf storage visible from the street will not be permitted.

O. Utility buildings shall be the same material and color as home siding. Such utility buildings shall be constructed to give the appearance of being built from floor to ceiling as part of the carport structure. These rooms shall in no way give the appearance of being out buildings. Utility buildings shall be a minimum of five (5) feet by seven (7) feet in dimensions and shall not exceed one hundred (100) square feet.

P. Washing machines, dryers, refrigerators, freezers, water softeners, etc., are only permitted inside a mobile home, utility room or enclosed porch. No sinks, stoves or other appliances shall be located on the exterior of the mobile home. Compressors for central air conditioners shall be installed in accordance with appropriate governmental ordinance. No roof top air conditioners are permitted.

Q. No outdoor laundering, drying lines or other apparatus for the drying of clothes, bathing suits, towels, etc., will be permitted on any space, nor shall any item be left draped or hung on patio, carport, screen porch or in yards. Drying apparatus of any type is prohibited from installation or use on the exterior of the space. Clothes that are drying must be confined to the interior of the house or utility shed or the Park provided drying areas. No wires may be strung about the property for drying purposes. This rule is to be enforced with common sense and prudence.

R. Solar heating apparatus may be installed, however, their make-up size and installation must be approved in writing from Management before installation shall commence.



S. Decks or patios may be constructed of redwood, Douglas fir, concrete or other material approved in writing from Management before installation shall commence.

T. Screened-in areas on the home must be kept clean and neat. Clothes boxes and junk may not be piled so as to be visible from the street.

U. Awnings, if installed, must have prior Management approval. No bamboo, reed, match stick, plastic, or other type of hanging shall be used on or around the exterior of a patio, screen porch, glass room or carport. No canvas is permitted. Colors of aluminum awnings will match color of body of home. Aluminum awnings may be installed on exterior screen rooms and on the windows of the mobile home. Any other installation must be approved by Management.

V. Hitches are to be removed from the mobile home or covered by installing a planter box matching the existing skirting. The planter must be attractively planted with landscaping to screen the hitch from view.

W. No fences or barricades of any type, which have not been approved in writing by Management, are permitted in the Park.

X. The throwing or placing of garbage, refuse, trash, or any other matter into the canals, lakes or waterways, within or abutting the Park, is strictly prohibited. All garbage, trash, leaves, grass and the like must be placed at the street side in front of the mobile home no earlier than 6:00 p.m. on the day prior to the scheduled pick-up. All receptacles are to be returned to their concealed space by 4:00 p.m. the day of pick-up. All trimming from shrubbery and trees and all articles more than four (4) feet in length, must be securely tied in bundles. A garbage hide or other approved installation must be provided for the shielding from view of garbage cans and other paraphernalia so that it is not visible to your neighbors or from the street. Members and tenants will be responsible to pick up any trash or garbage strewn about by storms or animals.

Y. The exterior surfaces of the mobile home including eaves, trim, skirting, and downspouts shall be kept free from mildew or discoloration. Peeling, fading, or damage to the exterior surface must be repaired and painted. Failure to maintain the exterior of the home in accordance with these exterior standards will be cause of the home to be removed from the Park. No new sand (stippled) painting will be allowed because of its high susceptibility to mildew.

Z. Flag poles may be installed with Management approval. Flagpoles must be straight and free from rust.

AA. Replacement of existing antennas by the present member or tenant is permitted and shall not be in excess of eight (8) feet above the roof. However, no new antennas will be permitted upon sale of mobile home without prior Management approval. Antennas must be kept free from rust and be straight. Wooden poles are not acceptable. If cable television is activated on space, TV antenna must be removed.

11. LIGHTS.

Outside lights shall be a type and installed so that they are not objectionable to neighboring members and tenants and/or traffic and must receive prior approval. If security lights are installed some rules apply but in addition, member or tenant wishing to install light must get written permission from members and tenants who will be affected by light, before permission for installation can be approved. Poles for security lights must be concrete.

12. METERING WATER.

Management shall have the right at any time to cause the water to be individually metered at each mobile home. All water meters to be installed at the expense of Management. Only well water or reclaimed water, where it is available, can be used for irrigation; city water cannot be used for irrigation.

13. SOLICITATION IN PARK

No commercial door-to-door solicitation is permitted in the Park. Other solicitation permitted only with prior Management approval. Nothing contained in this rule shall be construed to infringe upon the rights of any resident to canvass other residents for the purposes described in Section 723.054(3), Florida Statutes.

14. COMMERCIAL ENTERPRISES

No member or tenant may engage in any type of commercial business in Park. No garage, patio, carport rummage or yard sales permitted on mobile home space.

15. STORAGE UNITS

Design and placement of storage cabinets on the mobile home space must be approved by Management and must conform to city, county and Park regulations. At such time as a utility shed or storage cabinet becomes obsolete or is in poor condition, if there are two storage units on the space, both units are to be replaced by one new unit not to exceed 10' x 12'. Only aluminum or metal construction is acceptable and the color shall reasonably match the home, and be placed so as to become part of the home, instead of set away from the home.

16. DRAIN AND GAS HOSES

Drain and hose connections must be gas and watertight.

17. VEHICLES

A. No parking on street at any time (Fire Department regulation). Visitors may use extra space in the carport of the member or tenant that they are visiting, if the

carport length is sufficient to prevent vehicle from protruding into the street. Visitors may also use designated extra parking spaces around the Park or in the recreation hall parking area or park outside of the Park.

B. Absolutely no parking or driving on grass at any time, for any reason.

C. The speed limit on all streets and roadways in the Park shall be a maximum of 15 m.p.h.

D. All trailers, motor homes, campers, boats and other large sized equipment or accessories belonging to a member or tenant must be kept in the storage compound, if space is available, or outside of the Park if such compound space is not available. Nothing larger than a pick-up truck, with a cab high shell, will be permitted to be parked on a mobile home space without the express written approval of Management.

E. Motorcycles are allowed in the Park as transportation to and from the Park entrance and to the home of the member or tenant, as long as the rider strictly observes noise and speed regulations in effect within the Park.

F. A valid driver's license is required for the operation of any motorized vehicle in the Park.

G. A member or tenant may make minor vehicle repairs in a timely manner in his, her or their driveway as long as the area in which those repairs are made is kept neat, clean and orderly at all times. Major repairs such as engine overhauls, transmission overhaul, rear axle overhaul or any form of body repair or painting or restoration cannot be performed in the Park.

H. Boats with open cockpits not in excess of 21' may be stored on the mobile home site (in carport only). All other boats must be stored either in the Park dry storage (annual fee paid monthly) or outside Park facilities. Dry storage area in Park available on a first come, first served basis.

I. Under no conditions will commercial or recreational vehicles larger than a pick-up truck with a cab-high shell or small vans be permitted to park on the mobile home site. (Exception: vehicles not meeting the above limitations but located on the site and registered with the Management office as of March 1, 1978, may continue to remain on the home site with written Management approval). This right, however, is not assignable in the event of sale of the mobile home. Such other recreational vehicle must be parked either outside of the Park or stored in the dry storage area. Vehicles may be loaded or unloaded at the mobile home site but only for such reasonable time as it takes to load or unload said vehicles. Trailers must be attached to tow vehicle and driver of vehicle must be present at all times. No recreational vehicles of any type may be parked and lived in on a mobile home space.

J. Parking in front of the north or south boat ramps is prohibited except for vehicles to be used for loading or unloading boats. Nonetheless, no vehicle may be parked in front of the north or south boat ramps for more than 24 consecutive hours. THE BOAT RAMP AREAS ARE NOT FOR STORAGE OR LONG TERM PARKING OF VEHICLES.

18. BICYCLES

Bicycles must observe the fifteen (15) m.p.h. speed limit. The use of lights is required at night. The use of proper signals is requested to insure safety for all. No bicycle riding on sidewalks is permitted.

19. SKATEBOARDS AND ROLLER SKATES

Skateboards and roller skates are prohibited in the Park.

20. PETS

A. Dogs may reside and be exercised only in the designated pet Section of the Park, and only small dogs not to exceed twenty-five (25) pounds are permitted. No more than one dog per space. Dogs are not permitted to be walked in non-pet sections of the Park or other member's or tenant's spaces, and each pet owner is responsible for removing their pet's bodily waste from Park property. Failure to comply will be sufficient cause to have the dog removed from the Park permanently. All dogs must be registered in the office. Management approval is required for any new dog to be brought into the Park, even to replace another dog. Dogs registered with the Park office, currently living in the Park on November 15, 1987, (in designated pet section of the Park) weighing more than 25 pounds may live out their lives if they do not create a nuisance or neighbor complaints. Picture, weight, breed, and color of dog are required. Dog leashes are not to exceed 6' in length. No exterior dog houses are permitted. Dogs must always be on a leash outdoors.

B. Domestic, housebound cats will be allowed on designated pet spaces only. At no time are the cats to roam free and if outside, must be on a leash. Only one cat per household, and if a dog already resides on the space, a cat will not be allowed; only one pet per mobile home space. Cats are not permitted to be walking in other sections of the Park and each pet owner is responsible for removing their pet's bodily wastes from Park property. Failure to comply will be sufficient cause to have the cat removed from the Park permanently. All cats must be registered at the office. Feeding of any stray animals is strictly prohibited.

C. Visitors and guests may not bring pets into the Park, even in the pet Section. Sublessees may not bring pets into the Park.

21. NOISE

No noise objectionable to neighbors is permitted. No excessive noise is permitted between the hours of 11:00 p.m. and 7:00 a.m.

22. PARK MAINTENANCE PERSONNEL

Members and tenants shall not request help from Park employees for personal matter, except in off hours.

23. RECREATION HALL AND OTHER COMMON AREA FACILITIES.

A. The recreation hall will be closed at 10:00 p.m. unless special events are scheduled. Exclusive private use of the recreation hall must be limited in size and receive prior Management approval. Clearing of dates for private use shall be coordinated with the Homeowners' Association and Mobel Americana Association with prior Management approval. The recreation hall is for the express use of the members and tenants and their guests. Any special events must have Management approval, fifteen (15) days in advance. Regularly scheduled functions take precedence over individual requests for use of the facilities. At no time will any Park facility be closed to any member or tenant as result of any private function. After the facility has been used for private functions, it must be left in a clean and orderly condition or a charge (in an amount determined by Management) will be assessed against the sponsoring party for the costs of cleaning the area.

B. Children, when accompanied by an adult, may use the facilities of the Park except where expressly prohibited by posted rules.

24. LIABILITY FOR DAMAGE

Personal property, including mobile homes placed on the site, shall be at member's or tenant's risk, and the Association shall incur no liability for loss or injury with respect thereto or with respect to any property or persons due to causes including but not limited to, fire, explosion, flood, smoke, water escape, changes in level of underground water table, windstorm, hail, lightning, freeze, aircraft, vehicles (other than those operated by and for the Park), earthquake and insect damage of any nature whatsoever. Members and tenants agree to hold the Association harmless from any liability arising from injury to person or property caused by any act or omission of the member or tenant, his family, licensees or invitees.

25. TIE DOWNS AND BLOCKING

Must comply with state, county, city or any other government ordinance.

26. BOAT DOCKS

No boat dock or docks shall be erected, except with the express written permission of Management. The dock shall be of a proper size to accommodate one boat only, except with prior Management approval. Only waterfront members and tenants are to use the dock except with written Management approval. Any member or tenant installing same agrees to remove it at the end of each tenancy, if required. The dock shall not be fastened to the seawalls. It must be free standing. No boat may be tied to seawalls. No holes may

be drilled, nor fasteners be attached to seawalls. No trees or bushes may be planted nearer than 15 feet from a seawall, and then only with express written Management approval. No davits may be installed on seawalls. No structure shall be installed within 15 feet of seawalls from effective date of these Rules and Regulations, i.e., patios, porches, additions, etc.

**27. BANK OF WATERWAYS**

No construction, improvement or change of any kind shall be made in the area between mobile home space and waterway bank or seawall without the express written permission of Management.

**28. CONTRACTORS PERFORMING WORK IN COMMUNITY**

In order to insure that they are properly insured and licensed, all contractors performing work in the community must be registered with Management and have Management authorization. Authorization will not unreasonably be withheld. It will be the responsibility of each member or tenant to see that anyone performing work at his mobile home has proper authorization from Management prior to soliciting a bid or commencing work. The Association assumes no liability, expressed or implied, for the quality of the work performed by contractors hired by the member or tenant or any damages sustained.

**29. POSTED RULES AND REGULATIONS**

All Rules and Regulations relating to the use of facilities are posted at the facility. These revised Rules and Regulations take the place of the Rules and Regulations published, which became effective on December 2, 1993.

**30. PERMITS**

As required by City and County Building and Zoning Law, installation of all structures shall have plot plans approved. Plot plans must also have written approval from Management prior to application for permits. Plot plans shall include:

- a. Home site, including accessory buildings
- b. Utility placement
- c. Screened-in patios and Florida rooms
- d. Air conditioning units
- e. Carport placement
- f. Garbage hide location

**31. SIDING AND SKIRTING**

All new homes placed in Park shall have exterior siding and shall be horizontal (aluminum or vinyl) to the bottom of the mobile home. All mobile homes must have the

under carriage of the home screened from view by installation of decorative cement block or brick of a design and color to be approved by the Management, in writing.

**32. SCREENED PORCHES AND ADDITIONS**

All homes, space permitting, may have either a screened porch, a glass or vinyl room or a Florida room, either custom or factory built as part of the permanent structure. It shall be aluminum sheath, vinyl siding and/or material comparable to that enclosing the mobile home. Management approval is required before installation.

**33. DRIVEWAYS**

Driveways must be of asphalt or concrete. The use of river rock is an approved resurfacing method. No other type of surfaces are permitted. No driving on grass. Driveways must be as stated above. The Management must approve the shade of any driveway that is to be stained. The standard colors are earth tone and green. Driveways must be kept free of grease, oil, and other surface debris.

**34. OUTDOOR HANGINGS**

No plastic sheets, panels, tarps, canvas, etc., will be permitted to be draped or hung or installed any place around the mobile home space except with written consent from Management.

**35. SPRINKLERS**

No above ground sprinkler systems are allowed. All sprinkler systems must be below ground, with heads installed so as not to interfere with lawn mowing.

**36. STEPS**

All steps to new homes or replacement steps will be of concrete or block. No plastic, wood or metal steps may be installed.

**37. REMOVAL OF HOME, ATTACHMENTS, ASPHALT OR CONCRETE**

Any mobile home or structure on mobile home space or attachment to mobile home that is damaged beyond repair by fire, storm, deterioration or other phenomenon must be removed from the mobile home space within three (3) months. If the member, tenant, representative or his heirs or estate fails to remove the mobile home as well as any concrete and/or asphalt as necessary, will be removed and the cost of removal will be charged to the member or tenant, representative, heirs or estate. The space shall be left in a clean and neat condition.

38. FIREARMS

The use of fire arms, BB guns, air rifles or the like is specifically prohibited within the Park.

39. ENFORCEMENT

These Rules and Regulations shall be enforced with common sense and compassion. The main consideration shall be to maintain our Park in a reasonable manner and to improve the lifestyle of the members and tenants.