

RULES AND REGULATIONS  
FOR  
CITRUS PARK MOBILE HOME VILLAGE

\*\*\*\*\*

WELCOME TO CITRUS PARK MOBILE HOME VILLAGE. ALL REASONABLE MEANS HAVE BEEN TAKEN TO ENSURE THAT YOUR RESIDENCY HERE IS SAFE, PLEASANT AND ENJOYABLE. RULES AND REGULATIONS FOR THE COMMUNITY HAVE BEEN ESTABLISHED FOR YOUR BENEFIT AND THE BENEFIT OF ALL OTHER MEMBERS OF THE COMMUNITY. CONSIDERATION AND COURTESY TO OTHERS, PLUS YOUR MAINTENANCE OF AN ATTRACTIVE HOME AND STRICT OBSERVANCE OF THESE RULES AND REGULATIONS WILL HELP MAINTAIN THE HIGH STANDARD OF OUR COMMUNITY.

\*\*\*\*\*

#1 THE HOME

1. Homes shall be attractively maintained by the Tenant and comply with all applicable laws, ordinances and regulations of the State, County and Citrus Park Mobile Home Village as from time to time amended.
  
2. The location and positioning of the home on the lot will be carried out under the direction of Citrus Park Mobile Home Village Management. Our approval of the style and quality, size and type of all proposed additions or other improvements to your home or lot will be subject to our written approval and will be based on factors such as the size, location and the proposed location of equipment, additions or other improvements in relationship to other lots in the Park. Only new homes (never previously occupied) will be allowed in Citrus Park Mobile Home Village with the exception of mobile homes owned by the Landlord, Trost International Ltd., Inc.
  
3. The following are the architectural and design requirements for each home They represent the requirements to be imposed by management and represent the requirements of construction prior to final occupancy of the home

(A) All underskirting will consist of either block and brick or a combination thereof, providing for ready access to under-home utilities and to include adequate ventilation.

(B) Porch steps will be constructed of cement, stone or brick (or a combination thereof). Wood steps shall not be permitted.

(C) Cabanas and screened-room additions shall be raised and require prior approval by Management. The Park office has specifications for minimum standards.

(D) Patios or Florida rooms must be installed for each unit and the location must be approved by Management.

(E) Carport awnings or enclosed garages must be installed for each unit, including concrete driveways.

(F) The exterior surface of each mobile home must be finished aluminum or vinyl lap or vertical plank siding or other similar upgraded material approved by Management.

(G) Only central air conditioners are allowed.

(H) No exterior antennas are permitted without the express written approval of Management. Exterior television antennas will be allowed for a temporary period until cable television hookups are available to a home. Tenants shall not be required to connect to the cable television but agree to dismantle all exterior television antennas at such time as cable television service is made available. Citizens Band and other radio antennas are not permitted without Management's prior written consent.

(I) Tie-downs and blocking must comply with State and County ordinances or other regulations.

(J) The minimum width home shall be 24 feet except for certain specified lots designated by Management on which homes 14 feet wide shall be permitted.

## 11. THE HOME SITE

1. The Tenant is responsible for the overall appearance of the home site. It shall be kept orderly, neat, clear and free of litter. Trimming of plants, watering, weeding and general care of the lawn and shrubs other than mowing, are the responsibility of the Tenant. Lawn edging around the driveway, walks, plants, planters, the mobile home skirting up to a maximum six-inch border around said items and the picking up of grass clippings after mowing, will be the responsibility of the Tenant. Additional landscaping may be installed with the Landlord's written approval of type, amount and location. Once planted, all plants become the property of Citrus Park Mobile Home Village. Garbage containers are to be kept in an inconspicuous location and are to be replaced in such location promptly after pickup service. Outside watering shall not be permitted in such a manner so as to allow water to accumulate in the streets. While not in use, water hoses shall not be left on lawns but shall be coiled and placed in an area so as not to interfere with general lawn maintenance.
2. Utility buildings not provided as a part of the initial home set-up must be approved by the Management in writing and are to be covered with the same siding used on the home.
3. No fences of any type are permitted.
4. No outside laundry lines may be installed with the exception of an umbrella-type drying rack which shall be placed in an inconspicuous location behind the mobile home and which shall be kept closed when not in use.
5. Lawn care equipment, barbeques, tools, bicycles and other utility items must be stored in the utility building when not in use.
6. Electric, telephone, sewer, cable TV and water lines are installed to each home site. The Tenant will make his own application for service and will pay all bills rendered by a utility company. Tenant shall pay for electric, telephone and cablevision. Management furnishes sewer service.
7. All utility connections must comply with appropriate governing ordinances.

## 111. RECREATIONAL FACILITIES

Rules regarding each facility, i.e., recreation buildings, tennis courts, swimming pools, pool tables, library, bocce & patanque courts and shuffle board are posted for your safety and convenience in the respective areas, as listed below. Failure to observe these rules will be cause for restricting your use of the facility. The recreation hall and facilities are located in the recreational vehicle park area. The Club House and facilities are located in the Mobile Home area. The Club House pool is designated for Adults 21 years or older

1. Swim at your own risk      NO LIFE GUARD ON DUTY
2. I.D badges required and all guests of Tenants must report to the office prior to using the recreational facilities. Guests must be accompanied by a Tenant while using the facilities.
3. No food or drink within 5' of pool. No glass containers in pool or pool area or tennis courts.
4. lap swimming is from 7:00 A.M. to 9:00 A.M. and 6:00 P.M. to 7:00 P.M. Rope must be replaced.
5. Shower before entering the pool. No floatation devices/arm bands only. Swimsuits only/no cut offs.
6. No jumping or running on pool deck. No jumping or hanging on safety rope.
7. Children under sixteen (16) years of age must be accompanied by a responsible adult in the recreation area at all times. Diapered babies require waterproof plastic pants.
8. Recreational facility hours are from 8:00 A.M. to 10:00 P.M. unless extended by a special arrangement. Special hours will be posted to allow for cleaning and maintenance of all facilities.
9. No pets, Skateboards, rollerblades, balls, or Golf carts are allowed in the recreational areas at any time.
10. Minimum clothing in the recreational area for men (except pool-side) is shorts and thongs or sandals and for ladies shall consist of shorts, halter and thongs or sandals.

#### 1V GUEST

1. Guests staying overnight (more than 24 hours) must register at the office. This is required by law and for insurance purposes.

Guests are allowed to stay for up to fifteen (15) consecutive days or a cumulative total of thirty (30) days during a calendar year. Guests remaining longer than the above discribed periods will be assessed a charge of \$1.00 per day per person.

3. Tenants will be held financially responsible for damage caused by their guest to Citrus Park Mobile Home Village property.

#### V. CHILDREN

1. Citrus Park Mobile Home Village is an ~~all adult mobile home park~~. We welcome visits of children and grandchildren but require that their behavior not inconvenience other park residents. As a courtesy to other adults, children must be accompanied by a parent or other responsible adult.

2. Tenants will be held financially responsible for damage caused by children who are their guests.

#### VI. PETS

1. Pets are never allowed in recreation areas.

2. Lawns will not be used for walking pets. Pets shall be walked in green areas designated by Management.

3. No doghouses are allowed on home sites.

4. The pet owner will make certain to keep pet litter removed from the mobile home site daily.

5. Visitors' pets are not permitted.

6. In the event of a justifiable complaint, the owner of the pet in question will be issued a warning. In the event of a second justifiable complaint, the owner will be required to dispose of the pet or vacate the premises within six (6) months.

Management reserves the right to refuse residency to any pet depending upon the circumstances surrounding that pet's compatibility to the park in general. Pets which are permitted by management at the commencement of a lease term may not be replaced by a Tenant in the event of the pet's death or other disposition. In other words it is the intention that pets may not be replaced or new pets acquired subsequent to the commencement date of a lease agreement.

#### V11. VEHICLES, TRAFFIC, TRAILERS, ETC.

1. The speed limit signs in various parts of Citrus Park Mobile Home Village are posted. Observe the speed limit signs.
2. Pedestrians and bicycles have the right-of-way.
3. Two passenger cars shall be allowed per home in phase one, two, three and five, "THE MOBILE HOME SECTION". All transportation trucks and vans must be parked under the carport. Commercial vehicles (as defined by Management), campers, boats/boat trailers, recreational vehicles, conversion or customized recreation vans or any class D vehicle, ETC., must be parked in designated storage areas. There shall be a separate charge of \$15.00 dollars per month for the use of the storage area. Residents arriving from out of state, upon notification to the office, will be permitted a five day period to unload their motor homes, and five days to reload when leaving to return home. No boats are permitted at the homesite overnight at anytime.

Two passenger cars shall be allowed per home in phase four "THE RESORT SECTION". All transportation trucks and vans must be parked under the carport. Commercial vehicles (as defined by management), campers, boats/boat trailers, recreational vehicles, conversion or customized recreational vans or any class D vehicle ETC. must be parked behind the homesite on the canal side, unless otherwise specified in writing by the administration office. Any changes due to special circumstances must be in writing and on file in the administration office prior to the signing of the lease.

- 4 There is to be no work performed, of any kind, on cars, boats, recreational vehicles, campers, or any other type of vehicle on Citrus Park property.

- 5 No street parking is permitted with the exception of temporary guests. Parking shall not be permitted on grassed areas.

#### V111. MAIL

1. Uniform mail boxes shall be installed for each home site. Each Tenant is responsible for maintaining his name and lot number in proper manner before postal delivery shall begin. The method and location of attaching this information shall be approved by the Management.

#### 1X. ADVERTISING, SELLING AND SUBLETTING

1. Canvassing shall be done at a reasonable time or times and in a reasonable manner.

2. The Management of Citrus Park Mobile Home Village shall not deny any Tenant the right to sell the Tenant's own home within the park. However, Management does reserve the right to approve new tenants resulting from the sale of the home. A transfer fee will be charged in the event of the sale for the purpose of making appropriate credit checks and for re-issuing security stickers and passes when such are applicable. A new applicant for tenancy must provide Management with all reasonable information requested and approval of such tenancy is subject to Management's acceptance of such information. Written approval shall not be unreasonably withheld by Management.

3. Mobile homes may be sublet only with the Management's approval of prospective tenants. Management's approval shall be in writing and shall not be unreasonably withheld.

4. FOR SALE signs may not be placed on the home site. Such signs may be placed on the home itself and may not be attached to any portion of the home other than the exterior walls. No single dimension of any sign may exceed 18 inches and any sign must indicate that the home is being sold and not the lot.

#### X. RENTS AND FEES

1. The minimum Lease Agreement is for one (1) year. The typical initial Lease Agreement is for a period of one year and provides for automatic one years extension subject to the Tenant's options to terminate the Lease on sixty days written notice prior to the anniversary date of the Lease term.

2. Rental amounts are subject to change in accordance with the terms of the Lease.

3. In the event rents or fees due the Landlord are not paid in a timely manner, the same shall be subject to a delinquency charge equal to 1 1/2% per month on all amounts not paid when due.

4. Landlord may evict the Tenant for non-payment of lot rental amount; conviction of a violation of some Federal or State law or local ordinance, which violation may be deemed by the Landlord to be detrimental

to the health, safety or welfare of other residents of the Park; violation of any Rule or Regulation established by the Landlord, a change in the use of the land comprising the Mobile Home Park or portion thereof.

#### XI. BOATING

1. Boats up to a maximum length of twelve feet are permitted on the lake.
2. No gasoline powered engines are permitted but battery powered motors are acceptable.
3. All boats must be removed from the lake area when not in use.
4. All boats must enter and exit the lake in designated locations approved by Management.
5. Use and enjoyment of boats on the lake is done at the user's own risk.

#### XII. FISHING

1. Fishing is allowed in the lake behind your unit only. No net fishing is permitted.
2. All fishing is done at your own risk.
3. Fish cleaning or gutting is not allowed in the lakes.
4. Minimum size fish to be removed from the lake shall comply with applicable Florida Fish & Game Department regulations

#### XIII. LAKES AND CANALS

1. Swimming or wading is not allowed in the lakes.
2. DO NOT feed or tease wild life in the lakes, for your safety and theirs. According to State Law feeding the alligators may result in a \$500.00 fine and up to 60 days in jail.
3. DO NOT cut out the vegetation in the canals-just trim it.
4. DO NOT throw anything into the lakes or canals.



#### XIV. SECURITY

1. At the present time Management has provided a Security system for Citrus Park Mobile Home Village. The gate will be closed from 6:30 P.M. until 6:30 A.M. To enter the gate at all times, please obtain a bar code from the office. You will be charged \$5.00 for each bar code. This fee applies only to PRMZ 000172-P22072. In case of emergency call the guard at the gate.

AMENDED MAY 6, 1989

#### XV. MINIMUM AGE

1. Except for persons resident in the park at the time of the adoption of this amendment to the rules and regulations, no person under the age of fifty-five (55) years shall be permitted to permanently reside in the park. A married couple who intend to reside in the park after the adoption of this amendment, only one spouse must be at least fifty-five (55) years of age, provided the other spouse is at least thirty-five (35) years of age. The owner reserves the right to deny the establishment of residency in the park by a spouse under fifty-five (55) years of age, if such residency would result in less than eighty percent (80%) of the resident population of the park being at least fifty five (55) years of age.

#### XVI. LIGHTING

1. All lot post lights are required to be left on every evening for street lighting and security reasons and must be maintained in a working manner by each Tenant.

#### XVII GENERAL

Firearms and air rifles are not to be discharged in the park. No open fires. Properly supervised grills only.

THE MANAGEMENT RESERVES THE RIGHT TO ESTABLISH NEW POLICIES OR CHANGE EXISTING POLICIES FOR SITUATIONS NOT COVERED IN THESE RULES AND REGULATIONS. REASONABLE CHANGES IN THE RULES AND REGULATIONS MAY BE MADE SOLELY AT THE DISCRETION OF THE MANAGEMENT BY PROVIDING THE TENANT WITH 30 DAYS' NOTICE OF THE PROPOSED CHANGE. INTERPRETATIONS OF THESE RULES AND REGULATIONS SHALL BE MADE BY THE MANAGEMENT AT ITS SOLE DISCRETION.

THE MANAGEMENT  
CITRUS PARK MOBILE HOME VILLAGE  
PHONE NUMBER : (941) 992-3030