

I. MEMBERSHIP IN THE COOPERATIVE

1. It is the intent of the Corporation that the Community be 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, at least eighty percent (80%) of all occupied Units within the Community must be permanently occupied by at least one Resident fifty-five (55) years of age or older. 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. Under HOPA, the Corporation, may, in its sole discretion: (a) modify this requirement, (b) limit its enforcement, or (c) strictly enforce this rule as a result of its interpretation under Federal or State Law.

2. Every person desiring to become a Member of the Cooperative must fill out a membership 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 and a Member of the Cooperative. Approval is at the sole discretion of Management. At the time of application, the applicant must also present to Management, for copying, documentation of the age of all proposed occupants of the manufactured home, which documentation shall include one of the following for each applicant:
 - a. Current driver’s license
 - b. Birth certificate
 - c. Current passport
 - d. Current immigration card: or
 - e. Such other documentation of comparable reliability containing a birth date

3. The Board of Directors must approve or reject applications for purchase of Membership in the Co-op. All applicants for Co-op membership shall be considered desirable and compatible with the community in order to be

approved for admittance and must meet certain financial criteria as established by the Board of Directors.

4. The Co-op reserves the right to refuse admittance to any prospective Member on the basis of the criteria established to determine the background, character and financial responsibility of prospective Members.
5. The Co-op reserves the right to require an application fee not to exceed the greater of \$100 or the maximum cost allowed under S.S. 719.106(1)(i), Florida Statutes, to defray any cost connected with the screening process. If this fee is determined to be a fee prohibited by S.S. 719.106(1)(i), Florida Statutes, it will be refunded. The failure of any prospective Member to provide general background information, personal references and proof of financial responsibility shall be deemed a cause for refusal of membership.
6. Determination by the Co-op that the Member misstated or misrepresented any information on any application or entry forms required by the Co-op prior to admittance as a Resident of the Community and a Member of the Co-op shall constitute a violation of these Rules and Regulations, and the Co-op shall have all rights and remedies permitted in the Declaration of Master Form Occupancy Agreement and under Chapter 719, Florida Statutes.

II. THE MOBILE HOME

1. Prior to the installation of any newly-purchased mobile home, the Member shall submit to the Board of Directors an application to install, on an approved form, indicating all required information. Any new mobile home must be at least 24 feet wide. The maximum length and the optimum position on the Unit will be determined upon examination of the site by the Board of Directors.
2. Newly installed mobile homes must be set up to include the following appurtenances within 30 days from date of placement on the lot:
 - a. Carport or garage utility room
 - b. Under skirting
 - c. Planter in front of the mobile home
3. 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 from the board or management before proceeding with the construction.

4. Residents must obtain, at their own cost and expense, all permits and fees required by appropriate Governmental Authorities, including without limitation: utility room permits, building permits and all impact and setup fees. Residents must provide Management with proof of payment and receipt of any and all such permits and fees.
5. Residents must obtain the Co-op's approval of all contractors used by Residents to set up their mobile home, including sewer, water electrical and mechanical contractors. All hired contractors must have class "A" contractor's licenses.
6. Prior to commencement of any mobile home setup, the Resident or Resident's contractors shall post a \$5,000.00 bond with a term of not less than one (1) year to insure against damage to the Community's water and sewer lines.
7. Exterior antennas, satellite dishes and other external signal receivers must be approved by the Board of Directors. The Federal Communication Commission has established guidelines for the installation of these devices and prohibits the Corporation 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 the Board of Directors prior to installation.
8. Mobile home tie-downs and blocking must comply with all applicable government laws, ordinances and regulations.
9. If the manufactured home is sold to someone who is not approved by the Screening Committee, the home must be moved from the Community at time of sale.

III. MOBILE HOME SITES

1. Mobile homes shall be attractively maintained and comply with all applicable laws, ordinances, and regulations of state, county, or Community as from time to time amended.
2. Lots must be improved in accordance with the plans and specifications approved by appropriate Governmental Authorities and as designed by the Co-op. Plans and specifications are available for review at the Co-op's office. Lot improvements include, but are not limited to: sidewalks, utility rooms, carports, garages, underskirting, planters and any sod, plants, trees and landscaping provided by Residents.

3. Residents are responsible for the overall appearance of the mobile home site. Sites shall be kept orderly, neat, clean and free of litter. Storage is not permitted in the carport, patio or under the home.
4. The Co-op provides lawn mowing and other lot maintenance services for all lots in the Community and shall require access to all lots.
5. All clotheslines must be of the folding tree type and must be placed in the rear or side of the mobile home. When not in use, all clotheslines must be taken down and put in the utility room. No clothes shall be hung on any unenclosed carports or patios. No clothes shall be dried on outside lines on Sunday.
6. Clotheslines or garden hoses are not to be attached to electric panels or poles or dryer vents.
7. Flowers, trees, shrubs, and lawns may be watered only by hand sprinkler, or hose in hand. No soaker hose will be allowed. Prudent use of water for all purposes should be of first consideration at all times by everyone. Automated sprinkler systems may be used; however, all watering from all outside faucets must be done with non-potable water.
8. All trees located on resident's Unit, or planted by the resident on their unit, are the responsibility of the resident. No trees of any type shall be removed or sold to anyone without prior approval of management and obtaining the necessary permits, if required by law. Maintenance, care and removal of trees located on the Resident's Unit shall be at the sole expense of the Resident; however, removal of any tree located on Resident's Unit must first be approved in writing by the Corporation.
9. Mobile home sites not maintained to standards satisfactory to the Co-op will be maintained by the Association. A minimum fee of \$10/hr. for the Co-op maintenance will be charged to the Resident owning or occupying the unit.
10. In the interest of maintaining an open aesthetic for all Residents, no fences will be permitted with the exception of those units located in Pet sections as defined and provided for herein.
11. Any clogging of the sewer line from the mobile home to the main line is the responsibility of the Resident. If the Co-op is called upon to correct any clogging of the sewer line, the plumber's charges will be assessed to the Resident if the clogging is between the mobile home and the main line.