



TWIN SHORES

A Resident Owned Community  
(941) 383-1646 Fax (941) 387-9089  
3740 Gulf of Mexico Dr. Longboat Key, Fl. 34228

TO: Twin Shores Residents  
FROM: Victoria VanMeier, President  
Subject: Our 55 and Over Status

Dear Fellow Resident:

As you know, one of the main assets that we have here at Twin Shores is our status as a community for people age 55 and above. In order to maintain this very important status as a 55 and older community, the federal government requires that we have proof of age for all residents that are living in Twin Shores. We want to make sure that we can comply with this regulation, so we are requesting that all of our residents submit either a copy of their driver's license, passport or birth certificate to the office.

Receiving the information is imperative since we could lose our 55 and older status if we do not have the information on file. Rest assured that anything you provide will be held in confidence, and will be shown only to our administrator and the government should they decide to audit us.

Children and grandchildren may each visit up to 30 days per year.

Shareholders: Two per unit. One must be at least 55 years of age, second person at least 45 years of age. You may loan your unit to a family member for up a two week period. You may rent your unit for a minimum of 1 month in the summer months (May to October) or two months minimum of 2 months in the season. (November through April.

Thank you for helping us comply with this federal law.

Sincerely,

Victoria VanMeier  
President

Owner's name: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner signature

TWIN SHORES BEACH & MARINA, INC. PURCHASE APPLICATION  
3740 GULF OF MEXICO DRIVE  
LONGBOAT KEY, FLORIDA 34228

SHAREHOLDER TRANSFER/PURCHASE

Which Title Co. and/or Attorney will handle this transaction? \_\_\_\_\_  
Phone \_\_\_\_\_

1. Have you received a copy of the Prospectus, read and understand and agree to abide by the terms of the Prospectus and Bylaws? Yes No
2. Have you received a copy of the most recent rules and Regulations, read and agree to abide by them? Yes No
3. How much time do you plan to spend in Twin Shores? \_\_\_\_\_  
# \_\_\_\_\_ weeks, # \_\_\_\_\_ months.
4. How many people are involved in buying this unit? \_\_\_\_\_ Yes No
5. Do you plan on renting your unit? Yes No
6. Do you understand the minimum term of rental is 2 months? Yes No
7. Do you understand that any usage of your unit (either loaned or rented) other than IMMEDIATE family (brother, sister, mother, father, son, daughter) must submit a registration form and pay \$75.00 prior to occupancy? One occupant must be over 55.  
Yes No
8. a. All persons that use your unit (family) must have written permission to so.  
b. Anyone using your property, at any time by state law, must register at the office or club house.
9. Are you aware that only 1 parking space is assigned per unit and therefore only one car is allowed per unit? There are a few rental spaces based on availability only.  
Yes No
10. No pets are allowed at any time.
11. If you plan on renting your unit, we recommend you carry liability insurance on your property and indemnify the common properties of Twin Shores? Yes No
12. A mandatory personal interview by members of the Board of Directors or their representatives will be required prior to purchase.
13. Please be aware and adhere to our recycling and garbage rules. \_\_\_\_\_  
(No hazardous materials, construction materials, in the garbage, no plastic bags in the recycling)
14. HOA Fees are \$----- per quarter, plus \$150.00 per quarter for water.
15. If you are buying a new Marina Villa do you understand there will be a reserve budget? Yes \_\_\_\_\_ No \_\_\_\_\_
16. Have you inquired about any special assessments or been told of any? \_\_\_\_\_

BUYERS SIGNATURE \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Date \_\_\_\_\_

**TWIN SHORES MOBILE HOMEOWNERS ASSOCIATION  
SHAREHOLDER TRANSFER/PURCHASE  
TWIN SHORES IS A RESIDENT OWNED 55+ ADULT PARK**

APPLICATION FOR PURCHASE OF UNIT # \_\_\_\_\_

CURRENT OWNERS NAME(S) \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE # \_\_\_\_\_ BUSINESS # \_\_\_\_\_

NAME OF BUYER(S) \_\_\_\_\_

ADDRESS \_\_\_\_\_

(STREET)

(CITY)

(STATE)

(ZIP)

TELEPHONE # \_\_\_\_\_ E-MAIL \_\_\_\_\_

DATE OF BIRTH \_\_\_\_\_ SPOUSES BIRTHDAY \_\_\_\_\_

(Photo ID Required)

NUMBER OF OCCUPANTS \_\_\_\_\_ PARKING FOR ONE CAR ONLY. PETS ARE NOT PERMITTED

REFERENCES: (At least three non-family members)

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

RETIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

EMPLOYER/FORMER EMPLOYER'S: COMPANY \_\_\_\_\_

NAME \_\_\_\_\_

(ADDRESS) \_\_\_\_\_ (CITY) \_\_\_\_\_

TELEPHONE # ( ) \_\_\_\_\_

(STATE) \_\_\_\_\_ (ZIP) \_\_\_\_\_

OCCUPATION \_\_\_\_\_ # YRS. AT PRESENT JOB \_\_\_\_\_

THREE CREDIT REFERENCES INCLUDING ONE BANK

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BUYER'S SIGNATURE \_\_\_\_\_ SELLER'S SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_ DATE \_\_\_\_\_

BOARD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**TWIN SHORES MOBILE HOMEOWNER'S ASSOCIATION, INC.**  
**dba TWIN SHORES BEACH AND MARINA**  
**RULES AND REGULATIONS - Effective January 4, 1999 and as amended**  
March 7, 1999; February 20, 2002, February 19, 2003; April 20, 2005 and April 15, 2009

The purpose of these Rules and Regulations is to promote the comfort, welfare and safety of the Shareholders, Lot Renter and Tenants of Twin Shores Mobile Homeowner's Park, Inc. dba Twin Shores Beach and Marina (hereinafter called the "Park") and to improve and maintain the appearance of the Park. These rules have been established by the Board of Twin Shores Mobile Homeowners Association, Inc., dba Twin Shores Beach and Marina, the owner of the Park, and may be changed from time to time to achieve these objectives.

**A. DEFINITIONS:**

1. CORPORATION - "Corporation" means Twin Shores Mobile Homeowners Association, Inc., dba Twin Shores Beach and Marina, the owner of the Park and Landlord to both Shareholders and the Lot Renter.
2. LEASEHOLDER - "Leaseholder" will be the person or persons owning a membership certificate issued by the Corporation pursuant to the Articles of Incorporation and Bylaws. "Leaseholders" are sometimes also referred to as "owner(s)," "shareholder(s)" and "member(s)." Leaseholder will be referred to within this document as "Shareholder."
3. LOT RENTER - "Lot Renter" will mean an occupant of a Unit in the Park who is not a Shareholder but who owns the physical Unit he or she is occupying but has no interest in the land on which the Unit is located.
4. TENANT- will mean anyone renting a unit from a Shareholder or Lot Renter.
5. PARK - "Park" will mean Twin Shores Mobile Homeowner's Park aka Twin Shores Beach and Marina.
6. BOARD - "Board" will mean Board of Directors of the Corporation or Board's Representative.
7. UNIT - A Unit means the home or homes within the Park owned or rented by Shareholders or Lot Renter. Shareholders and the Lot Renter are permitted to own up to two shares in this Park and thus, where necessary, the singular "Unit" will include "Units."
8. ASSOCIATION FEES- Shall include maintenance, water /sewer, south side propane hot water charge, and additional parking charge.

**B. RULES AND REGULATIONS:**

**1. Restrictions:**

- A. References will be required and may be checked before a Unit may be sold or rented to any individual.
- B. Applicants must be considered desirable and compatible with other residents of the Park. This provision will be interpreted in a manner consistent with all local, state and federal laws. In addition to general considerations, it is the intention of the Corporation to maintain the Park as a place providing housing for persons as set forth in the "55 and over" Housing for Older Persons Act of 1995. Applicants who could cause the Park to fall outside such rule will not be approved
- C. A home is only to be used as a single-family adult residence or rental Unit.

**2. Lot Renter and Shareholders:**

- A. A written lease is offered to the Lot Renter prior to occupancy. Any Lot Renter

choosing not to execute a lease is subject to the same terms and conditions as Lot Renters who have executed leases and all of the terms and conditions of such leases are specially incorporated herein by reference as rules and regulations governing the tenancy.

- B. Shareholder /Lot Renter will not assign his/her lease or any interest therein or allow any person or persons to occupy or use the leased premises without the specific, written consent of the Board. This provision will not prevent the giving of a mortgage or other legitimate legal interest to a bank or financial institution. Any other assignment without the Board's consent will be void and will constitute a default by renter under the lease. The minimum time period for occupancy of a mobile home by other than the mobile home owner is two months. The Board cannot and will not permit transient occupancy.
  - C. A set of rules must be furnished by the Shareholder or Lot Renter to anyone occupying a Unit.
  - D. Any sale of a Unit by a Shareholder or Lot Renter must be approved by the Board, in writing and after a personal interview of the applicant. Permission for the purchaser to leave the purchased Unit on the site will depend on the age and condition of the particular Unit.
  - E. All Shareholder fees are due and payable in advance on the first (1st) of each quarter, specifically, April 1, July 1, Oct.1 and Jan.1. Such payments will not be considered delinquent until after the tenth (10<sup>th</sup>) of the month beginning each quarter. An administrative late fee of twenty-five dollars (\$25) per month or 5 percent (5%) of the account delinquency, whichever is greater, will be imposed for account delinquencies. In addition, interest at 18% per annum, or at the maximum rate allowed by law – whichever is less, may be imposed on all account delinquencies until paid, except that interest will not begin to accrue on the delinquency or delinquencies until the first of the following month and any interest calculations from that time on will be from that date. Any payment made toward a delinquency will first be applied to the interest owed, then to the late fees, then to any costs and reasonable attorney fees incurred in collection efforts, and then to the delinquent amount.
  - F. The Corporation may evict a Lot Renter for nonpayment of rent; conviction of a violation of a federal or state law or local ordinance which violation may be deemed to be detrimental to the health, safety or welfare of other residents of the Park in the sole discretion of the Board; violation of any rule or regulation established by the Board, or the Rental Agreement, or Florida Statute 723; a change in the use of the land comprising the mobile home park or a portion thereof; or the failure of the purchaser of a Unit in the Park to be qualified, and to obtain approval to become a Shareholder or Lot Renter. The Corporation may evict a Lot Renter upon Lot Renter's failure to vacate according to such notice.
  - G. If a Shareholder, Lot Renter or other Occupant causes damage to Corporation property, whether intentionally or by accident, the Board may, at its discretion, bill the Shareholder, Lot Renter or Occupant for all or some of the cost of repair of such property.
- 3. The Mobile Home (Unit):**
- A. Each Unit must be equipped with skirting. All improvements for tie-down anchors and other equipment and improvements will be attractively maintained by the Shareholder or Lot Renter and will comply with all applicable laws, ordinances and regulations of the State, County and Town as from time to time amended.
  - B. Location and final Unit position on a site will be under the overall direction of the Board and in compliance with setback requirements. Wheels, tires and hitches must be removed.

4. **Guests:**

- A. Only 2 people who meet the age requirement are allowed to reside in each unit. Additional guests staying beyond 30 days must be approved by the Board.
- B. Shareholder or Lot Renters are responsible for any damage caused by their children, grandchildren or guests.
- C. Children less than twelve (12) years of age using the recreation hall, dock area or shuffleboard courts must be supervised by an adult.
- D. Shareholder's and Lot Renter's children are permitted to visit but such visits will not exceed 30 days in any calendar year, unless a request is made and approved by the Board.
- E. Shareholders and Lot Renter are responsible for registering their guests at the designated site and indicating the guest's departure date. They are also responsible for familiarizing their guests with the Rules and Regulations of the Park.

5. **The Unit Site:**

- A. The Shareholder or Lot Renter is responsible for the overall appearance of the Unit site. It will be kept orderly, neat, clean and free from litter. Business signs cannot be displayed in Unit windows or hung or posted on the outside of the Unit. "For Rent" or "For Sale" signs are not permitted anywhere on a Shareholder's Unit.
- B. Anyone planting trees or shrubs underneath the power or telephone wires must keep them trimmed to a distance of at least two (2) feet clearance from the wires.
- C. Each Unit space can be arranged in an attractive manner to suit the occupants as far as the lawn, flowers, and shrubs are concerned as long as they do not interfere with the air or view of the neighbors.
- D. Any type of construction or maintenance of a Unit, which is observable in whole or in part from the outside of the Unit or which involves a change in the size or appearance of the Unit, and including - any project that involves outbuildings, electrical work, masonry, air conditioners, or fences, must be approved in advance by the Board. All applications to the Board for the approval of work to be done must be in writing and, if requested by the Board, will be accompanied by a simple sketch of the intended project. The Board will only conditionally approve work that it believes does or may require a building permit. Final consent will only be given by the Board when copies of the necessary permits are filed with the Board. All exterior paint colors must be approved by the Board.
- E. If the Board states that it believes a building permit is required for a project, no work will be started on that project until a permit for the project has been obtained, or it has been determined that no permit is required, and the project plans have been finally approved by the Board in writing provided to the Shareholder or Lot Renter. In the event of an emergency, temporary repairs may be made by a Shareholder or Lot Renter, but only to the extent necessary to preserve the assets of the Shareholder or Lot Renter.
- F. The Corporation will not be responsible for loss or damage to any Unit or personal property left by a Shareholder, Lot Renter, Tenant or Guest anywhere on Corporation premises.
- G. The Corporation will not be responsible for damage to a Unit or personal property caused by trees or other vegetation. Maintenance of all plants or trees on a Unit lot will be the responsibility of the owner of the Unit.
- H. Shareholders and Lot Renter are responsible for any damage caused by their TV antennas.
- I. Any clogging of sewer lines within the perimeter of a Unit is the responsibility of the Shareholder or Lot Renter. Any clogging of such lines beyond the perimeter of the Unit is the responsibility of the Corporation and should be reported promptly to them. This is a general rule and exceptions may be made from time to time at the discretion of the Board when it is

- determined by the Board that the occupants of the Unit contributed significantly to the problem with the sewer line. Only the recommended brand toilet tissue should be used.
- J. No beach items, chairs, toys, noodles, etc. are to be visible
  - K. All Shareholders, Lot Renter and Tenants leaving the park for a period of time should ensure all bicycles, tables, chairs, umbrellas, etc., are thoroughly secured or safely stowed away. All Shareholders and Lot Renter, before leaving, must fill out the "Departure Form" and make sure their Unit complies with any Storm Policy adopted by the Board. Any items left on beach should be removed.

**6. Vehicles, Traffic and Trailers:**

- A. All drivers are to use their brakes instead of their horns when possible.
- B. Motorcycles, minibikes, motor scooters and go-carts are not allowed within the Park. Roller blades and golf carts are allowed.
- C. No unlicensed or inoperable vehicles are permitted on Park property.
- D. Automobile repairs are not allowed on Park property.
- E. The speed limit is 10 miles per hour in the Park.
- F. The Board specifically reserves the right to restrict the operation of all delivery, transportation, or other vehicular traffic within the Park.
- G. Cars can only be washed in the designated area by the laundry during posted hours and days.

**7. Parking:**

- A. Each Unit has a designated parking space for one vehicle.
- B. Extra parking spots, owned by the Corporation, will be rented on a first come, first served basis, when available. A waiting list for those desiring an extra parking spot is maintained by the Person in charge of parking. The Board or Person in charge of parking may refuse to rent a space if it deems the vehicle inappropriate for the space.
- C. As a general rule, all Shareholders, Lot Renter and Tenants will have a right to park only one vehicle on Park property. If a Shareholder, Lot Renter or Tenant desires parking for a second vehicle on Park property, arrangements must be made with the Person in charge of parking for such parking in advance of the Shareholder's, Lot Renter's, Tenant's or Guest's arrival at the Park. Do not show up with a second vehicle without prior arrangements having been made for parking because you may be required to park off site.
- D. If a Unit is sold and the seller had been renting an extra parking spot, the extra parking spot does not go with the sale. The extra parking space will be offered to the next person on the waiting list.
- E. Parking spaces marked "Guests" will not be rented unless approved by the Board or Person in charge of parking.
- F. Do not park your car, boat trailer or any other vehicle on another's lot without permission from the person in charge of parking.
- G. Guests remaining overnight must park in designated guest parking areas and display a parking permit.
- H. Except for loading and unloading, no utility trailers, travel trailers or recreational vehicles may be parked on Park property, including no vehicle parking in the street other than assigned parking space.
- I. No commercial type vehicle will be parked on Park property without the consent of the Person in charge of parking.
- J. If a temporary change in parking spaces is agreed to between Shareholders, a written request must

be submitted and approved by the Person in charge of parking before the change can be implemented.

8. **Boat Dockage:**

- A. Boat slips are available on a first come, first served basis, at rates based on footage.
- B. The right to cancel dock space is provided in the dock rental agreement. The Corporation has the right to cancel the dock rental agreement as provided there in.
- C. A waiting list of people wanting boat slips will be maintained by the Dock Master. Once a slip becomes available, it will be offered to the next person on the waiting list. Shareholders on the waiting list will have first priority. All others will be leased on a year to year basis and may be terminated at the end of the lease.
- D. If a Unit is sold and the seller had been renting a boat slip, the new Shareholder has no right to the slip. The slip will be returned to the Corporation and offered to the next person on the waiting list.
- E. No onsite parking of boat trailers is permitted. Boat trailers must be stored off site immediately following the launching of the boat. No on land repairs are permitted. Boats may be washed in the marina area only prior to storage for the season.
- F. Overnight sleeping on boats at the Marina is prohibited.

9. **Laundry and drying of items:**

- A. The laundry is open seven (7) days a week, twenty-four (24) hours a day.
- B. Do not overload or abuse the washers or dryers. Clean all machines after using. Put refuse in containers.
- C. No dyeing is permitted in the machines.
- D. Children are not allowed in the laundry room unless closely supervised by an adult.
- E. The washers and dryers are provided by a private company and the Corporation assumes no responsibility for the service provided.
- F. Report any mechanical problems directly to the company using the phone number posted in the laundry room.
- G. No lines for the drying of laundry will be permitted on Park property except for the lines maintained by the Corporation in the laundry area. No items are to be hung in front of any unit for drying including bathingsuits, towels and the like. All such items should be hung on the lines provided by the Corporation.

10. **Refuse:**

- A. All garbage must be wrapped in plastic garbage bags and placed in the garbage dumpsters. All cardboard boxes must be broken down.
- B. Bottles, cans, and other recyclables, go in assigned recyclables containers. **Do not place recyclable items in plastic bags. Do not place plastic bags in the recyclable containers.**
- C. No burning of trash is permitted.
- D. No garbage or recyclables will be left outside of dumpsters.
- E. Do not overload the garbage dumpsters or recyclable containers. Fill only to a level that allows the lids to close properly. There are three (3) garbage and recyclable sites in the Park. Do not place carpeting, appliances, or other such bulky items in the dumpsters or containers.
- F. Keep coffee grounds and excess grease out of sinks and toilets.
- G. All grass, flower and bush trimmings and other yard waste should be placed in the dumpster outside the maintenance building.



## 11. Selling, Renting or Loaning:

- A. Shareholders and Lot Renter may only sell their Unit in conformity with the requirements of the By-Laws of the Corporation and the Master Form Proprietary Lease.
- B. A purchaser of a Shareholder's or Lot Renter's Unit must meet the requirements for entry into the Park and must be approved in writing by the Board. A purchaser who could cause the park to fall outside the "55 and over" category of the Fair Housing Amendments Act of 1988 will not be approved.
- C. When a Unit is purchased, it must be brought up to the Corporation's standards within thirty (30) days. Standards are as referenced in Rules and Regulations, number three (#3).
- D. Rentals and Loaners by Shareholders and Lot Renter:
  - 1) All rentals of Units must have prior approval of the Board or its representative. All rentals must be for a minimum of two consecutive months.
  - 2) Prior approval will require the submission to the Board of a completed application to rent a Unit. An application fee of seventy-five dollars (\$75.00) must accompany the application. If an application is incomplete, an additional \$50 fee will be charged. All rentals **MUST** be for a minimum period of two (2) months. The application should be submitted no later than the Board meeting immediately preceding the starting date of the rental period or a \$25 late fine may be imposed. All applicants must meet the minimum requirements.
  - 3) The minimum Unit rental period is two consecutive months limited to three rentals annually. Exception – During the period of May 1<sup>st</sup> to Nov 30<sup>th</sup> a Shareholder or Lot Renter may rent their Unit for a period of one month if all other rental terms are met.
  - 4) No pets are permitted.
  - 5) All individuals occupying a Unit should be provided with a copy of the Rules which will be binding on them.
  - 6) By State law, all Shareholders, Lot Renter, Tenants and overnight guests must register at the designated site. If a weekend arrival for such individuals is anticipated, please register the individuals in advance at the designated site.
  - 7) A Shareholder or Lot Renter may lend his or her Unit to friends or relatives for a period not to exceed two (2) WEEKS. Board approval of such occupancy is not required, and no fee need be paid, but a notice of such loans must be supplied to the Board in advance of the occupancy stating who is to occupy the Unit, their relationship to the Shareholder or Lot Renter, and the expected duration of the occupancy.
    - a. The total number of loans or rentals may not exceed three (3) times per calendar year.
    - b. At least one (1) person occupying the Unit, whether, as Tenant or by loan, must meet the 55 or over rule. However, with respect to **IMMEDIATE** family members **ONLY**, the fifty-five (55) or older rule will be waived provided there is a responsible adult of at Least twenty-five (25) years-of-age, staying in the Unit. Immediate family will include only parents, children, grandchildren and siblings of the Shareholder or Lot Renter..
    - c. A Shareholder or Lot Renter may lend his or her Unit to another Shareholder without an application or a fee being submitted to the Board, providing the loan is for a period not in excess of two (2) weeks. It is the intention to have the loan serve as additional housing for guests of current Shareholders or Lot Renter, providing the Shareholder or Lot Renter is present.
    - d. If the Board believes a Shareholder has improperly rented or loaned a Unit or if a Shareholder has neglected to follow the procedure outlined in these rules, the Board may

inform the Shareholder by certified mail, that it believes a violation of these rules has occurred and why. The Shareholder will have five (5) days to respond to such Board letter. If no response is given or if the response does not, in the Board's opinion, justify an avoidance of these rules, the Board may impose a charge of seventy-five dollars (\$75.00) plus an additional amount which will not exceed one hundred dollars (\$100.00) per day for each violation going forward on the Shareholder. If such charge is imposed, it will be added to the Shareholder's account and billed accordingly. Failure to pay such amounts may result in legal action, at the Board's discretion. In addition, the Shareholder will lose the privilege of renting their unit for one (1) year.

- e. Lot Renters violating these rules shall be dealt with as in Florida Statute 723.031.

#### 12. Miscellaneous:

- A. Quiet must be maintained from 11:00 P.M. TO 8:00 A.M. No loud parties will be allowed at any time, nor will loud televisions, radios or other excessive noises be tolerated. Consider your neighbors; television after 11:00 P.M. must be tuned low enough not to disturb your neighbors.
- B. Drunkenness or any acts of immoral conduct will not be tolerated.
- C. All fish must be cleaned at the fish cleaning station. Keep the fish cleaning station clean. Never put remains or fresh fish in dumpsters.
- D. Office hours are at the discretion of the Board. Currently the Management Company answers the phone 24 hours.
- E. The Recreation hall is open seven days a week from 8:00 A.M. to 11:00 P.M. and the Shuffleboard Courts are open seven days a week from 9:00 A.M. to 10:00 P.M. Lights are available at the shuffleboard courts for night play.
- F. Exterminators should be given keys to units as the office is not maintained on a regular basis and keys will not be available.
- G. No fire pits will be allowed anywhere within the park for safety reasons.

#### 13. Outside Bath Units:

- A. Outside baths and storage areas, "outbuildings," are located on the south side of the Park. These areas are assigned to a lot and cannot be reassigned to other Shareholders or Lot Renter
- B. The Corporation has no duty to maintain the outside or inside of the outbuildings. All outbuildings should be numbered. Shareholders and Lot Renter to whom the areas are assigned are responsible for their overall appearance and upkeep. This includes exterior painting, plumbing, roof, hot water, door and window repair. The hot water is provided by the Corporation, financed by a quarterly assessment.
- C. If Shareholder or Lot Renter does not maintain bath units as prescribed, the Corporation may take action to complete required repairs/painting and will bill the Shareholder or Lot Renter accordingly.
- D. If the outside bath unit is locked, the Shareholder or Lot Renter must leave a key at the office. This will provide access in case of maintenance or other emergency.

#### 14. Storage Areas:

Only shareholders shall be eligible to utilize storage areas. First priority shall be given Shareholders living on north side of Park. The board or representative shall approve any usage of any storage area and may determine if a rental fee shall be charged.

**15. Attorney Fees and Fines:**

If the Corporation takes court action for a violation of these Rules and Regulations, and prevails in the action, the Corporation will be entitled to collect reasonable attorney fees from the offender. If any Rules and Regulations are not followed, at the Board's discretion, a fine, not to exceed \$100 (One Hundred dollars) may be levied on such persons including Shareholders, Lot Renter or Tenants.

**16. General:**

- A. Section 723.061 Florida Statutes, provides the grounds for eviction from a park and are part of these Rules and Regulations. For further grounds or for an explanation of some of the grounds see the Mobile Home Owners Lease Agreement. The grounds for eviction sited elsewhere are in addition to the grounds for eviction stated in these Rules and Regulations.
- B. In addition to other Rules and Regulations set out herein, the Corporation and the owners and renters agree to comply with Chapter 723.023, Florida Statutes.
- C. To the extent any rule or regulation herein is a violation of Florida law, such rule or regulation will be considered void and all other rules and regulations herein will continue to be in full force and effect.
- D. These Rules and Regulations are issued by the Board of the Corporation in accordance with its legal power to do so established by the legal documents bringing the Corporation into existence and by Florida law. **IF ANY SHAREHOLDER, LOT RENTER OR TENANT HAS A QUESTION ABOUT THE INTERPRETATION OF THESE RULES, SUCH PERSON SHOULD INFORM THE BOARD OF THE QUESTION AND ASK FOR AN INTERPRETATION.**