

The Rules and Regulations of Eagle Point Mobile Home Park

Last Amended on February 28, 2018

Consistent with the BY-LAWS of Eagle Point Homeowners, Inc., the Board of Directors has the duty to create and to amend such rules & regulations, as it deems appropriate in managing the affairs of the corporation and of Eagle Point Mobile Home Park. Each shareholder will be advised at least ninety (90) days in advance of the implementation of any substantive change to these published Rules & Regulations.

Definitions

BOARD – the Board of Directors of EPHI

BY-LAWS – the restrictive covenants of Eagle Point Homeowners, Inc. describing how EPHI and the SHAREHOLDERS will be governed

EPHI – Eagle Point Homeowners, Inc.

GUEST – a person over 5-years of age who stays overnight with a HOMEOWNER

GUEST-DAY – each overnight stay of one GUEST

HOMEOWNER – a resident of the PARK and shareholder in EPHI

HOUSING FOR OLDER PERSONS - housing intended for occupancy by at least one person 55 years of age or older meeting certain other requirements of Section 760.29(e), FS.

IMMEDIATE FAMILY – Parents, children and siblings of a HOMEOWNER

INVITEE – anyone invited into the PARK by a HOMEOWNER (contractors, deliveries, etc.)

LEASE – agreement between a HOMEOWNER and EPHI for use of a LOT in the PARK

LOT – the mobile home lot within the PARK assigned to the exclusive use of a HOMEOWNER

PARK – Eagle Point Mobile Home Park, operated by EPHI

RULES – the Rules & Regulations describing how the HOMEOWNERS will be governed

RIGHT-TO-USE – the right of owners, guests or tenants to use any of the park facilities

SEASON – October 1st through September 30th

SHAREHOLDER – an owner of corporate SHARES in EPHI

TENANT – a person occupying a home under rental conditions

VARIANCE – exemption from a rule

VISITOR – a day-guest

The provisions of these RULES are deemed severable and independent of each other to the extent that if any one or more clauses should be invalid or unenforceable for any reason, the validity and enforceability of other provisions of these RULES shall not be affected.

In accordance with the BY-LAWS of EPHI and the LEASE AGREEMENT between EPHI and the HOMEOWNER, the following remedies are available to the BOARD in the enforcement of these rules:

1ST Notice of Violation -- A written warning to HOMEOWNER with notice of action to be taken within 7 days to correct violation

2ND Notice of Violation -- A registered letter within 30 days of 1st Notice of Violation restating violation and/or warning of fines or suspension of use

3RD Notice of Violation -- A registered letter giving HOMEOWNER 14 day notice of intention to propose a \$50.00 per day fine and/or suspension of use

4TH Notice of Violation – LEASE cancellation, share recall and eviction procedures begin

SECTION I GENERAL

- a) All HOMEOWNERS are required to become SHAREHOLDERS. All HOMEOWNERS must qualify for residency under the HOUSING FOR OLDER PERSONS ACT and shall execute a LEASE.
- b) It shall be the HOMEOWNER'S responsibility to inform GUESTS and INVITEES of these RULES and to supply a copy for their use.
- c) The BOARD specifically retains the right, upon thirty (30) days written notice, to discontinue and deny the use of any or all PARK facilities to any HOMEOWNER who refuses to comply with these RULES
- d) The national holidays observed by EPHI and the PARK shall be as follows: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
- e) All complaints or requests for corrective action must be given to management in writing and must include the writer's name, LOT number and current date.
- f) Eagle Point Mobile Home Park is a residential community. No HOMEOWNER may conduct any business or commercial operation within the PARK without specific written consent from the BOARD.
- g) All solicitation, commercial or otherwise, is prohibited without the prior written consent of the BOARD.
- h) In keeping with the theme of the PARK, noxious or offensive behavior that becomes an annoyance or nuisance to other residents is not permitted.
- i) The feeding of wild animals and birds within the PARK is prohibited. The destruction, trapping, or harming of wildlife within the PARK is prohibited unless authorized in writing by the PARK. State law prohibits approaching or feeding of alligators.
- j) Carport sales are limited to one (1) per HOMEOWNER per year and are limited to two (2) consecutive days in length. All carport sales must have prior approval from the PARK Office. Signs announcing the sale may only be placed the morning of the sale and must be removed within two hours after the end of the sale.
- k) HOMEOWNERS must inform their contractors that no work may begin earlier than 8:00am and must cease by sundown. Contractors may only display signs while working on homes.
- l) Except in cases of emergency, no powered equipment is to be operated on Sunday or national holidays without the approval of the PARK.

SECTION II PARK FACILITIES

- a) All PARK buildings are designated as non-smoking facilities.
- b) The use of the Recreation Hall for non-Social Committee sponsored events shall be permitted only after obtaining the approval of the Social Committee and the BOARD.

- c) The rules posted at the swimming pool must be observed at all times. HOMEOWNERS and their GUESTS use the pool at their own risk.
- d) All persons shall wear proper attire in the Office and Recreation Hall.
- e) The posted operating instructions must be adhered to when using laundry facilities, being certain that the machines are left clean for the next user. The laundry equipment shall not be used after 11:00pm or before 6:00am.
- f) All buildings, equipment and facilities are used at the HOMEOWNER'S and GUEST'S own risk. Facilities hours are as posted.

SECTION III VEHICLES AND SAFETY

- a) Vehicles should be confined to roads and driveways only. Vehicles include automobiles, trucks, vans and motorcycles.
- b) The speed limit within the PARK is fifteen (15) miles per hour.
- c) Vehicles shall not be parked or left unattended on any of the grassed, common areas along Outer Drive.
- d) Vehicles shall not be parked on streets overnight.
- e) Vehicles and trailers shall not be parked on any LOT except on the driveway.
- f) Major repairs of motor vehicles, outboard motors, boats, etc. shall not be undertaken on the HOMEOWNER'S premises
- g) The use of lights on vehicles, including bicycles and golf carts, is required at night. Walkers are required to carry a lighted flashlight while walking at night.
- h) A black post lantern (yard light) in front of each home must be maintained in operation at all times and be fitted with a white bulb only. The PARK will provide the lamp fixture and replace burned-out bulbs. The post and all other electrical connections are the HOMEOWNER'S responsibility.
- h) All exterior items that could be blown around in high winds must be stored inside the home or shed before departing and leaving the home unoccupied for extended periods during the hurricane season. In the event of an approaching storm, any items deemed by the BOARD to present a hazard to other homes may be secured by the PARK and the HOMEOWNER will be billed for the service at twice the usual rate. If securing of such items is not possible, these items may be disposed of by the PARK.

SECTION IV UTILITIES

- a) The maintenance, repair or replacement of electrical service lines from the HOMEOWNER'S unit to the Florida Power and Light Company meter shall be the responsibility of the HOMEOWNER.

- b) The sewer cleanout and the line between the cleanout and the house are the HOMEOWNER'S responsibility. The PARK will maintain the sewer lines extending from the HOMEOWNER'S cleanout. In the absence of a cleanout, this point shall be deemed the area immediately outside the building line or foundation.
- c) The shut-off valve and any connections to the water lines in the home are the responsibility of the HOMEOWNER. Water to the first shut-off valve outside the home is the responsibility of the PARK.
- d) The use of household (potable) drinking water for washing cars, mobile homes, boats, sprinkling of lawns or flowers or any use outside the mobile home dwelling or utility room is strictly prohibited.
- e) Outside water (non-potable) is provided through a PARK pumping system from the pond. This is non-potable water. During water shortages, all residents must adhere to all watering restrictions as directed by the City of Punta Gorda, Charlotte County and the PARK.
- f) Misters or other low-volume systems may be installed in planters or garden areas. Lawn sprinklers will be permitted to be installed with the written approval of the PARK office. Such systems must be installed so as to meet the requirements found in Section - V(g) of the Rules and Regulations. Any watering equipment must not interfere with the mowing of lawns. When the HOMEOWNER is absent from the park, all such systems must be used in conjunction with an automated timer system.

SECTION V INSTALLATIONS OF, MODIFICATIONS TO & ADDITIONS TO A HOME

- a) All exterior modifications or additions to a home or LOT must receive approval from the BOARD prior to the start of any work.
- b) Exterior improvements, such as outside painting, exterior siding, painted concrete driveways, screened carports, enclosed porches (lanais), concrete curbing, patios, sheds and other external additions, must be compatible with other homes in the PARK.
- c) Each HOMEOWNER is required to install the following improvements on the leased LOT:
 - 1) Mobile home (if replaced) manufactured no earlier than 2000 and rated for Wind Zone # 3
 - 2) Concrete driveway extending from the road to the rear of the home, no more than 19 feet in width
 - 3) Carport the length of the structure and covering the driveway, constructed of metal, wood or other materials capable of withstanding high winds
 - 4) Storage shed, a minimum of 6 ft by 8 ft, located on the concrete driveway under the carport roof and not extending beyond the rear of the home
 - 5) Decorative skirting, from the bottom of the home to the ground, on all open sides
 - 6) Black yard lamp post, wired to the HOMEOWNER'S electrical panel and capable of being powered at all times
 - 7) Lawn consisting primarily of grass.
 - 8) House numbers are required on all homes and must adhere to the following zoning and code compliance requirements:
 - i.) Numbers shall be not less than 3-inches high
 - ii.) Placed so as to be plainly visible from the street
 - iii.) Permanently attached with a fastener

- iv.) Shall be numerical (not script or Roman numerals)
- d) Only umbrella type clotheslines are permitted and must be placed wholly upon the rear of the HOMEOWNER'S LOT.
- e) Fences, hedges, or any similar attempts to define a LOT boundary are prohibited.
- f) The BOARD reserves the right to have any resident remove from his or her LOT any decoration or other yard ornament it deems objectionable.
- g) All permitted lawn watering systems (sprinklers) must be installed so that any piping, tubing or hoses are located along the front or sides of the home and that the water is directed away from the home onto the lawn or shrubs. Sprinkler directions and volumes must be adjusted to reduce the amount of water reaching the roads or adjacent properties. Permitted watering days and times-of-day will be assigned at the time the installation is permitted, subject to any additional restrictions imposed by the governmental entities.

SECTION VI MAINTENANCE OF HOMES AND YARDS

- a) HOMEOWNERS shall keep the exterior of the home in a state of good repair and neat appearance.
- b) Yards are to consist primarily of lawns and landscaping plants. Other ground covers may not be used without written approval of the BOARD.
- c) HOMEOWNERS are responsible for the maintenance of their yards. This includes grass mowing, weeding, pruning, edging, and the trimming of any trees and shrubs located on their LOT.
- d) Carports, driveways and yards are to be kept neat and free of clutter. Major appliances are not permitted outside of enclosed screened rooms, sheds or lanais.
- e) HOMEOWNERS are responsible for the control of insects, mice, and other vermin on their LOTS and in their homes.
- f) The PARK office must be informed of the name and telephone number of the person or firm designated to maintain the home and yard during the HOMEOWNER'S absence. If the above listed items are not properly maintained, any deficiency will be corrected by the PARK and billed to the HOMEOWNER after a 14-day, written notice to the HOMEOWNER and a call to the person or firm so designated.

SECTION VII MAINTENANCE OF TREES AND SHRUBS

- a) No tree or shrub shall be planted or removed without the written approval of the PARK. Trees planted without prior written approval are subject to removal by the PARK at the HOMEOWNER'S expense. The upkeep and removal of trees is the responsibility of the HOMEOWNER.
- b) No tree or shrub may be planted at the rear of the home.

- c) Trees planted between homes must have both HOMEOWNERS' consent.
- d) Trees and shrubs on the State of Florida invasive plant list (available at the office) may not be planted.
- e) Major trimming of trees (palms excepted), must have prior BOARD approval. Major trimming includes full branch removal.
- f) Lower limbs of trees must be trimmed to allow for mowing equipment to pass underneath.
- g) Trimming, spraying, or removal of mangroves is prohibited.

SECTION VIII GUESTS

- a) HOMEOWNERS must register their GUESTS at the Office.
- b) HOMEOWNERS will be charged a fee of one-dollar (\$1.00) per-GUEST, per-GUEST-DAY. HOMEOWNERS are entitled to a total of 30 FREE GUEST-DAYS per Season.
- c) A GUEST stay may not exceed an aggregate total of 30 days per SEASON without the written approval of the BOARD.
- d) HOMEOWNERS will be billed annually, each October 1st, for any accumulated GUEST fees.
- e) No GUEST, other than members of the HOMEOWNER'S IMMEDIATE FAMILY, may occupy the home in the absence of the HOMEOWNER without the prior, written consent of the BOARD.
- f) The HOMEOWNER must advise the BOARD, in advance, of the names of all persons who occupy a home without the presence of the HOMEOWNER, as well as the length of any projected stay.
- g) HOMEOWNERS shall be liable for any damages to PARK property caused by or contributed to by their GUESTS and invitees.
- h) GUESTS under age of 18 are not permitted to use any PARK facility unless accompanied by an adult. Restrictions on the use of sports equipment will be posted within the facility.

SECTION IX PETS

- a) Pets are limited to 2 per home. Dogs, weighing no more than 30 pounds at maturity, cats and caged birds are the only types of pets permitted within the PARK.
- b) HOMEOWNERS must, upon the written request of the PARK, provide evidence of the current licensure of each dog and cat and a veterinarian's certification of the weight of all dogs.
- c) Dogs and cats must be leashed and under the control of the HOMEOWNER when not within the home. Any dog or cat found off-leash outside of the HOMEOWNER'S premises

may be reported to Charlotte County's Animal Control.

- d) Persons walking pets must not allow their animals to trespass on other HOMEOWNERS' property.
- e) HOMEOWNERS must remove and properly dispose of dog excrement by placing it in a bag or other suitable container.
- f) Pets are prohibited in all PARK buildings and other facilities.
- g) The BOARD reserves the right to require the removal of a pet when the pet becomes a nuisance or, after investigation and issuance of a warning, the owner is found to be in violation of these rules.
- h) The above rules regulating pets must be observed by all GUESTS, VISITORS and INVITEES of a HOMEOWNER.

SECTION X RENTALS

- a) A HOMEOWNER is prohibited from renting or offering a home for rent without having received prior written approval from the BOARD.
- b) A HOMEOWNER renting or offering a home for rent without having received prior approval will be considered in violation of the RULES, and they and their TENANTS will lose the RIGHT-TO-USE the PARK'S common areas and recreational facilities, subject to review by the Compliance Committee.
- c) All requests for approval to rent a home must be made at least thirty (30) days in advance of offering the home for rent.
- d) When renting a home that is not listed for sale: A HOMEOWNER who receives prior approval from the BOARD may only rent the home if the following conditions are met:
 - 1) Payment of assessments and other charges must be current.
 - 2) TENANTS must attend an orientation and meet all of the requirements for residency under the BYLAWS and agree to abide by the current RULES of the PARK.
 - 3) Any rental must be for a period not less than sixty (60)-days and for not more than six (6)-months.
 - 4) The total rental period cannot exceed the amount of time the HOMEOWNER resided in the HOME during the prior twelve months.
- e) When renting a home that is listed for sale: A HOMEOWNER who receives prior approval from the BOARD may rent the home if it has been listed "For Sale" for a period of thirty (30) or more days, at an asking price deemed reasonable by the BOARD, if the following conditions are met:

- 1) Payment of assessments and other charges must be current.
 - 2) TENANTS must attend an orientation and meet all of the requirements for residency under the BYLAWS and agree to abide by the current RULES of the PARK.
 - 3) Any rental must be for a period not less than sixty (60)-days and for not more than six (6)-months.
 - 4) The home must remain listed for sale and showings must be allowed during rental period.
- f) After a lease is entered into, the HOMEOWNER must furnish the office with the names, ages, address, contact information of prospective tenants and the dates of the rental period.
 - g) "For Rent" or "For Lease" or any other signs pertaining to the rental of homes are prohibited.
 - h) A HOMEOWNER is responsible for his tenant's compliance with the RULES.
 - i) Homes may be rented for a maximum of two (2) consecutive years

SECTION XI SALES

- a) A HOMEOWNER intending to sell a home in the PARK shall notify the Office of his or her intention.
- b) The prospective purchaser must qualify with the requirements for residency in the PARK.
- c) All prospective buyers must attend an orientation and purchase at least the minimum required number of shares prior to the closing of the sale and the transfer of title.
- d) Ownership of a mobile home within the PARK cannot be granted to a corporation.
- e) "For Sale" signs pertaining to the sale of a home in the PARK shall be limited to one sign not to exceed 432 square inches (24" x 18") or one sign erected by a licensed real estate agent or broker after receiving location approval from the office.

SECTION XII DOCKS & STORAGE YARD

- a) Anyone using the boat ramp must relocate his vehicle and boat trailer prior to departure in the boat. The main dock may be used only as a temporary tie-up for boats.
- b) Dock renters must abide by all terms of PARK Dock Rental Agreement.
- c) Dock owners must abide by all terms of Dock Owners Agreement.
- d) HOMEOWNERS using the storage yard must abide by all terms of the Storage Agreement.