

2295 NORTH BEACH ROAD

ENGLEWOOD, FLORIDA 33533

Rules & Regulations

TENANT, VISITORS AND GUEST

This is an adult Park. Tenants and overnight guest are required by State Law to register at the Office upon arrival in the Park. Also notify management of your departure date. Children will not be permitted as permanent residents. Children will be allowed as visitors for a maximum period of four weeks per year. One or two permanent residents are allowed in each trailer. Under certain circumstances a third party may be permitted as a permanent resident with the managements consent. When a third party is allowed to reside as a permanent resident there will be an extra charge of \$8.00 per month.

Each permanent resident is permitted to have overnight guest two weeks per year at no extra charge. After that there will be a flat fee of \$2.00 per week per person charge. No one guest will be permitted more than one month total stay per year. One of the Registered trailer owners must be present when there are overnight guest.

RENT

Rental payment is governed by the occupancy agreement between registered tenant and the management. This agreement is with present registered tenant and not necessarily with prospective or future tenants. Therefore, any agreement becomes void (a) when a present tenant allows anybody other than a Park management approved renter to occupy the trailer or mobile home, or (b) when the present tenant leaves, moves, or sells his trailer or mobile home.

SELLING AND RENTING

NO SALE, EXCHANGE, GIFT GIVING or any type of change in occupancy or ownership of a trailer or mobile home in this Park may be consummated without the prior knowledge and Written approval of the management. Any type of change made in occupancy or ownership without the written approval of the management shall be cause to require the immediate removal of the trailer or mobile home involved in the transaction.

The management shall not deny the tenant the right to sell his mobile home within the Park; however, if tenant elects to sell his mobile home during the term of this lease or any renewal or extension thereof, the Park owner may, in order to upgrade the quality of his park, require that any mobile home (less than 12 feet wide; in run-down condition or in dis-repair; or any other reasonable restrictions) be removed from the park, and the decision of the park owner in this regard shall be binding. Trailers or mobile homes to be removed from the park must be granted clearance by the management. Any cabanas, tool sheds, or other accessories must be removed before the trailer is pulled out. The lot must be left free of all debris.

In the event the park owner approves the selling of your mobile home in the park, the management has and reserves the right to approve the prospective tenant or tenants. At your request we will cooperate in helping you sell your mobile on a commission basis.

No renting, sub-renting, leasing, sub-leasing and or loaning of a trailer, mobile home or trailer lot is permitted in this Park without prior knowledge and a written permission of the Park management. Any such mutually agreed-upon arrangement will be for a limited time.

Any type of occupancy of a trailer or mobile home by any person or persons other than the PROPERLY REGISTERED TENANT is Prohibited.

ADDITIONS

Any additions such as carports, cabanas, utility sheds, awnings, concrete work or any alterations must have prior written approval of the management.

SIGNS

No signs will be displayed in the Park without the permission of the management. This includes RENTING and/or FOR SALE SIGNS.

COMMERCIAL BUSINESS

The running of any commercial business in the park is prohibited.

No peddlers, solicitors or commercial enterprise is permitted in the Park without written consent from the management.

NEAT AND CLEAN

No unsightly storage will be permitted. Overflow articles must be kept in utility buildings or disposed of. If there is peeling of paint or signs of rust on the trailer, mobile home or attachments they must be painted.

TRASH AND REFUSE

All garbage must be wrapped and placed into containers in the pick-up areas. If containers are full please notify the manager. DO NOT just set garbage on the ground or on tops of cans. Fish cleaning is permitted only at the area provided at the dock or inside your trailer, and refuse is to be buried. Never place fish refuse in the garbage or trash containers.

SEWER LINES

DO NOT put grease or any other unsoluble articles down the drain. It will be the tenants responsibility for any sewer blockage between the trailer and the main sewer line.

LAWNS

Tenants are responsible for maintaining the lawns and shrubs on their lots. No lawn shall be mowed prior to 8:00 o'clock a.m. NO lawn mowing on Sundays or Holidays. All planting of shrubs must be approved by the management. No shrubs, flowers or trees planted on the park property shall be removed by the tenant upon vacating premises. Place your yard clippings in plastic bags or card board boxes for removal. Pick-up for yard clippings will be on Thursdays. If a Holiday falls on a Thursday pick-up will be Wednesday.

LAUNDRY

Laundry facilities are provided. Hanging of laundry, clothes, rugs, bathing suits, towels etc. is permitted in designated drying areas only. No one may put lines on their trailer site and nothing may be hung on the trailer home or patio. No clothes may be hung on the line on Sunday or Holidays. No dying of clothes is permitted in the wash machines. Wash machines are not permitted in the trailer or on the trailer site. Requirements for the use of laundry equipment are posted at the facilities.

RECREATION AND BOATS

Recreation facilities are for all residents of the Park. Please cooperate in helping keep the recreation hall neat and clean.

The Bay and the Gulf frontage is for the use of all residents. Boats are to be kept in the water at all times during the winter season (November - April). Storage on your lot while you are out of the park for the summer will be permitted only with the knowledge and consent of the management.

MAIL

Mail is delivered to your box directly by the postman. Please ask your correspondents to use the mailing address assigned to you.

TELEPHONE

Only emergency telephone messages will be accepted and delivered.

CARS AND PARKING

Car parking is allowed in designated areas. Please do not permit guest to park in other residents area unless you have their permission. Speed limit in the park is 10 miles per hour. No repairing, overhauling, lubricating or servicing of vehicles is permitted in park without managements permission.

PETS

Pets may be kept only with the managements written permission. When permission is extended, the rules regarding pets will be outlined. Visitors or overnight guest are NOT allowed to bring pets into the Park at anytime.

OFFICE

Office hours are as posted.

The management reserves the right to enter all lots for the purpose of maintenance, inspection, or improvements.

The management reserves the right to evict anyone, (a) who breaks the Park rules and regulations, (b) nonpayment of rent, (c) conviction of a violation of some federal law, state law, or local ordinance which may be deemed detrimental to the health, safety, and welfare of other dwellers in the park, (d) change in the use of the land comprising the trailer park or a portion thereof on which a trailer or mobile home to be evicted is located from trailer or mobile home lot rental to some other use.

The management is not responsible for damage, injury, or loss by fire, storms, or theft, nor accident to the property or person of residents or their guest in the park and you are hereby notified that you assume all risk and relinquish all and any claims for damage and/or loss.

The management reserves the right to alter or add to any of the rules depending on the circumstances.

If you have any questions, or if you don't understand one of the rules, please don't hesitate to ask.

I _____, have read the foregoing rules and regulations set forth by GULF TO BAY TRAILER PARK AND DO AGREE TO ABIDE BY THEM IMPLICITLY. THIS CONSTITUTES A CONTRACT BETWEEN TENANT AND GULF TO BAY TRAILER PARK.

TENANT

DATE

TENANT

DATE

Marlene J. ... Manager