

EXHIBIT C

RULES AND REGULATIONS

1. GENERAL INFORMATION

All reasonable means have been taken to insure that your residency is pleasant and enjoyable. Many of the Rules and Regulations are based on the requirements of Florida law, and the remainder are to assist in the peaceful enjoyment of all residents.

These Rules and Regulations are intended to maintain the appearance Standards of the Community for your comfort and that of your visitors. A copy of the Rules and Regulations will be posted in the clubhouse and must be observed by all residents and guests. Residents shall require all persons on the premises with their consent to govern themselves in accordance with the Rules and Regulations and in a manner that does not unreasonably disturb their neighbors or constitute a breach of peace.

2. RESIDENCY

2.1. An Application for Residency must be completed and the prospective resident must be qualified and approved for tenancy, in accordance with community requirements, a Prospectus delivered, and a copy of the Rules and Regulations and a Rental Agreement signed, prior to: (i) arrival of the resident's manufactured home in the Community; or (ii) the transfer of title upon sale when the home is already located in the Community.

2.2. The Community Owner or Community Manager reserves the right to: (i) refuse admittance to anyone who purchases or otherwise receives title to a manufactured home unless approved pursuant to paragraph 2.1; (ii) refuse to accept further lot rental amount payments and terminate the Rental Agreement of anyone who, after proper notice pursuant to Chapter 723.061, Florida Statutes, fails to comply with these Rules and Regulations (see rule re: Eviction, for further information); and (iii) refuse rental to any applicant.

2.3. The principal resident of each manufactured home in the Community must be its legal owner. Each additional occupant of the home must be approved for residency by the Community Owner or Community Manager, and each resident 18 years of age or older must have signed a copy of the Rules and Regulations and the Rental Agreement prior to occupying the home. Any increase in the number or exchange or substitution of persons in a home must have the Community Owner's or Community Manager's written approval. The Community Owner or Community Manager does allow subleasing of the home upon prior written approval, which approval shall not be unreasonably withheld.

3. SALE OF MANUFACTURED HOME

3.1. Residents have the right to sell their homes within the Community, and the prospective purchaser may become a resident of the Community. The prospective purchaser must, however, meet all requirements for tenancy prior to purchase or the purchaser will be required to move the home from the Community (see rule re: Eviction).

3.2. The purchaser, if approved for residency, shall be required to meet all Community Standards. Any existing uncorrected rule violations, whether the seller is on notice or not, concerning maintenance standards of the home, remain in effect and are applicable to the new Home Owner upon occupancy or purchase, whichever occurs first. Homes must meet all state and local code requirements, including but not limited to, electrical and plumbing standards.

3.3. The Community Owner or Community Manager requires that any manufactured home not meeting the Community's established standards, as required by these Rules and Regulations, or any manufactured homes which

are improperly maintained, be repaired to meet Community Standards. Failure of residents to meet the Community's requirements shall be a violation of these Rules and Regulations.

4. FIFTY-FIVE AND OLDER COMMUNITY

This Community is intended and operated for occupancy by persons 55 years of age and older. As such, this Community shall adhere to the requirements of the Housing for Older Persons Act of 1995. Consequently, at least 80 percent of the occupied units must be occupied by at least one person who is 55 years of age or older as of the date of occupancy.

At the time of application for initial occupancy or demand of Community Management, all prospective residents and all existing residents shall be required to produce for inspection and copying, the following age verification documentation: driver's license; birth certificate; passport; immigration card; military identification; other valid local, state, national or international documents containing a birth date of comparable reliability or a certification in a lease, rental agreement, application, affidavit or other document signed by any member of a household age 18 or older asserting that at least one person in the unit is 55 years of age or older. The minimum age for all residents is 45. The Community Management reserves the right, in its sole discretion, to grant exceptions to the minimum age requirements of this Rule, while still maintaining compliance with the Housing for Older Persons Act of 1995.

On January 1st of each even numbered year, all existing residents shall be required to provide the names and ages of all current occupants of the unit, in writing, to Community Management. Failure to provide the written occupant documentation shall constitute a violation of these Rules and Regulations and the home owner may be subject to eviction pursuant to Section 723.061, Florida Statutes.

5. FEES, CHARGES, AND ASSESSMENTS

5.1. Payments: All payments are due and payable on or before the first day of the month in which they are due. A late fee will be assessed for each payment received by the community after the 5th day of the month in which it is due. Payments are applied first to any late fees, returned check fees, or special service fees which may be owing, then to any utility charges due, and then the remaining balance is applied to any monthly lot rental amount balance due. All payments are payable in the manner designated by the community owner.

5.2. NSF Checks: A return check fee will be charged for all checks returned for insufficient funds, and such checks may be treated by the Park of non-payment of lot rental amount. Only money orders or cashier's checks will be accepted from any resident who has twice written checks on insufficient funds.

5.3. All fees, charges and assessments are set forth fully in the Community Prospectus.

6. GUESTS

6.1. All persons who are not specifically named in the Rental Agreement are considered as guests. A guest is a person whose stay does not exceed fifteen (15) consecutive days or thirty (30) total days per year. The Home Owner may be subject to fees for any person(s) staying longer than these periods.

6.2. Guests are entirely the responsibility of their resident hosts and must comply with Community Regulations. Guests who are unruly or who create disturbances will be asked to leave. The Community facilities are primarily for the use and enjoyment of the residents. When conditions permit, guests will be allowed to use the Community facilities, however, guests under the age of sixteen (16) must be accompanied by the resident host at all times.

6.3. All overnight guests or guests who will be using Community recreational facilities, must be registered by their resident host at the office during normal office hours. Guests arriving on weekends or holidays may be registered during office hours the last day prior to their arrival. Failure to register your guest will subject the guest to immediate removal from the Community. Guests must notify the office upon departure.

7. MAINTENANCE OF EXISTING MANUFACTURED HOMES

Residents who commence occupancy in the Community, whether by purchase or other transfer of title of an existing home or by installing a home, must meet Community Standards, together with these requirements. The Community Owner or Community Manager is in the continual process of maintaining these Community Standards and reserves the right to require New Residents to comply with Community Standards in effect at the time of New Resident's entrance into the community. These requirements may be modified by the Community Owner or Community Manager due to space limitations, design considerations, or such other reasons as may be sufficient in the sole discretion of the Community Owner or Community Manager. The Community Owner or Community Manager reserves the right to remove and/or replace, at the Home Owner's expense, any alterations or modifications to the manufactured home which were installed in violation of these rules and regulations.

7.1. Maintenance: All homes, including any garages, carports, sheds, or any other items placed on a lot by resident, must be maintained in a clean and orderly manner. Damaged areas or poorly painted areas of the home and accessory buildings must be repaired or repainted. The Community Owner or Community Manager reserves the right to require repairs, repainting or other maintenance that is needed to maintain Community Standards.

7.2. Exterior Surfaces: The exterior surfaces of the manufactured home including the eaves and trim shall be kept free of mildew or discoloration. Peeling, fading, or damaged exterior surfaces must be restored to the original new condition. All exterior colors and materials used in improving the home, including paint color, trim, skirting and siding, must be approved in writing by the Community Owner or Community Manager prior to their use on the home. The materials used should be consistent with the types of materials used on new homes being brought into the community.

7.3. Alterations/Additions: Residents are encouraged to upgrade their manufactured homes. To ensure that individual actions are aesthetically compatible with other homes in the Community and in accordance with Community standards, all improvements, additions, and alterations, including replacement of existing air-conditioning units, carports, screened-in areas, awnings and utility buildings, must be approved by the Community Owner or Community Manager prior to commencement of work. Each resident is responsible for the submission of complete plans or permits for anticipated alterations showing compliance with Community Standards, county building and zoning codes, and other restrictions of record. All improvements must be completed within thirty (30) days of approval by the Community Owner or Community Manager. For additional information on Community Standards, please see "Improvements to be Installed by New Residents".

7.4. Antennas. No exterior antennas of any kind, nor satellite dishes shall be permitted, except those which are designed to receive video programming through direct broadcast satellite service or multi-point distribution service or those which are designed to receive over the air broadcast signals from local broadcast television stations and do not extend more than twelve feet above the crest of the roofline. If an outdoor reception device (satellite dish, antenna, or any other device) is reasonably necessary to receive an acceptable signal of reasonable quality, it must not exceed one meter (39") in diameter and must be installed in a manner that complies with all applicable codes, city and state laws and regulations and manufacturer instructions. To the extent allowed by federal, state or local law, Management reserves the right to prohibit any specific type of antenna or satellite dish and to regulate the placement of any device. Outdoor reception devices must be installed on Resident's home or on the ground of Resident's homesite in a location which is not visible from the street, or if such placement sufficiently impairs the quality of reception, it must be installed on the home or homesite in the most inconspicuous location possible and must be attractively landscaped and shielded from view to the greatest extent feasible. Generally, allowable devices must be installed at the rear of the home or as close

to the rear of the home as possible, in the most inconspicuous location possible and must be painted in an appropriate color to match the surrounding environment. Management must give written approval prior to the installation of any antenna or satellite dish.

7.5. Storage: To avoid fire hazards and to promote safety, the space immediately underneath a manufactured home shall not be used for storage. Patios may not be used for storage and storage on lots is prohibited unless approved by the Community Owner or Community Manager.

8. IMPROVEMENTS TO BE INSTALLED BY NEW RESIDENTS

The improvements listed below are required to be installed by all new residents of the community if disclosed in the resident's prospectus. All plans for new improvements must be approved by the Community Owner or Community Manager prior to commencement of work and all necessary permits obtained and displayed. All work must be completed within thirty (30) days of approval by the Community Owner or Community Manager and work to be done must be included in the Purchase Contract for the manufactured home.

8.1. Home Set Up: The home must be blocked and tied down with approved anchors. Tie-downs, anchors and blocking must meet all standards set by state, county, city or any other governmental agencies, as well as manufacturers specifications. The set up of the home must be performed by a properly licensed contractor. The Home Owner is responsible for assuring that home set up, including all blocking, tie downs and anchoring, is in conformance with all regulatory, governmental and manufacturer requirements and that those anchors, tie downs and blocking are maintained in good condition.

8.2. Utility hook up and connection, along with normal manufactured home set-up, including tie-downs or anchors, must be provided by the Home Owner at their own expense in accordance with state and local government requirements and manufacturer's specifications. The Home Owner is responsible for proper set-up of the manufactured home and for obtaining and paying for all permits and fees of any nature associated with the initial location and setup of the manufactured home.

8.3. Home owner must install a cement driveway with a minimum width of 11 feet.

8.4. Home owner must install a full length carport.

8.5. Home owner must install a storage room integral to the carport.

8.6. Home owner must install Community approved landscaping and sod entire lot.

8.7. Home owner must install community approved skirting.

8.8. Home owner must install a screened room attached to the mobile home.

9. ENTERING MANUFACTURED HOMES

9.1. Size and Age: The minimum size and age of a manufactured home entering the Community must be approved by the Community Owner or Community Manager prior to the time the home is brought into the Community.

9.2. Set-Backs and Placement: Prior to installing a manufactured home on a lot, placement must be approved by the Community Owner or Community Manager. Resident shall observe all local governmental building and zoning codes.

10. MANUFACTURED HOME SITES

10.1. Alterations: Any alterations or modifications to a manufactured home site, including attachments, driveways, landscaping, trees, sidewalks or other items that will affect the exterior appearance of the residence, must have the written consent of the Community Owner or Community Manager prior to commencement of work. Each resident is responsible for the submission of complete plans or permits for anticipated alterations showing compliance with Community Standards, county building and zoning codes, and other restrictions of record. The Community Owner or Community Manager reserves the right to remove and/or replace, at the Home Owner's expense, any alterations or modifications to the manufactured home site which were installed in violation of these rules and regulations.

10.2. Maintenance: Resident is responsible for the overall appearance of the home site. Lot must be kept clean, orderly, and free of litter and debris. Resident must maintain lawn, trees, and shrubbery thereon including trimming, watering, weeding, and the general care thereof. Home sites not maintained to satisfactory Community Standards will, after proper notice, be maintained by the Community Owner or Community Manager and the cost thereof will be charged to the resident.

10.3. Landscaping: Additional landscaping (including trees and shrubs) may be planted by the Community Owner or Community Manager or by the Home Owner, with the Community Owner's or Community Manager's prior approval of type and location. Resident is responsible for maintaining and trimming any landscaping, including trees, on the home site. Trees may not be trimmed or removed without the express written consent of the Community Owner or Community Manager.

10.4. Irrigation: The Resident shall be responsible for maintenance of the irrigation system currently on the site or which may be added at some time in the future by the Community Owner or Community Manager. Prior to installation of an irrigation system by the Home Owner, a diagram of the system shall be provided to the Community Owner or Community Manager. No installation shall proceed until the irrigation system is approved in writing by the Community Owner or Community Manager. Sprinklers and hoses shall not be left running unattended. Management may enter a lot and turn off water when over-watering causes run-off from resident's site in order to protect the manufactured home community. Water restrictions may be imposed as needed. Please make every effort to conserve water in order to avoid this possibility.

10.5. Equipment: Lawn care equipment, tools, toys, and other equipment must be stored out of sight when not in use. No articles are to be stored beneath manufactured homes or on patios.

10.6. Furniture: Only furniture specifically designed for outside use is allowed outside the home.

10.7. Laundry Lines: Only approved umbrella type laundry lines are permitted in the Community.

10.8. Fencing: No fencing may be newly installed in the Community for pet runs or division of home sites. The Community Owner or Community Manager reserves the right to require the repair, repainting, or removal of existing fences if unsafe or unsightly.

10.9. Posts, Poles, and Stakes: No posts, poles, stakes, or the like are to be driven into the ground without consulting the Community Owner or Community Manager due to the danger of interfering with or damaging underground utilities. Resident will be liable for any expense incurred by the Community resulting from violation of this Rule.

10.10. Trespass: The Community Owner or Community Manager considers each lot space within the community to be absolutely private to the demised Home Owner, and it shall be a violation of these rules and regulations for anyone to trespass through or upon the lot of another. The Community Owner or Community Manager, it's employees, or other persons under the direction of the Community Owner or Community Manager may enter the site

at any reasonable time to inspect the property for compliance with Community Standards or for any other reason to protect the Community and/or to repair, replace or maintain utility connections in the site which are the responsibility of the Community Owner or Community Manager.

10.11. Place of Residence Only: Home sites may be used as a residence only and are not to be used for business. A business is defined as any commercial enterprise which: (i) is required to be licensed by local or state law; (ii) requires traffic from outside the Community to enter for the purpose of dealing with said business; (iii) uses any type of sign or advertising to publicize its existence; (iv) includes door-to-door canvassing of Community residents for commercial purposes; or (v) interferes with the safe, pleasant, and enjoyable use of the Community by any of its residents.

10.12. Signs: One "For Sale" sign, no larger than 12 inches by 18 inches, is allowed in the home window only. No signs are allowed in yards and violations are subject to removal by the Community Owner or Community Manager.

10.13. Storage: To avoid fire hazards and to promote safety, the space immediately underneath a manufactured home shall not be used for storage. Patios may not be used for storage and storage on lots is prohibited unless approved by the Community Owner or Community Manager.

10.14. Water Use: Washing of driveways is permitted only once a month. Washing of streets is not permitted. Automobiles may be washed once per week if due care is taken not to waste water.

11. VEHICLES AND PARKING

11.1. Speed Limit: The 15 mile per hour speed limit must be observed. Please pause at intersections and be particularly alert for bicycle traffic.

11.2. Vehicles: Operators of all motorized vehicles within the Community must have a valid operator's license. Motorcycles, mopeds or motor scooters, if properly licensed, may be operated by a resident only as transportation on Community streets via the shortest route in and out of the Community. No joyriding will be permitted within the Community by a resident or guest. ATV's, dirtbikes, minibikes, go carts, and any other type of off-road vehicles are strictly prohibited within the Community. All permitted vehicles must have factory-type quiet mufflers which are to be in place while the vehicle is being operated in the Community. Prior to storing, parking and/or driving any motorcycles, mopeds or motor scooters in the Community, it is the Resident's obligation to confirm with Community Management that said vehicle(s) are properly muffled. No trucks over 1 ton shall be allowed in the community except for deliveries approved in writing by Management prior to entry or community service deliveries. Pedestrians, golf carts and bicycles have the right-of-way. Golf carts must observe community speed limits, yield to pedestrians and are prohibited from using the paved portion of the lakefront walkway. No one under 16 years of age is allowed to drive a golf cart in the Community without a resident in the passenger seat.

11.3. Vehicle Repairs: Only minor motor vehicle repairs may be made on personal vehicles at resident's space. Motor vehicles not in operating condition or without current license plates are not allowed in the Community for more than 24 hours. Vehicles in violation will be towed away at the vehicle owner's or Home Owner's expense. Major repairs to vehicles, such as the removal of engines, transmissions, or other major mechanical repairs, will not be permitted on the lot, carport, street, or parking areas. Painting of vehicles or other equipment in the Community is prohibited.

11.4. Street Parking: Streets are Fire Lanes. No parking is permitted on the streets which must be kept clear to allow passage of emergency vehicles.

11.5. Parking Spaces: Parking more than 2 vehicles at a residence is not allowed unless adequate parking space is available. Residents shall not keep more than two (2) vehicles in the Community. Residents and/or their guests will not be permitted to park on lawns or any other area of the Community that is not specifically marked to provide for vehicle parking. A resident will be allowed to park in another resident's driveway or carport only when written permission has been received and filed with the Community Owner or Community Manager.

RV's, Trailers, Boats, or other similar vehicles are allowed to park only in designated storage areas. Owners must sign a separate storage agreement for each item parked in a designated area. Parking of these vehicles in the resident's driveway or in front of the resident's home is limited to a period not to exceed 48 hours and is for loading/unloading only.

11.6. Guest Parking: It is the resident's responsibility to ensure that their guests are parked properly.

12. COMMUNITY PET AND ASSISTANCE ANIMAL RULES.

12.1. Residents may have two (2) registered "domesticated" pets per household with Management's approval. All pets must be registered with Management before entering the home. Certain breeds of dogs [including but not limited to Doberman Pinschers, German shepherds, Rottweilers, Staffordshire Terriers, Presa Canarios, Boerboels, Cane Corsos, Akitas, certain bulldog breeds (including pitbulls), wolf breeds and chows as well as dogs that have physical characteristics of one or more of those breeds, or that have a wolf-like appearance] are not permitted in the Community due to their size and/or aggressive natures. The decision whether a dog meets any of the above criteria lies in the sole and unfettered discretion of Management.

12.2. All pets are subject to a standard monthly pet fee. Failure to abide by these Rules and Regulations may result in demands for removal of pets, loss of pet privileges and/or eviction pursuant to section 723.061, Florida Statutes.

12.3. Pets are specifically prohibited from the office, from other Community or recreation buildings or facilities, or other Residents' lots.

12.4. Where required, a current rabies tag must be worn by the pet. Home Owner must have proof that their pets have had all required and updated vaccinations.

12.5. Dangerous or aggressive pets are not allowed. Any animal that displays dangerous or aggressive behavior, as determined by Management in its sole and unfettered discretion, must be removed from the premises. Aggressive behavior may include, but is not limited to, lunging, growling, biting and/or barking at Residents or other pets.

12.6. Residents are required to clean up their pet's defecation on their site and while walking their pet. Residents may not walk their pets on other Residents' lots, vacant lots, or picnic area.

12.7. When outside, all pets must be kept on a hand-held leash.

12.8. Pets may not be tied up and left outdoors.

12.9. Management may require removal of pets that cause excessive noise or disturb other Residents.

12.10. "Beware of Dog" signs are not permitted.

12.11. Management reserves the right to reject any pet, including exotic pets such as snakes, wild animals or other animals which, in Management's sole discretion, appear dangerous to others and/or inappropriate to house within the community.

12.12. Legitimate assistance animals may be accommodated with proof of disability (as defined by the law) and written verification from a health care provider. The Community Manager can provide you with the Service Animal policy and required forms.

Management disclaims any responsibility for the occurrence of harm, injury or death to a pet caused by agents or employees or by Residents.

13. RECREATION AND OTHER FACILITIES

13.1. Lifestyle Complex: The Clubhouse and Recreation Center are available for use by residents and their guests between the hours of 8:00 a.m. and 11:00 p.m. daily, except for scheduled activities. This facility may be reserved by residents for private activities by contacting the Community Manager. Please make all reservations well in advance of your planned activity. It is the resident's responsibility to clean the area after use and to pay for any damage to equipment or facilities.

13.2. Swimming pools: The Swimming Pools are available for use by residents and their guests between the hours of 9:00 a.m. and 10:00 p.m. daily. Pool Rules are posted for your safety and convenience in the pool area. Failure to comply with all Pool Rules will result in the rescission of pool privileges. No glass containers of any type are allowed in the pool area.

13.3. Shuffleboard Courts: The Shuffleboard Courts are available for use by residents and their guests between the hours of 9:00 a.m. and sunset daily.

13.4. Alcoholic Beverages: Loud parties and excessive drinking will not be tolerated any place in the Community.

13.5. Community Office: The Community Office is open between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. Except for emergencies, all business within the Community should be conducted only during these hours. With the exception of emergency telephone messages, no personal telephone messages for residents will be accepted through the Community Office.

14. NOISE

Conduct which disturbs the peaceful enjoyment of the Community by others such as excessive noise, loud parties and abusive language is not permitted in the Community. Notwithstanding the foregoing, between the hours of 10:00 p.m. and 8:00 a.m., radios, televisions, stereos, musical instruments, or the like shall not be played in a manner so as to be audible outside the manufactured home.

15. DANGEROUS INSTRUMENTALITIES

The display or use of guns, including but not limited to BB guns and air guns, sling shots, bows and arrows, and other dangerous instrumentalities, is not permitted in the Community. The hurling of rocks, knives, eggs, sticks, and any other missiles is strictly forbidden. Fireworks are also strictly forbidden.

16. REFUSE

All trash, garbage, and refuse must be placed in containers provided by Lake County for pick-up. Trash is to be placed curbside by 6:00 a.m. on the morning(s) of trash pick-up. At all other times, trash should be kept in an inconspicuous place and in covered containers.

Grass cuttings, leaves, and trimmings must be placed in refuse bags adequate for pick-up. Burning of trash, leaves, or other material is not allowed. If in doubt about large trash disposal, ask the Community Owner or Community Manager. No garbage or refuse shall be dumped on vacant lots, around recreational areas, or across fences around the perimeter of the Community.

17. UTILITIES

17.1. Utility Hook-Ups: All electrical and plumbing hook-ups must be completed by licensed and Community approved service people. Any fees for installation or hook-up of utilities are the resident's responsibility.

17.2. Utility Repairs: All utility problems must first be reported to the Community Owner or Community Manager before commencing any repairs. The cost for repairs made without notifying the Community Owner or Community Manager, including any damages incurred, will be the resident's responsibility. The Community Owner or Community Manager is not responsible for the failure, default, improper act, or omission by any utility supplying such services.

17.3. Community's Maintenance Responsibility:

- a. Electrical - None other than maintenance of the electric meter pedestal only. (contact the utility provider)
- b. Water and Sewer - Responsible for the maintenance of the main line for water and sewer only.

17.4. Resident's Maintenance Responsibility:

- a. Electrical - Electrical lines from the meter to the manufactured home and any other connection apparatus located outside the manufactured home, including utility shed connections and outside receptacles. The Home Owner is also responsible for all internal home wiring and fixtures.
- b. Water and Sewer - Maintenance of the water and sewer connections from the manufactured home to the Community's main sewer and water lines. Home Owner is also responsible for all internal plumbing lines and fixtures from the meter to the home.

18. SOLICITING

All solicitation, commercial or otherwise, is banned with the exception that Community residents have the right to canvass and solicit as allowed pursuant to Section 723.054, Florida Statutes.

19. RIGHTS

Community Owner or Community Manager shall have the right of access to the resident's manufactured home to prevent imminent danger to an occupant of the manufactured home or to the manufactured home itself. Community Owner or Community Manager shall have the right of entry onto the lot, at all reasonable times, for purposes of repair and replacement of utilities and protection of the Manufactured Home Community.

Specific variances to these Rules and Regulations may be granted by the Community Owner or Community Manager due to space limitations, design considerations, in cases where the intent of a Rule or Regulation is met but not the specific requirement, or in such other circumstances as to not disturb residents' quiet enjoyment of the Community

and where the basis for the variance is deemed sufficient in the discretion of the Community Owner or Community Manager.

The rights of the Community Owner or Community Manager contained herein are cumulative and failure of either a past or current Community Owner or Community Manager to exercise any right shall not operate to forfeit that or any other rights of the Community Owner or Community Manager. The failure of the Community Owner or Community Manager to insist, in any one or more instances, upon a strict performance of any of the provisions of the lot rental agreement or rules and regulations, or to exercise any right or option contained herein, or to serve any notice, or to institute any action or proceeding, shall not be construed as a waiver or relinquishment for the future of any such provisions, options or rights, but such provisions, options or rights shall continue and remain in full force and effect. The receipt by the Community Owner or Community Manager of any monies due hereunder, with knowledge of the breach of any community rule or provision of the lot rental agreement, shall not be deemed a waiver of such breach, and no waiver by the Community Owner or Community Manager of any provision hereof shall be deemed to have been made unless in a writing, expressly approved by the Community Owner, not by any agent thereof, including the Community Manager.

Community Owner's or Community Manager's acceptance of late payment(s) in any one or more instances shall not constitute a waiver of its right to evict for late payment or non-payment of lot rental amount in the future.

20. RENTAL AGREEMENT TERMS AND CONDITIONS

Written Rental Agreements will be required of all New Residents prior to occupancy and will be offered to each existing resident on the anniversary date of all other Rental Agreements in the Community. All Rental Agreements will have a term of one year with the exception of the first Agreement entered into by a new resident. Said Agreement will expire on the next following anniversary date of all other Agreements in the Community. Whether or not resident chooses to execute a written Rental Agreement, resident is subject to the same terms and conditions as residents who have executed Agreements. All of the terms and conditions of the Agreement are specifically incorporated herein by reference as Rules and Regulations governing the tenancy.

Resident shall not assign the Rental Agreement, or any interest therein. Section 723.059, Florida Statutes, allows the purchaser of a manufactured home who becomes a resident of the Community to assume the remainder of the term of any pre-existing Rental Agreement.

21. EVICITION

A Home Owner, a tenant, an occupant or a manufactured home may be evicted from this Community only on one or more of the grounds listed in Chapter 723, Florida Statutes, or its successor statute. The grounds applicable on the Filing Date are set forth below:

- 21.1. Nonpayment of Lot Rental Amount;
- 21.2. Conviction of a violation of a federal or state law or local ordinance, which violation may be deemed detrimental to the health, safety, or welfare of other residents of the Park;
- 21.3. Violation of a park rule or regulation, the Rental Agreement, or the provisions of Chapter 723, Florida Statutes;
- 21.4. Change in use of the land comprising the mobile home park, or the portion thereof from which mobile homes are to be evicted, from mobile home lot rentals to some other use, provided all tenants affected are given six (6) months' notice of the projected change of use and of their need to secure other accommodations;

21.5. Failure of the purchaser, prospective occupant, or tenant of a mobile home situated in the mobile home park to be qualified as, and to obtain approval to become, a tenant or occupant of the home.

22. SUBLEASING AND RENTING

The Home Owner shall not sublease the leased lot without the written consent of Community Owner. Notwithstanding the right of Community Owner to allow subleasing in the Community, nothing in this rule compels the Community Owner to do so, and the Community Owner in its sole discretion may refuse to allow subletting at any time. Community Management may lease any manufactured home it owns or leases on Community lots. Any subleasing without Community Owner's written consent shall be void and shall constitute a default by Home Owner. Manufactured Home spaces are not transferable. No sub rental, sub-lease, or occupancy by or through a rental/purchase option of lot by anyone other than the Community Owner is authorized. If the home is subleased without written authorization of Community Owner, no such subleasing, occupancy or collection of rents shall be deemed a waiver of this provision, or the acceptance of the subtenant or occupant as tenant, or as a release of the Home Owner(s) from further compliance by Home Owner(s) with the rules and regulations. Any consent by Community Owner to a subleasing shall not relieve Home Owner(s) from obtaining written consent from Community Owner for any further subleasing. In the event Home Owner wishes to sublease the Lot and if written permission for subleasing from the Community Owner is obtained, Home Owner hereby grants Community Owner the exclusive right to serve as rental agent for the Community recognizing Community Owner's interest in preserving its ability to monitor residents in the Community, to orient such residents to the rules and regulations of the Community, and to effectively enforce the rules and regulations of the Community. Home Owner must arrange all subleasing through Community Management although, if subleasing is approved in writing by Community Owner, Home Owner may sublease to any person or persons who are qualified to lease a lot within the Community.

RESIDENT ACKNOWLEDGES HAVING BEEN GIVEN AN OPPORTUNITY TO READ ALL THE ABOVE RULES AND REGULATIONS, AGREES TO COMPLY WITH EACH, and is in full agreement with these Rules and Regulations being an integral part of the Application for Residency and Rental Agreement between the resident and the Manufactured Home Community Owner or Community Manager. Resident acknowledges that violations, infractions, breach, or default of these Rules and Regulations will be grounds for termination of resident's Rental Agreement and eviction from the Community.

PLEASE READ THESE RULES AND REGULATIONS PRIOR TO SIGNING BELOW.

EXECUTED by both parties this _____ day of _____, _____.

RESIDENT(S): ALL RESIDENTS MUST SIGN

SIGNATURE: _____ / _____

SIGNATURE: _____ / _____

SIGNATURE: _____ / _____

OWNER:

By: _____ / _____
COMMUNITY OWNER OR COMMUNITY MANAGER

