

Lake Region Village
31850 U.S. Hwy 27 South
Haines City, Florida 33844

Rules and Regulations

PURPOSE AND INTENT

Lake Region Village is owned and operated by resident certificate holders who have formed Lake Region Village Mobile Home Owners, Inc. (the "Association"), a not for profit corporation that owns the recorded title interest in the cooperative property and that is responsible for the operation of the Cooperative. The purpose of these Rules and Regulations ("Rules") is to provide a safe and pleasing environment in which we can all take pride and satisfaction.

These Rules apply to all Unit owners, Tenants, Sub-Tenants, Guests, Visitors, successors and assigns, and are specifically incorporated by reference into all lease agreements and cooperative documents. These Rules are intended to promote consideration of and courtesy towards others. Your cooperation in following these Rules is essential to maintaining an attractive home, and helping sustain the high standards we have set for the Park.

A. DEFINITIONS

1. "Assessment" means a share of the funds required for the payment of common expenses assessed against the Members.
2. "Board" means the Board of Directors of the Association.
3. "Cooperative" means the form of ownership of real property wherein legal title is vested in a corporation and the beneficial use is evidenced by an ownership interest in the cooperation and a lease that is granted by the corporation as the owner of all the Cooperative Property.
4. "Cooperative Property" means the lands, leaseholds, and personal property owned by a cooperative corporation.
5. "Guest" means a person whose stay at the request of a Resident is more than forty-eight (48) hours, but does not exceed fourteen (14) consecutive days or a total of thirty (30) days per year. The spouse of a Resident shall not be considered a Guest under this definition.
6. "Lot" means a part of the Park which is subject to exclusive use and possession by a Resident.

7. "Member" means the person owning a membership certificate issued by the Association pursuant to the Articles of Incorporation and Bylaws.
8. "Occupancy" shall be limited to and shall consist of no more than two (2) individuals for each Unit. Board approval is required for any permanent occupant that exceeds the permitted two (2) person limit.
9. "Park" means Lake Region Village, a manufactured housing community located at 31850 U.S. Highway 27 South, Haines City, Florida 33844.
10. "Resident" means a member, a Tenant or a Sub-Tenant.
11. "Sub-tenant" means a person who leases a Lot from a Tenant or a Member.
12. "Tenant" means a person who owns a manufactured home in the Park and pays lot rent to the Association, but who is not a Member.
13. "Visitor" means someone visiting a Resident in the Park for a period of time that is 48 hours or less.
14. "Unit" or "Units" shall mean the cooperative parcel of land upon which a Member's manufactured home is located, or the rented parcel of land upon which a Tenant's manufactured home is located.

B. ENFORCEMENT OF THESE RULES AND REGULATIONS

In our Park, these Rules are enforced by the Board. The Board will enforce violations pursuant to Florida law. Failure to comply with the Rules may result in fines, injunctions, eviction from the park and/or other legal action as applicable under the Florida Mobile Home Act (F.S. 723) or the Florida Cooperative Act (F.S.719).

The Association may levy reasonable fines against a Unit owner for failure of the Unit owner, or the Unit's occupant, licensee, or invitee, to comply with any provision of the cooperative documents or these Rules. No fine may exceed \$100.00 nor may any fine be levied except after giving reasonable notice and opportunity for a hearing to the Unit owner, and if applicable, its licensee or invitee, pursuant to Chapter 719.303(3), Florida Statutes. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.00. No fine may be levied except after giving reasonable notice an opportunity for a hearing to the Unit owner and if applicable, his licensee or invitee. The hearing shall be held before a committee of three Unit owners, who are not currently members of the Board. If a majority of the committee does not agree with the fine, it shall not be levied.

If a Resident wishes to lodge a complaint against another Resident, the Resident lodging the complaint must submit a written, signed complaint to the Association. Neither the Association nor

the Board will mediate personal disputes between Residents. However, the Association may become involved in a personal dispute between Residents if such dispute becomes disruptive.

Failure of the Board to enforce any of the Rules shall not be deemed a waiver of the right to enforce the Rules at a later date. Residents shall not hold the Association or the Board liable for the Board's failure to enforce any of the Rules. In the event any Rule is held invalid or unenforceable, said invalidity shall not affect the remaining Rules. All interpretations of these Rules and all other cooperative documents or documents pertaining to Tenants shall be within the discretion of the Board.

These Rules as presented herein are adopted by the Board of the Association and supersedes and replaces all Rules for Members and Tenants previously in effect prior to the revision date.

C. ASSOCIATION RESPONSIBILITIES

The Association is responsible for providing the following services to the Residents:

1. The Association shall provide water, sewer, yard waste and garbage pickup under terms and conditions as established by the Board. The Board will encourage Residents to recycle trash, conserve water, and follow the current water use rules established in the Park. Excessive use of water and failure to recycle results in higher costs to all Residents.
2. The Association shall maintain the recreational areas and common facilities.

D. RESIDENT RESPONSIBILITIES

Residents are responsible for:

1. Residents are responsible for helping keep the Park neat and clean.
2. Residents are responsible for repairing any clogged or broken sewer lines located within the boundaries of their lot. If the Unit owner or Tenant fails to repair said lines within a reasonable period of time, the Association shall make repairs and charge for the cost of the repairs plus a service charge of (25%). Said sum shall be deemed to be due with the next month's Assessment or rent as an additional Assessment or rent.
3. Residents are responsible for repair of the water lines from the water meter to their mobile home and are responsible for keeping the water valves in the interior of the mobile home in a good condition. If the Resident fails to maintain the water line, the Association shall make such repairs as are necessary and charge for the cost of repairs plus a service charge of twenty-five percent (25%). Said sum shall be deemed to be due with the next month's Assessment or rent as an additional Assessment or rent.
4. All Unit owners and Tenants are responsible for repair and replacement of electric lines from the mobile home to their meter. The electric company shall be responsible for any other lines.

5. Residents may water lawns only during those times allowed by government regulations. Automatic sprinklers are permitted as long as they are set so that watering times comply with any water restrictions.
6. Residents may not dispose of the following items in any drain or toilet in the Park: Sanitary Napkins, Handy-wipes, grease, hazardous waste, or any other item that may clog or cause damage to the sewer system.
7. Hazardous waste, including but not limited to paint, tires, insecticides, oil, batteries, fertilizers, etc., must be disposed of according to the State and Federal guidelines.
8. Residents are responsible for maintaining the exterior of their mobile home as well as their dock and Lot at the marina. The Board reserves the right to inspect and notify the Resident if their Unit is not maintained in an acceptable manner (i.e. washing, painting, trimming, etc.).
9. Residents are responsible for assuring that their Guests and Visitors comply with the Rules and conduct themselves in a manner that does not unreasonably disturb other Residents or constitute a breach of the peace.

E. LIABILITY

The Association and the Board are not responsible for any loss or damage to the personal property of Residents, Guests, or Visitors. The Association is not responsible for any personal injury to Residents, Guests, or Visitors.

The Association shall procure casualty insurance on the Park, which shall insure against loss as a result of personal injury occurring at the Park. The Resident shall be responsible for any insurance premium insuring Resident's mobile home or its contents and the Resident shall be responsible for maintaining same.

F. MOBILE HOME SITES

1. Units shall be used solely for RESIDENTIAL purposes pursuant to the Master Occupancy Agreement.
2. Residents wishing to modify, add to or replace their mobile homes must obtain written permission from a majority of the Board prior to commencing any modification, addition or replacement. All additions must be built on site and attached to the home. No prefabricated addition (e.g. plastic shed) may be attached to any home. Modifications, additions, and replacements must comply with all government regulations and must meet the standards established by the Park.
3. Prior to commencement, Residents wishing to paint the exterior of their mobile home or trim must submit the colors to the office for approval by the Board.
4. No fences are permitted. Decorative borders around plants are acceptable if less than twelve (12) inches high.
5. Residents may not store any items around their mobile home or in their carports. Trash receptacles must be stored in the mobile home utility sheds.

6. Due to extensive underground facilities, any digging greater than twelve (12) inches or paving for any purpose must be approved by the Board in writing.
7. Residents shall maintain the exterior of their mobile homes, Lot and dock if applicable. Should the Resident fail to do so, the Board may hire a contractor to do so and bill the Resident for the cost plus a service charge of twenty-five percent (25%). Said sum shall be deemed to be due with the next month's Assessment or rent as an additional Assessment or rent.
8. Residents may not burn any items in the Park. Burning at the Fire Pit is permitted according to the guidelines/rules posted at the Fire Pit.
9. The majority of the home site shall be devoted to grass or other natural material, including, but not limited to plants, trees, herbs, or flowers. A limited amount of stone and/or mulch may be used to landscape between live items. The use of cement is prohibited except in driveways, walkways or cart paths. Any change to a site plan must be approved by the Board.
10. Waterfront Residents may store their boats at their docks. Dock owners may permit other residents to use their docks and/or to store boats at their docks. No more than three (3) boats may be at a dock at a time.
11. All boats within the confines of the Park shall be properly registered and operable as defined by Florida law.
12. No one is permitted to use a neighbor's carport or dock unless the office is notified by the Unit owner, in writing, of their consent.
13. Residents are encouraged to leave their small lamppost lights on at all times for security purposes.
14. Residents may only put garbage curbside on scheduled days of pickup. All items for pickup should be placed for pickup by 8:00 a.m.. Residents must place garbage on the designated side of the street. The Board determines the schedule of garbage and trash pickup.
15. Resident's use of common property shall not encroach upon the rights of other Residents.
16. Residents and their Guests may not engage in any business or commercial enterprise or activity of any kind within the Park unless they are helping Park Residents.

G. GENERAL RULES

1. The Park is a planned retirement community that provides housing to older persons fifty-five (55) years of age and older and, as such, adheres to the requirements of the Housing for Older Persons Act of 1995. Each Lot on which a dwelling is located must be occupied by at least one person who is a Resident and who is fifty-five (55) years of age or older. All other Residents of a Lot must be at least forty-five (45) years of age or older.
2. In case of medical emergencies call 911.
3. Should any Resident be a victim of a crime committed within the Park, the Association requests that after notifying the police, the Resident notify the office of the crime.
4. The Association encourages Residents to call the office to report unwanted solicitors.
5. Smoking in the Park buildings is not permitted.
6. Outdoor noise producing activities involving maintenance and/or construction is not allowed before 8:00AM or after 5:00PM Monday through Saturday. On Sundays and/or Holidays said activities are not allowed at any time.

7. Requests for maintenance work must be made in writing to the Board. Residents are prohibited from giving instructions to or making requests of the maintenance personnel.
8. Unreasonably loud parties are not permitted.
9. Operating radios, televisions, stereos or other electronic devices at unreasonably loud levels is not permitted.
10. Playing musical instruments at unreasonable loud levels is not permitted.
11. Public intoxication is not permitted.
12. Use of fireworks is not permitted.
13. Use of illegal drugs is not permitted.
14. TV and other antennas must be kept below thirty (30) feet total elevation. No guide wires are allowed to be fixed to the ground. Satellite dishes should not exceed twenty-four (24) inches in diameter. However, restrictions set forth in this paragraph are subject to the Federal Communications Commission's Over-the-Air Receptive Devices Rule and may be adjusted as to comply with said rule.
15. Residents are responsible for any damage caused by Guests and Visitors.
16. Selling, soliciting, peddling or such other commercial enterprises are not permitted within the Park unless authorized by the Board. This rule shall not be deemed to inhibit the right of Residents to peaceably assemble and communicate as provided by Section 723.054, Florida Statutes.
17. No firearms shall be displayed in the Park.
18. Mobile homes to be installed in the Park must be a double-wide or larger and meet the following requirements:

- I. A "New" home is:
 - a. A mobile home which is manufactured in the year of the proposed installation and which has not previously been occupied or used for any other purpose. The date of the manufacture of the mobile home shall be verified by the Manufacturer's Statement of Origin ("MSO") or the title to the mobile home or some other method satisfactory to the Board; or
 - b. A mobile home which has never been occupied as a residence or for any other purpose regardless of the date of manufacture.

- II. Newly installed manufactured homes shall be set-up to include the following appurtenances within thirty (30) days from date of placement of a manufactured home on the Unit:
 - a. Carport;
 - b. Concrete driveway to the street;
 - c. Skirting around the home; and
 - d. Fully-sod lawn.

Any request for an extension must be justified and submitted to the Board in writing.

- III. A "Used" home is:
 - a. No more than ten (10) years old and moved into the Park at the cost of the Unit owner;

- b. Approved by the Board; and
- c. The Unit owner is a current or new certificate holder.

H. GUESTS AND VISITORS

1. Guests and Visitors shall adhere to all Rules. It is the responsibility of Residents to assure that their Guests and Visitors know the Rules.
2. Guests or Visitors who are less than sixteen (16) years of age must be supervised by an adult while using any recreational facilities as well as when they are at the marina, club house, or fitness center. No one under sixteen (16) years of age is permitted to drive a motor vehicle, which shall include, without limitation, the operation of a golf cart, within the Park. If the State of Florida requires that the driver of a vehicle be licensed by the State, then the driver, regardless of age, must have an appropriate license in order to drive.
3. Guests may stay in the Park a maximum of fourteen (14) consecutive days or for a total of thirty (30) days per year. Should a Resident wish for a Guest to stay longer, the Resident must submit a written request to the Association.
4. Guests and Visitors of a Resident may park their cars in the Resident's driveway or in designated parking areas only.

I. ALL MOVING VEHICLES

1. The speed limit in the Park is fifteen (15) miles per hour.
2. Pedestrians, golf carts and bicycles have the right-of-way.
3. Pedestrians shall walk facing traffic.
4. Bicycles and golf carts, shall observe the rules of the road.
5. Bicycles shall be equipped with front and rear light reflectors for nighttime safety. Bicycle riding is prohibited on sidewalks, around the pool, and in the club house area.
6. The use of skateboards, roller blades, or roller skates is not permitted in the Park.
7. The Board may restrict the operation of any delivery transportation or other transportation vehicle in the Park.
8. All Resident's trucks exceeding three quarter (3/4) ton in weight are prohibited.
9. Major automotive and/or RV repairs are not permitted in carports, driveways, Lots, or the common area of the Park.
10. No unlicensed or inoperable vehicles are permitted within the Park.
11. There shall be no excessive number of passengers either standing in or on a golf cart that is in motion, and all passengers within the golf cart shall be seated at all times.

J. PETS

NO PETS ARE PERMITTED IN THE PARK AT ANY TIME. PLEASE ADVISE YOUR GUESTS TO LEAVE THEIR PETS AT HOME.

1. No Member, Tenant, Sub-Tenant, Guest or Visitor shall harbor any pet of any kind in the Park. Please advise your Guests and Visitors of this Rule, prior to their arrival, and request that they leave their pets at home when visiting.
2. An emotional support/comfort/assistant animal (“Emotional Support Animal”) is not a pet. An Emotional Support Animal, in compliance with the Fair Housing Act, 42 USC Section 3601-3619 (“FHA”), is defined as “any animal that provides emotional support, well-being or companionship that alleviates the symptoms of a disability.” A Resident may not allow an Emotional Support Animal in the Park, unless and until such Emotional Support Animal is approved by the Board, as required by the FHA and as outlined herein. Any Resident owning an Emotional Support Animal is responsible to maintain control of the Emotional Support Animal at all times. The care and/or supervision of an Emotional Support Animal is solely the responsibility of the Resident. The Resident must be able to control all excessive sounds produced by said Emotional Support Animal. Unless otherwise required for a reasonable accommodation, an Emotional Support Animal must be kept within the Resident’s Unit boundary, and the Resident owner is responsible for the cleaning after and removal of any waste produced by said Emotional Support Animal and for any damage caused by the Emotional Support Animal to the Park. In the event an Emotional Support Animal’s behavior poses a direct threat to the health, welfare or safety of others in the Park, the Board will proceed to take the necessary steps for the removal of said Emotional Support Animal.
3. The Park prefers that any Resident’s request for an Emotional Support Animal be submitted in writing to the Board using the forms provided by the Park’s office. Any request for an Emotional Support Animal must include: (i) the Resident’s disability and how the accommodation of an Emotional Support Animal is required for the Resident to use the home; and (ii) a note from a medical doctor, therapist, or authorized individual explaining the need for an Emotional Support Animal.
4. An Emotional Support Animal may not be harbored within a Resident’s manufactured home/Unit without the written approval of the Board. The Board expressly reserves the right to deny a Resident’s request for an Emotional Support Animal if the Board determines that: (a) the animal poses a direct threat to the health or safety of others; (b) the admittance of the animal results in substantial physical damage to the property of others, unless the threat can be eliminated or significantly reduced by a reasonable accommodation; (c) the animal poses an undue financial and administrative burden on the Board, Park or Association; or (d) the presence of the animal fundamentally alters the nature of the operations of the Park or the Association.
5. Pursuant to the rules provided by Polk County’s Animal Control Department, at the beginning of each calendar year, any Resident who possesses an Emotional Support

Animal must submit to the Board: a copy of the animal's valid license and proof that said Emotional Support Animal has received all required vaccinations. Additionally, any Emotional Support Animal must wear a collar with a valid license tag at all times, unless the Emotional Support Animal is implanted with an RFID microchip that is registered with the County.

K. LAUNDRY

1. The laundry is for all residents. Please clean up after use.
2. Dyeing in washing machines is not permitted.
3. Residents may obtain a combination code for the laundry at the office.
4. The Park graciously provides clothes lines for Residents to dry their clothes outside. Due to this convenience, it is strongly recommended that Residents abstain from hanging their clothes outside at their Unit, regardless of whether the clothes are on a line or not.

L. RECREATIONAL ACTIVITIES

Rules governing all amenities within the Park are posted in the respective areas.

M. CLUB HOUSE

1. Residents wishing to use the club house must schedule such use in advance with the vice president of the Social Club. If there is no conflict with regular activities, Park facilities may be used by Residents for private parties without charge.
2. Residents, clubs and committees who use the club house must return it to the condition it was in prior to use. It is the responsibility of the reserving party to make sure their committee chairperson complies with the rules.
3. Final decisions concerning use of the club house rests with the Board.

N. MONTHLY ASSESSMENTS

1. Residents must pay a monthly Assessment in U.S. currency directly to LAKE REGION MOBILE HOMEOWNERS, INC., at 31850 U.S. Highway 27 South, Haines City, Florida 33844.
2. The assessments are due and payable on the first business calendar day of each month at the Park office.
3. ~~Assessments postmarked after the fifth (5th) business day of each month are considered delinquent and subject to the late charge of \$25.00 and such other late charges as~~

- determined by the Association's governing documents. The Board may establish and enforce the payment of late fees for Assessments not paid within five (5) calendar days from their due date. In addition, the Association may levy an Administrative late fee of the greater of five percent (5%) of the Assessment due or twenty-five dollars (\$25.00) per Assessment due.
4. Assessments are calculated based on two (2) persons or fewer, any additional occupants therein must be registered at the office. Should more than two (2) persons reside in one Lot, no additional Assessments shall be charged for the first fourteen (14) days of occupancy. Beginning on the fifteenth (15) day, the Board reserves the right to charge an additional Assessment to the Lot for any person in excess of two (2) people.
 5. The purpose of the Assessment is to pay for the expenses associated with the common elements of the park. The Assessment also provides for the cost of carrying out the duties of the Association and any other expenses designated as common expenses. The Association makes an estimate annually as to the amount of common expenses and the share of each Member. The annual assessment is made part of the Association's annual budget. The total assessment amount is divided between the owners as stated in Exhibit "C-1" in the Chapter 719 Prospectus.
 6. Should a Member fail to pay their Assessment(s) and any balance due on their share certificate, the Association has the right to record a lien against the Member's Cooperative parcel in the amount of the unpaid balance plus interest. The Association shall be entitled to all attorney's fees and costs associated with any action. The legal remedy stated herein does not preclude the Association from any other remedies available under the law.
 7. Should a Member or Tenant desire to vacate their Lot, they must notify the Board in writing at least thirty (30) days prior to vacating. Any Member or Tenant wishing to remove their mobile home from the Park must obtain written permission in advance from the Board. The Member or Tenant shall be responsible for all damage caused to the Park or private property as a result of the mobile home. The Board may require a security deposit prior to the removal of the home. The Board requires that the entities moving the mobile home be bonded.

O. SUBLEASING

1. Members and Tenants must notify the Board of their intention to sublet.
2. In advance of moving in, Sub-Tenants must register at the office, have a background check and be interviewed. The Board reserves the right to deny residency to Sub-Tenants.
3. Members and Tenants assume all responsibility for all damage caused by Sub-Tenants to any Park property and/or facilities.
4. Sub-Tenants must adhere to the Rules. It is the responsibility of Members and Tenants to assure that their Sub-Tenants know the Rules.

5. No Unit may be sublet for a period of more than one (1) year or less than one (1) month.
6. No Unit may be sublet to more than one couple.
7. Members and Tenants are responsible for any state or local tax.
8. No Sub-Tenant may further sublet their interest.
9. Unit owners and Tenants in violation of these Rules are subject to all legal remedies at the disposal of the Association and the renter of each cooperative Unit is subject to eviction under the terms of Chapter 723, Florida Statutes.

P. SELLERS OF UNITS

1. Members wishing to sell their Cooperative unit and Tenants wishing to sell their mobile homes shall notify the Board in writing. Upon receipt of notice from a Member or Tenant, the Board shall provide them with an application to be completed by the Member or Tenant. Prospective buyers must submit to an interview and background check by the Board. No potential buyer may purchase in the Park without being approved in advance by the Board. The Board has the final authority in approving or refusing any prospective buyers.
2. Members and Tenants may sell their units/mobile homes themselves, **or** may list their units/mobile homes with the Association. Transfer of membership certificates, the Cooperative parcel and the Cooperative unit are governed under the By-Laws of the Association. If an independent realtor is used to sell your unit, the realtor is required to notify the Board in writing that they have been hired by the Member or Tenant to sell the unit or mobile home. Upon receipt of notice from the realtor, the Board will forward instructions to the realtor as to the requirements of sale as established by the Board.
3. ONLY one (1) "For Sale" sign not to exceed 12" by 24" may be placed in the window or within two feet of the front of the home.
4. No other signs or advertising material will be permitted to be posted on the home or the home space. If you desire, a sign not to exceed 4" by 6", advertising a home for sale may be placed on the designated Park bulletin board in the clubhouse and/or in the laundry facility.
5. A Member and/or Tenant selling a manufactured home and/or a Cooperative unit **cannot** guarantee the prospective buyer a Unit/Lot in the Park.

Q. EVICTION

Pursuant to Section 723.061, Florida Statutes, the Association may evict occupants of rental Units for any of the following reasons:

1. Non-payment of Lot rental amount.
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 the other residents of the Park.

3. Violation of a Park rule or regulation, the rental agreement or non-compliance with Section 723.061, Florida Statutes.
4. Failure of the purchaser, prospective Tenant, or occupant of a mobile home situated in the Park to be qualified, and to obtain approval to become a Tenant or occupant of the home.

R. PARKING

Space for parking is very limited. To clarify where parking will be permitted, the following has been established to clarify and administer existing parking rules.

1. Residents may park authorized vehicles on their driveway(s). Authorized vehicles must be licensed and operative and includes automobiles, vans, SUV's, trucks three quarter (3/4) ton or smaller and similar size vehicles.
2. Resident's, Visitors and Guests may park authorized vehicles in designated common ground parking areas.
3. Low profile boat and pontoon trailers, box trailers, cargo trailers and similar type trailers may be parked in Parking Area A (commonly referred to as "Boat Storage Area"), a fenced area located in the northeast corner of the frontage property along Highway 27.
4. Recreational vehicles, owned by Residents, may also be parked in Parking Area A.
5. To park in Parking Area A, Residents must register their vehicles at the Park office, obtain an assigned parking location, and pay the required maintenance fee. Parking spaces are not transferable and must be obtained through the office.
6. Recreational vehicles, owned by Visitors may be parked in Parking Area B, the fenced area located at the end of Green Mountain and Bluegrass Terrace if space is available. If space is not available, Visitors will not be permitted to park such vehicles within the Park. Visitors, however, with approval from the Board, may park such vehicles overnight at the Park office parking lot along Highway 27.
7. To temporarily park in Parking Area B, if space is available, Visitors must register their vehicle at the Park office, obtain an assigned parking location and pay the required maintenance fee.
8. Commercial vehicles of companies performing work in the Park are permitted to be parked within the Park only up and until completion of their project(s).
9. Schedule of the maintenance fees for parking shall be available at the Park office. Parking spaces for Residents will be available on a yearly basis.
10. Residents may store boats in their carports from April 1st through October 31st.
11. Travel trailers, recreational vehicles, campers, utility trailers and canoes may not be stored in carports or Lots except overnight for the purpose of loading and unloading. The Park provides limited storage space for such items for a fee on a first come, first serve basis. A Resident wishing to utilize storage space must place their name on a waiting list in the Park's office. As a space becomes available, those on the list shall be assigned storage space. The Park assumes no responsibility for damage to any unit in the storage facility.
12. If no storage space is available within the Park, Residents are responsible for finding their own off-site storage space. Residents utilizing off-site storage are solely responsible for paying any rent for that storage.

13. No parking is permitted on sidewalks, lawns, open Lots or streets after dark; however, parking is permitted on open Lots that are designated for parking, which shall include, but is not limited to, that certain designated area located at the hammock.
14. The parking areas designated to the shuffle board court and club house are for parking at these facilities for use of those facilities. No Resident may park in these areas overnight or use these areas as storage space.

