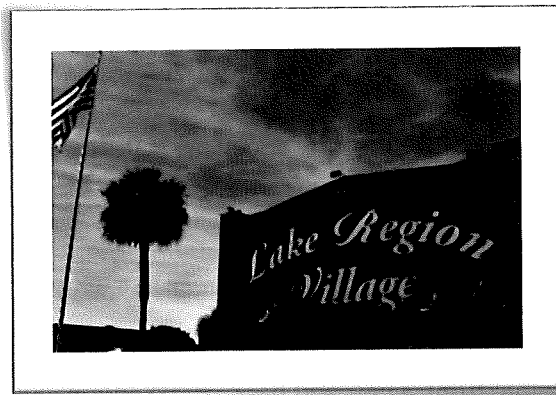


Lake Region Village



Rules and Regulations

April 17, 2025

YEAR-ROUND PARK STANDARDS

PURPOSE: taken from the “Rules and Regulations”, revised July 10, 2024

“The purpose of these Rules and Regulations (“Rules”) is to provide a safe and pleasant environment in which we can all take pride and satisfaction These Rules are intended to promote consideration of and courtesy towards others. Your cooperation in following these Rules is essential to maintaining an attractive Park.”

To that end, we have developed the following standards to which all homeowners are expected to comply.

- **HOUSE:** The house, awnings, shutters, trim, gutters, skirting, roof, carport, shed, mailbox will be kept free of dirt, mildew, mold, and visible damage. If painted, the paint shall look fresh, with no damage, stains, peeling or streaks.
- **EXTERIOR:** 360-degree exterior of the home and carport free of any and all clutter, including storage bins.
- **SCREENS:** Screens free of rips, cuts and tears, or any vines/plants growing on them.
- **DRIVEWAY:** Maintained in good condition: clean, free of weeds, fresh paint (if painted). The Board of Directors (BOD) may contact residents regarding unsightly driveways which are damaged or discolored.
- **PAINT:** Exterior paint colors on house, trim, shutters, driveways must be approved by the BOD **prior** to painting or re-siding. Any non-approved colors will need to be removed.
- **CONSTRUCTION OR OTHER EXTERIOR CHANGES:** All additions, exterior construction, driveway extensions, landscaping, etc. must be approved by the BOD **prior** to commencing work.
- **GRASS:** Grass is required on the majority of each home lot, and will be kept mowed, trimmed and neat. Mowing will be done around the entire home: front, sides, and back. Grass should not be cut too short.
- **SHRUBS:** Shrubs kept trimmed and neat.
- **TREES:** Trees maintained and free of dead or broken limbs. Tree fronds/branches will be trimmed so they don't hang over the street in a way that can obstruct any traffic.
- **FLOWER BEDS:** Flower beds weeded. Dead plants removed.
- **ORNAMENTATION:** The community standard regarding lawn ornamentation is “**Few to None**”. BOD members may contact residents in instances where lawns are deemed to have excessive ornaments.
- **GARBAGE:** Garbage containers, preferably kept in shed. If left in carport will be covered by appropriate lid with no garbage or garbage bags visible.
- **FENCES:** Ornamental fences 12 inches or less.
- **DECKS, DOCKS, SEAWALLS:** Maintained in safe, attractive condition with no damage.
- **CARS, TRUCKS, TRAILERS:** Must be registered with a current valid license attached. Must be operational, no flat tires, no liquid leaks. No parking on grass.
- **Lake Region Village is a no animal Park.**

Lake Region Village

Rules and Regulations

PURPOSE AND INTENT

Lake Region Village (“Lake Region Village”) is owned and operated by resident certificate holders who have formed Lake Region 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 pleasant environment in which we can all take pride and satisfaction.

These Rules apply to all Shareholders/Non-Shareholders, Renters, 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 Park.

ALL PROSPECTIVE BUYERS / SHAREHOLDERS / NON-SHAREHOLDERS MUST ACKNOWLEDGE IN WRITING THAT HE/SHE/THEY HAVE READ, UNDERSTAND AND ACCEPT THE RULES AND REGULATIONS OF LAKE REGION VILLAGE PRIOR TO PURCHASING A HOME AS A NEW RESIDENT OR TAKING POSSESSION OF A HOME IN LAKE REGION VILLAGE THRU A TITLE/SHARE TRANSFER.

A. DEFINITIONS

1. “Assessment” means a share of the funds required for the payment of common expenses assessed against the Shareholder. Non-Shareholders pay their monthly lot rental amount, which includes their portion of this assessment.
2. “Board” means the Board of Directors of the Association.
3. “Caregiver” means a live-in family member, friend, significant other, or paid individual who assists sick, elderly, or disabled persons in performing their daily living functions.
4. “Cooperative” or “Cooperative Corporation” 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.
5. “Cooperative Property” means the lands, leaseholds, and personal property owned by a cooperative corporation.
6. “Common Grounds” means an area within Lake Region Village available to all residents.
7. “Extended Absence” means any absence of a Shareholder/Non-Shareholder/Renter of a dwelling who shall be away from Lake Region Village for over 10 days.
8. “Full Time Resident” means a Shareholder/Non-Shareholder whose residency in the Park is that of their permanent legal address.

9. "Part Time Resident" means a Shareholder/Non-Shareholder whose residency in the Park is not their permanent legal address.
10. "Renter" is a person or persons who occupies a home without the owner present in that home during the time of occupancy. A Renter may pay the owner for the use of the home pursuant to the terms in Section O: Renting. Also see "Occupying Guest".
11. "Occupying Guest" means a person or persons who occupies a home of the Owner without the payment of any consideration, and without the Owner present during the term of occupancy. The term of occupancy cannot exceed fifteen (15) consecutive days and/or a maximum of 30 days total per calendar year.
12. "Guest" means a person who is invited to visit at the request of a Shareholder/Non-Shareholder or Renter for more than forty-eight (48) hours with the Shareholder/Non-Shareholder present in the home during the visit. Visits cannot exceed fifteen (15) consecutive days or a maximum total of thirty (30) days per calendar year. The spouse or significant other of a Shareholder/Non-Shareholder or Renter shall not be considered a Guest under this definition and shall not be constrained by the visitation limitations of this definition.
13. "Lot" means the cooperative parcel of land upon which a Shareholder's manufactured or mobile home is located which is secured by a Share in Lake Region Village, or the rented parcel of land upon which a Non-Shareholder manufactured or mobile home is located, and is subject to exclusive use and possession by a Shareholder/Non-Shareholder or Renter.
14. "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.
15. "Occupant" (also "Resident") means a person currently occupying a home within Lake Region Village.
16. "Owner(s)" means a shareholder or Non-Shareholder who resides within Lake Region Village AND owns a mobile home within Lake Region Village.
17. "Park" or "Community" means Lake Region Village, a mobile home or manufactured housing community located at 31850 U.S. Highway 27 South, Haines City, Florida 33844.
18. "Rent," "Lot Rent," or "Rental Fee" as applied to Non-Shareholders and used in these Rules and Regulations, shall mean "lot rental amount" as that term is defined in Section 723.003(6), Florida Statutes.
19. "Rules Enforcement Committee" is a group of three (3) Shareholders drawn at random from a pool of volunteers to determine if there is a rule violation by a Shareholder/Non-Shareholder. This committee then makes a recommendation to the Board.
20. "Shareholder" means the person owning a membership certificate issued by the Cooperative Corporation pursuant to the Articles of Incorporation and Bylaws.
21. "Non-Shareholder" means a person who owns a manufactured home in Lake Region Village and pays lot rent to the Association. A Non-Shareholder does not own a Share Certificate in the Cooperative Corporation. Non-Shareholders' tenancies are governed by Chapter 723, Florida Statutes.

22. "Unit" is the manufactured or mobile home on a Lot which is subject to exclusive use and possession by a Shareholder/Non-Shareholder or Renter. Shareholders and Non-Shareholders may rent their Unit to a Tenant subject to Park rules and acceptance by the Board. However, no Tenant may further rent or sublet said Unit belonging to a Shareholder or a Non-Shareholder.
23. "Visitor" means an invited individual visiting a Shareholder/Non-Shareholder or Renter in the Park for 48 hours or less.
24. "Outside Contractor" means an individual/company from outside the park doing work for a Shareholder/Non-Shareholder.
25. "Inside Contractor" means an individual/Shareholder/Non-Shareholder doing work for another Shareholder/Non-Shareholder.
26. "Property Caretaker" means a person(s) who does not reside in the Park as a Shareholder/Non-Shareholder and periodically cares for a resident's home while they are away for any-period of time.
27. "Immediate Family Member" means a Spouse, Parent(s), child(ren), or grandchild(ren). No more than 3 generations.
28. "Background Checks" include Police (federal, state, local that may include unlawful activities and Evictions), Credit including outstanding balances, payment history, open credit lines, collections, tax liens, etc.
29. "Minimum Credit Rating" means an LRV established minimum credit rating of "700" as established by the credit monitoring agencies accepted by Lake Region Village.
30. "Curb appeal" is a term used to describe the general attractiveness of a house or other piece of property from the sidewalk or street.

These Rules as presented herein are adopted by the Board of the Association and supersede and replace all Rules for Shareholders/Non-Shareholders and Renters previously in effect prior to the revision date of this document.

B. RULES AND REGULATIONS ENFORCEMENT

In Lake Region Village, 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, foreclosure, 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).

ALL Shareholders/Non-Shareholders/Guests/Renters MUST also comply with posted rules throughout the Park's Common Grounds and Facilities in addition to those specified within these documents.

SHAREHOLDERS:

The Association may levy reasonable fines against a Shareholder for failure of the Shareholder, or their licensee or invitee, to comply with any provision of the cooperative documents, or these Rules.

1. No fine shall exceed \$100.00 per day, nor shall any fine be levied except after giving reasonable notice and opportunity for a hearing to the Shareholder and, if applicable, its licensee or invitee, pursuant to Chapter 719.303(3), Florida Statutes.
2. A fine may be levied for 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.
3. No fine may be levied except after giving notice and opportunity for a hearing to the Shareholder and if applicable, his licensee or invitee (The exception to this requirement is outlined below for multiple violations).
4. The hearing shall be held before The Rules Enforcement Committee of three (3) Shareholders who are not currently members of the Board.
5. If a majority of the Rules Enforcement Committee does not agree with the fine, it shall not be levied.
6. If the Shareholder does not remedy a property violation within the time frame imposed by the Board, the Board will have the work done and that cost plus a service charge of an additional twenty-five percent (25%) will be charged to the Shareholder. This charge will be billed to the Shareholder and will be payable with the following month's Assessment or rent, or as an additional Assessment or rent. Non-Shareholders shall only be subject to fines as set forth in these Rules and Regulations in accordance with their prospectus and/or Chapter 723, Florida Statutes, as applicable.

The procedures for **Shareholders** regarding exceptions to “no fines being levied without notice” is as follows for property (**NON-TRAFFIC OR GENERAL SAFETY**) violations:

1. First Offense: No fine may be levied except after giving notice and opportunity for a hearing to the Shareholder and a reasonable time frame, not to exceed 30 days, to remedy the violation.
2. Second Offense of the same rule within one year of first offense: The Rules Enforcement Committee may impose the \$100.00/per day fine starting on day one to a maximum of 10 days or an aggregate of \$1,000.00.
 - a. If the violation is not remedied before the end of the 10th day, the Board may initiate a legal action for foreclosure on the share. All legal expenses shall be paid by the Shareholder.
3. Three violations of any/or all rules combined within one year of the first rule violation shall result in legal action for the foreclosure on the share. All legal expenses shall be paid by the Shareholder.

The procedures for **Shareholders** regarding exceptions to “no fines being levied without notice” is as follows for **TRAFFIC OR GENERAL SAFETY** violations:

1. First Offense: No fine may be levied. A written warning from the Board shall be placed in the homeowner's file and a copy sent to the homeowner. The homeowner shall be responsible for the actions of all persons residing in the home whether permanent or temporary.
2. Second Offense of the same rule within one year of first offense: The Rules Enforcement Committee may impose the \$100.00/per occurrence.
3. Three violations of any/or all rules combined within one year of the first rule violation shall result in legal action for the foreclosure on the share. All legal expenses shall be paid by the Shareholder.

NON-SHAREHOLDERS:

The procedure for **Non-Shareholders** is as follows for all Rules violations:

1. First Offense: Non-Shareholders shall be given notice and opportunity for a hearing with the Board and a reasonable time frame, not to exceed 30 days, to remedy the violation. Failure to remedy the situation within the time frame allotted may result in legal action for eviction. All legal expenses shall be paid by the homeowner.
2. Second Offense of the same rule within one year of first offense may result in legal action for eviction. All legal expenses shall be paid by the homeowner.
3. Three violations of any/or all rules combined within one year of the first rule violation shall result in legal action for eviction. All legal expenses shall be paid by the homeowner.

If a Shareholder/Non-Shareholder wishes to lodge a complaint against another Shareholder/Non-Shareholder, the Shareholder/Non-Shareholder lodging the complaint must submit a written complaint to the Association. Neither the Association nor the Board will mediate personal disputes between Shareholders/Non-Shareholders. However, the Association may become involved in a personal dispute between Residents if such dispute becomes disruptive to Lake Region Village.

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. A Shareholder/Non-Shareholder may not and 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 Shareholders/Non-Shareholders shall be within the discretion of the Board.

C. ASSOCIATION RESPONSIBILITIES

The Association is responsible for providing the following services to Shareholders/Non-Shareholders and Renters.

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 Shareholders/Non-Shareholders and Renters to conserve water and follow the current water use rules established in the Park.
2. The Association shall appoint Board members, residents, and/or committees to oversee the maintenance of the recreational areas and common facilities.
3. The Board shall have the power and responsibility to enforce all Rules & Regulations.

D. SHAREHOLDER AND NON-SHAREHOLDER RESPONSIBILITIES

Shareholders/Non-Shareholders are responsible for:

1. Shareholders/Non-Shareholders and Renters are responsible for assisting in keeping Lake Region Village neat and clean.
2. Shareholders/Non-Shareholders are responsible for repairing any clogged or broken sewer lines from the attachment of the Lake Region Village main sewer line to their home. If the Shareholder/Non-Shareholder 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 twenty-five percent (25%). This sum will be billed to the Shareholder/Non-Shareholder and will be payable with the following month's Assessment or rent, or as an additional Assessment or rent. The Association is responsible for the Lake Region Village main sewer line.
3. Shareholders/Non-Shareholders are responsible for the repair of the water lines from the water meter or lot shutoff to their mobile home and are responsible for keeping the water valves in the interior of the mobile home in good condition. If the Shareholder or Non-Shareholder fails to maintain the water line, the Association shall make repairs as are necessary and charge for the cost of repairs plus a service charge of twenty-five percent (25%). This sum will be billed to the Shareholder/Non-Shareholder and will be payable with the following month's Assessment or rent, or as an additional Assessment or rent. The Association is responsible for the Lake Region Village main water line.
4. Shareholders/Non-Shareholders 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. The Shareholder/Non-Shareholder is responsible for maintenance of the pedestal.
5. Shareholders/Non-Shareholders or Renters 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 set by Polk County and Lake Region Village.
6. Shareholders/Non-Shareholders or Renters may not dispose of the following items in any drain or toilet in the Park: sanitary napkins, diapers, 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 State and Federal guidelines.

8. Shareholders/Non-Shareholders are responsible for maintaining the exterior of their mobile home as well as their driveway, lawn, flower beds, trees, seawalls, lot, dock and/or Dock at the marina. The Board reserves the right to inspect and notify Shareholders/Non-Shareholders if their Unit is not maintained in an acceptable manner (i.e. washing, painting, trimming, etc.). All roofs and siding must be washed and kept clean, free from mold and mildew.
9. Shareholders/Non-Shareholders and Renters are responsible for assuring that their Guests and Visitors comply with the Rules and conduct themselves in a manner that does not unreasonably disturb others or constitute a breach of the peace.

E. LIABILITY

The Association and Board are *not* responsible for any personal injury arising out of an individual's or individuals' personal volition or actions within the Community.

The Association and the Board are *not* responsible for any loss or damage to the personal property of Shareholders, Non-Shareholders, Renters, Occupying Guest(s), Immediate Family Members, Guests, or Visitors.

It is the sole responsibility of the Shareholder/Non-Shareholder to obtain and maintain insurance coverage for:

- (a) any loss or damage to his/her/their home, its contents including personal property.
- (b) any personal injury or loss occurring to an individual person occupying, using or working at said premises.

F. MOBILE HOME SITES

1. Units shall be used solely for RESIDENTIAL purposes pursuant to the Master Occupancy Agreement.
2. A Shareholder/Non-Shareholder must be a resident of Lake Region Village to buy a second or third property in the Park. A Shareholder/Non-Shareholder may have a maximum of 3 homes inside the Park.
3. Shareholders/Non-Shareholders and Renters may put garbage curbside only on scheduled days of pickup. All items for pickup should be on the curb by 8:00 a.m. Trash may not be put out before 6:00 p.m. the night prior to the date of pickup. The Board determines the schedule of garbage and trash pickup. The Board is responsible for notifying everyone in the Park of any changes. Notification will be by email, newsletter, marquee, and announcements at public meetings.
4. Shareholders/Non-Shareholders and Renters may not burn any items in Lake Region Village. Burning at the Fire Pit is permitted according to the guidelines and rules posted at the Fire Pit. Absolutely no personal paper items or cardboard is to be burned in the fire pit. The use of the fire pit when winds are blowing from the south is highly discouraged

- as smoke fumes overtake all homes, screen rooms and carports, thereby denying residents use of these areas.
5. Any Shareholder/Non-Shareholder wishing to modify, add to or replace their new or existing mobile home must obtain written permission from a majority of the Board at least 7 business days and no more than 90 days prior to commencing any modification, addition, or replacement. All additions must be built on site and attached to the home. Modifications, additions, and replacements must comply with all government regulations and must meet the standards established by the Association and be approved by the Board in writing. Shareholder/Non-Shareholder must seek permission from Polk County if a building permit is needed and obtain a permit prior to commencing any work.
 6. Prefabricated plastic/fiberglass/metal sheds or plastic/fiberglass/metal sheds attached or stored outside the home must have written Board approval.
 7. Due to extensive underground facilities, any digging for paving, irrigation, or trees must be approved by the Board in writing.
 8. Prior to commencement, Shareholder/Non-Shareholder wishing to paint the exterior of their mobile home, trim, doors, shutters or driveway/sidewalks must submit in writing the colors to the Lake Region Village Office for approval by the Board at least 7 business days before the project begins. Pre-approved colors are available on the LRV color palette but still require Board approval prior to commencement of the project.
 9. Decorative borders around plants or small gardens are acceptable if twelve (12) inches high or less. Large propane tanks and air conditioners must have Board approval in writing for any coverings to be placed around them. All lattice work currently in place must be clean and repaired as necessary. New lattice work needs written Board approval. When selling homes that have “rock” in the front yard the seller must have it removed and replaced with sod. (See, Rules & Regulations F. #10.)
 10. The majority of the home site shall be devoted to grass or other natural material, including, but not limited to grass, plants, trees, herbs, or flowers. A limited amount of stone and/or mulch may be used to landscape-between live items. The portion of the Lot not covered by the house and carport should maintain a majority of grass. The use of stone and/or mulch should be limited and must be approved by the Board in writing. The use of cement is prohibited except in driveways, walkways, landscape curbing, or cart paths. Any change to the site plan must be approved by the Board in writing.
 11. Removal of a tree requires approval by the Tree Committee. (Call the office for contact information on the Tree Committee). It is strongly suggested that a replacement tree be placed somewhere on the lot. The type of tree and location must also be approved by the Tree Committee. Stumps must be removed, and the area landscaped to blend into the surrounding area.
 12. TV and other antennas must be kept below thirty (30) feet of 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, without notice, so as to comply with said rule.

13. Any outdoor sunscreens and shades, including fencing and partitions in the carport, must be approved by the Board in writing. No tarps are allowed within Lake Region Village, except in emergency situations.
14. Only outdoor furniture is allowed in carports. All carports must be in compliance with Polk County Health Department rules and guidelines.
15. While being occupied, a Shareholder/Non-Shareholder or Renter may not store any items around their mobile home or in their carport with the exception of grills, bikes, outdoor furniture, and trashcans securely covered with no garbage or garbage bags visible. Polk County Health Department governs Mobile Home and Carport storage in addition to these rules.
16. Shareholder/Non-Shareholder shall maintain the exterior of their mobile home, driveway, roof, lot, seawall and dock, if applicable. Should the Shareholder or Non-Shareholder fail to do so, the Board may hire a contractor to do so and bill the Shareholder or Non-Shareholder for the cost plus a service charge of twenty-five percent (25%). This sum will be billed to the Shareholder/Non-Shareholder and will be payable with the following month's Assessment or rent, or as an additional Assessment or rent.
17. No motor vehicle may be parked on any Shareholder/Non-Shareholder grass. Golf carts may not be parked on any grass past midnight.
18. Waterfront Resident Shareholders/Non-Shareholders 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.
19. All boats within the confines of Lake Region Village shall be properly registered and operable as defined by Florida Law. This rule also applies to the North and South storage lots.
20. Shareholders/Non-Shareholders may have trailers without boats, storage trailers, utility trailers, recreational vehicles, other watercraft, or RTVs stored in carports for no more than twenty-four (24) hours at a time for the purpose of loading and unloading. New residents of Lake Region Village may park in the carport for up to forty-eight (48) hours for the purpose of unloading.
21. 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 for the current year.

G. GENERAL RULES

1. In case of medical emergencies call 911.
2. The Association requests that any Shareholder/Non-Shareholder, Occupying Guest and/or Immediate Family Member who is the victim of a crime committed within Lake Region Village notify the Office after notifying the police.
3. Shareholders/Non-Shareholders or Renters and their Guests may not engage in any business or commercial enterprise or activity of any kind within Lake Region Village, unless they are serving Lake Region Village in a capacity that is authorized by the Board. Shareholders/Non-Shareholders who are performing contracting type work (i.e. construction, landscaping, etc) for others are required to act in the same manner as an

outside contractor with such items but not limited to no-charge trash/brush disposal etc. Disposal of any items into the dumpster or designated bush trailer/container is not allowed without written consent from the Board of Directors and payment for said disposal is arranged.

4. Selling, soliciting, peddling, or such other commercial enterprises are not permitted within Lake Region Village unless authorized by the Board. This rule shall not be deemed to inhibit the right of Shareholders/Non-Shareholders to peaceably assemble and communicate as provided by Section 723.054, Florida Statutes.
5. Call the Lake Region Village Office to report unwanted solicitors. Every Shareholder/Non-Shareholder or Renter is encouraged to call the office to report unwanted solicitors in Lake Region Village.
6. No child daycare activity is permitted. Daycare is defined as caring for non-related children. Related children are considered guests and are subject to guest rules (fifteen [15] continuous days/thirty [30] days maximum per year).
7. Loud parties are not permitted.
8. Playing musical instruments, radios, televisions, stereos, or other electronic devices at unreasonably loud levels is not permitted.
9. Outdoor noise producing activities involving mowing, maintenance and/or construction are not allowed before 8:00am or after 5:30pm Monday through Saturday or any time on Sundays and/or holidays. Exception: lawn mowing, and lawn maintenance times will be extended to 7:00pm on weekdays, between May 1st and September 30th. Shareholders and Non-Shareholders who mow their own lawns may start at 7:30AM.
10. Requests for maintenance work from maintenance personnel must be made in writing to the Board. Residents, Shareholders/Non-Shareholders or Renters are prohibited from giving instructions to, or making requests of, the maintenance personnel. Residents, Shareholders/Non-Shareholders or Renters are prohibited from contacting any maintenance personnel during working hours.
11. Smoking in Park buildings is not permitted. Smoking near buildings is allowed in designated areas only. The designated area for the clubhouse is near the east side entrance.
12. Public intoxication in public areas is not permitted. Alcohol use by Shareholders, Non-Shareholders, Renters, Visitors, Occupying Guest and/or Immediate Family Member or Guests is strictly the responsibility of the consuming individual. Any liability for injury or damage caused by the use of alcohol or drugs shall be the responsibility of the consuming individual and the Owner of the home being used or visited by the consuming individual. The Park shall not be held liable for any actions by the consuming individual.
13. Use of illegal drugs is not permitted, including possession, use, or distribution within Lake Region Village. Violations could result in eviction as well as possible arrest by Law Enforcement.
14. Use of fireworks is not permitted.
15. Shareholders/Non-Shareholders, Occupying Guest and/or Immediate Family Member and Renters are responsible for any damage or fines/fees caused by Guests and Visitors.
16. Shareholder/Non-Shareholder, Renter, Guest, Occupying Guest and/or Immediate Family Member and Visitor use of common property shall not encroach upon the rights of others.

17. The only items to be left in the carport during an extended absence (ten [10] days or more) are vehicle, motorcycle, gas grill, and golf cart. If the golf cart is covered, it must be covered with a factory or aftermarket golf cart cover. No tarps are allowed in the residential areas of Lake Region Village. All plants, planters, lawn furniture, and other miscellaneous items shall be stored and secured in the shed or indoors. Gas grills must be secured with propane tanks shut off. Shareholders/Non-Shareholders who are on an Extended Absence must have a designated person responsible for their home and lot while gone from the Park. The Lake Region Village Office has a form for this purpose, to be completed prior to the beginning of an Extended Absence.
18. Shareholders/Non-Shareholders should have no more than one (1) vehicle, one (1) motorcycle, and one (1) golf cart located at the home for each person living in the house. Exception: vehicles, motorcycles and golf carts stored in enclosed garages. Excess vehicles and motorcycles may be stored in the overflow parking area with a permit. (see Section R. Parking)
19. All Shareholders/Non-Shareholders, Renters, Visitors, Occupying Guest and/or Immediate Family Member and Guests must follow all parking regulations outlined in this document. (see Section R. Parking)
20. Prior to moving in, Renters, and guests staying over 15 continuous days or 30 days per calendar year must have written approval from the Board and must register at the Lake Region Village Office and pay for a Police background check and credit check at a cost of \$50 per person (or the then current rate), which is performed by a screening company approved by the Board of Directors. It is the responsibility of the Board of Directors to review and approve the results of the background and credit checks, and to conduct an interview with prospective Renters. Shareholders/Non-Shareholders may be fined if their renters do not comply with this rule. (see Section O. Renting) The Board reserves the right to deny residency for any reason that is not in violation of any state or federal law.
21. Should any resident fail to comply with the pre-approval background check, an expedited background check is required at a rate of \$500 per person (or the then current rate) paid by the owner of the home. Failure to comply with the background check may result in fines and/or eviction from the Park.
22. Both a Police Background and Credit Check Report (including but not limited to outstanding balances, payment history, open credit lines, collections, evictions, tax liens, etc.) is required for any home purchase. A minimum credit score as defined in definitions above is required for all potential Shareholders/Non-Shareholders. A clean Police check is also required for all residents. The Board reserves the right to deny residency for any reason that does not violate any state or federal law.
23. Approval for any request to the Board needs to be in writing and put in the Shareholder/Non-Shareholder file for new incoming board members to review if necessary.
24. An Outside-Contractor must remove all debris from the park. Contractors are not allowed to use the dumpster nor any part of the Park's property to dispose of items used during the modification of the Shareholder/Non-Shareholder's home or brought from outside the Park.

25. A Shareholder/Non-Shareholder or an Inside-Contractor who works on their own home may use the dumpster for limited amount of debris with Board approval and pay a fee determined by the Board. Fees amounts are set by the number of tractor bucket loads and weight and are paid by the Shareholder/Non-Shareholder on which the work is being done.
26. A Property Caretaker living outside of the community is allowed to go directly to the Shareholders/Non-Shareholders home and directly back to the Park exit. A Property Caretaker is not entitled to use any Park amenities or stay anywhere in the Park.
27. Front Gate keycards/clickers are not permitted to be used by any person(s) who are not registered to that front gate/clicker (i.e Shareholder/Non-Shareholder/Renter). Violation may result in immediate termination of keycard/clicker privileges.
28. Outdoor holiday decorations must be removed no later than three (3) weeks after the holiday.
29. Only LRV Board, Maintenance and office personnel are allowed to enter Restricted Areas on LRV Property. These areas include but are not limited to maintenance buildings, water utility areas, wastewater plant and associated facilities. Exceptions to this rule must have Board approval or be a licensed contractor employed by LRV.
30. For safety reasons, trailers, cars, boats, campers, motorhomes or any other object that blocks or partially blocks the view of any street at an intersection is not permitted. Loading and unloading is permitted for a maximum of 4 hours.
31. A Shareholder/Non-Shareholder is responsible for the “curb appeal” of their home(s). Tarps, Drapes, Curtains on the outside of the home facing the street are not allowed. The use of artificial grass, shrubs, trees, flowers is prohibited.
32. Mobile homes to be installed in must be a double-wide or larger and meet the following requirements:
 - a. A “New” home is:
 - i. 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
 - ii. A mobile home which was manufactured for residential use in the last ten (10) years of the proposed installation and has never been occupied or used for any other purpose. The Shareholder/Non-Shareholder must remove any aggregate (rock) that is now taking the place of a lawn and replace it with a majority of grass and any other decorative rock edging.
 - b. Newly installed manufactured homes shall be set-up to include the following appurtenances within ninety (90) days from date of placement of a manufactured home on the Unit:
 - i. Carport;
 - ii. Concrete driveway to the street;
 - iii. Skirting around the home; and
 - iv. Majority of lawn must be sodded.

- c. Any request for an extension to the home must be deemed justified and submitted to the Board in writing.
 - d. A "Used" home is:
 - i. A previously occupied or used mobile home that is no more than ten (10) years old and moved into the Park at the cost of the Shareholder/Non-Shareholder;
 - ii. Approved by the Board; and
 - iii. The Unit owner must be the current or new certificate holder.
 - iv. The Shareholder/Non-Shareholder must remove any aggregate (rock) that is now taking the place of the lawn and replace it with a majority of grass and any other decorative rock edging. Any fencing over 12 inches must be removed.
 - e. Any Shareholder/Non-Shareholder who removes a home from Lake Region Village is responsible for any cleanup necessary, including removal of all trash, steps, broken concrete, planters, patios and footers, and any other discarded materials. Utility connections must be sealed, protected, and identified. The home site must be left cleaned, cleared, and in a neat condition. The Board must approve the final condition of the site.
33. Clubs and Groups raising money using Common Grounds of the Park must report all income expenses and activities to the Social Club Accounting. All fund-raising activity must include the purpose for the funds to be collected before the activity starts. The Social Club shall require receipts for all expenditures. Reports regarding fund raising activities shall be reported to the Social Club at least every 30 days. All fund raising Clubs/Groups must notify the Social Club as to the Clubs/Groups officer's names, who can authorize expenditures and where the funds are stored (i.e. bank name) and keep such information current as changes take place.

H. GUESTS AND VISITORS

- 1. Guests and Visitors shall adhere to all Rules outlined herein. It is the responsibility of Shareholders/Non-Shareholders and Renters to assure that their Guests and Visitors know the Rules.
- 2. Guests, Occupying Guest and/or Immediate Family Member or Visitors who are less than sixteen (16) years of age must be supervised by a responsible person aged sixteen (16) or older while using any recreational facilities and while they are at the pool, marina, clubhouse, or fitness center.
- 3. No one under sixteen (16) years of age is permitted to drive a motor vehicle within Lake Region Village, including a golf cart.
- 4. Guests may stay in Lake Region Village for a maximum of fifteen (15) consecutive days or for a total of thirty (30) days per calendar year. Should a Shareholder/Non-Shareholder, Occupying Guest and/or Immediate Family Member or Renter wishing for a Guest to stay longer, the Shareholder/Non-Shareholder, Occupying Guest and/or Immediate Family

- Member or Renter must submit a written request to the Board. The Board may require that the Guest, Occupying Guest and/or Immediate Family Member who stays longer must be at least fifty-five (55) or older and have a background check, a credit check, and an interview.
5. Guests, Occupying Guest and/or Immediate Family Member and Visitors of a Resident may park their cars in the Shareholder/Non-Shareholder driveway or in designated parking areas only. (see Section R. Parking)
 6. Shareholders/Non-Shareholders, Occupying Guest and/or Immediate Family Member and Renters are responsible for any damage or fines/fees caused by Guests and Visitors.
 7. Shareholders/Non-Shareholders, Renters, Visitors, Occupying Guest and/or Immediate Family Member and Guests are not permitted to play in the streets, in vacant lots, or in the yards of other Shareholders/Non-Shareholders. They are not allowed to climb trees in the community or play ball in the community streets, or to pass through by walking, running or driving a golf cart through the back or side yards of another resident's home.
 8. Occupying Guest(s) and/or Immediate Family Member(s) and Renters must be registered at the office prior to their arrival if the Shareholder/Non-Shareholder is not present OR if staying over 15 days. (see Section O-Renting).

I. ALL MOVING VEHICLES

1. The speed limit in Lake Region Village is fifteen (15) miles per hour.
2. Pedestrians, golf carts and bicycles have the right-of-way.
3. Pedestrians shall walk facing traffic. Pedestrians must carry a flashlight and/or wear a reflective vest or clothing when walking at night.
4. Bicycles and golf carts shall observe the rules of the road and must STOP at all stop signs.
5. Bicycles shall be equipped with front and rear light reflectors for nighttime safety.
6. Bicycle riding is prohibited on sidewalks, inside the pool area, and along the sidewalk running in front and on the sides of the clubhouse. All bicycle riders must follow the Rules of the Road.
7. Bicycles are permitted to operate in areas where golf carts are permitted.
8. Major automotive and/or RV repairs are not permitted in carports, driveways, lots, or in the common areas of Lake Region Village.
9. No unlicensed or inoperable vehicles are permitted within Lake Region Village, except golf carts.
10. No "off-road" vehicles are permitted within Lake Region Village. Golf carts are the only exception to this Rule.
11. There shall be no excessive number of passengers either standing in or riding on a golf cart. Excessive is defined as the manufacturer's recommended load.
12. Any golf cart in motion must have passengers seated at all times.
13. Outside contractors found speeding or going through stop signs shall be reported to company supervisors. They shall not be allowed to service the community if violations continue. The Board may restrict the operation of any delivery transportation or other

transportation vehicle in Lake Region Village. Continued violations shall result in restriction of transporter's driver operating within LRV.

J. PETS, SERVICE ANIMALS AND EMOTIONAL SUPPORT ANIMALS

PETS: No pets or animals are permitted within Lake Region Village at any time. All Guests and Visitors must be advised by the Shareholder/Non-Shareholder or Renter to leave their pets at home when visiting Lake Region Village. No Shareholder/Non-Shareholder, Renter, Guest, or Visitor shall harbor a pet of any kind in Lake Region Village. It is the Shareholder/Non-Shareholder's responsibility to advise their Renters, Guests, and Visitors of this rule prior to their arrival, and request that they leave their pet at home when visiting.

SERVICE ANIMALS: The ADA defines a "Service Animal" as a dog that is individually trained to perform tasks or to do work for the benefit of a person with a disability. The task or work the animal does must be directly related to the person's disability. Service Animals are the only animals allowed to walk on the streets within Lake Region Village. Service Animals must be leashed and in control by the handler at all times.

EMOTIONAL SUPPORT ANIMALS: An emotional support animal (ESA) is not considered a pet. An ESA is defined as "an animal that does not require training to do work, perform tasks, provide assistance, or provide therapeutic emotional support by virtue of its presence which alleviates one or more identified symptoms or effects of a person's disability." (Section 760.27(1)(a), Florida Statutes). The state law mirrors the protections provided to persons with emotional support animals under the Federal Housing Act.

1. A Shareholder/Non-Shareholder, Occupying Guest and/or Immediate Family Member or Renter who desires an ESA must have proper documentation, as required by law, and notify the Board to receive Board approval for an ESA accommodation.
2. Lake Region Village requests that any Shareholder/Non-Shareholder, Renter, Guest, , Occupying Guest and/or Immediate Family Member or Visitor's request for an ESA be submitted in writing to the Board. Requests for reasonable accommodation for ESAs will be handled on an individual basis. Upon request for an ESA, the Board will provide a packet of material listing the requirements including, but not limited to, the reason for needing an ESA, a valid license for the animal from Polk County, and proof of vaccinations. The Park may only ask what duty or disability the dog is trained for as outlined by Florida Statutes.
3. If the need for an ESA is not readily apparent, supporting information may be requested as is outlined in Section 760.27(2)(c), Florida Statutes. (That supporting information may be provided by an appropriately licensed professional, such as a medical doctor, therapist or authorized professional explaining the need for an ESA. The practitioner providing this information must be acting within the scope of his/her practice and have provided care or services to the Shareholder/Non-Shareholder, Occupying Guest and/or Immediate Family Member or Renter on at least one occasion during the past 12 months and must have personal knowledge of the person's disability. If a Shareholder/Non-Shareholder, Occupying Guest and/or Immediate Family Member or Renter has more than one ESA, all information will be required for each individual ESA with each animal providing a service for a separate disability.)

4. Florida Law specifically identifies the actions that may be taken if a Shareholder/Non-Shareholder, Occupying Guest and/or Immediate Family Member or Renter provides false or fraudulent documentation or knowingly and willingly misrepresents themselves as having a disability or disability-related need for an ESA.
5. The Board expressly reserves the right to deny a Shareholder/Non-Shareholder request for an ESA 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 to an acceptable level through the actions the owner takes to control the animal, (c) the animal poses an undue financial and administrative burden on the Board/Lake Region Village, or (d) the presence of the animal fundamentally alters the nature of the operations of Lake Region Village.
6. The Board expressly reserves the right to deny a Renter's request for an ESA if the Board so determines.
7. Following Board approval for an ESA, the care and/or supervision of the ESA is solely the responsibility of the Shareholder/Non-Shareholder, Occupying Guest and/or Immediate Family Member or Renter who must maintain control of the ESA at all times. When outside of the resident's home, ESAs must be on a leash at all times including when riding in a golf cart. The Shareholder/Non-Shareholder, Occupying Guest and/or Immediate Family Member or Renter must be able to control all excessive sounds (barking, whining, etc.) produced by the ESA. The ESA must be kept within the Shareholder/Non-Shareholder or Renter's unit boundary (the manufactured home and the lot.) Any waste produced by the ESA must be picked up immediately and the owner is responsible for any damage or injury caused by the ESA. ESAs are not allowed in any Lake Region Village common area including the Clubhouse, Hammock or PaTeO areas, as this could pose a direct threat to the health, welfare or safety of others in Lake Region Village. ESAs are allowed only on the Shareholder/Non-Shareholder or Renter's Unit/Lot boundary, unless in a car entering or leaving Lake Region Village.
8. Pursuant to the rules provided by Polk County's Animal Control Department, any Shareholder/Non-Shareholder or Renter who possesses an ESA must submit updated information to the board including a copy of the animal's valid license and proof that the ESA is up to date on all required vaccinations on an annual basis. At all times the ESA must wear a collar with a valid license tag that is registered with Polk County. If the animal is implanted with an RFID microchip, the information should be submitted to the Board to be kept on file. The Board also asks that the letter from a licensed professional verifying the necessity for an ESA be updated as well.
9. Any Guests, Occupying Guest and/or Immediate Family Member or Visitors who have ESAs and intend to bring them into Lake Region Village for any length of time are subject to the same rules as Shareholders and Non-Shareholders, and must submit a request for reasonable accommodation for the ESA for no more than fifteen (15) days at one time or thirty (30) days in the calendar year prior to bringing the animal into Lake Region Village. It is the responsibility of the property owner who will be receiving these Guests, Occupying Guest and/or Immediate Family Member or visitors to assure that this is done.

10. If Shareholder/Non-Shareholder, Renter, Guest, Occupying Guest and/or Immediate Family Member or Visitor has been determined to have a pet that is not an ESA, they shall be subject to the following rules violation policy.
 - a. A personal call or visit from two (2) Board members will be made stating that they are in violation of these rules.
 - b. If the situation is not corrected, the person will receive a certified letter stating the rule violation and the necessary action to correct the violation.
 - c. If the violation is not corrected, the Rules Enforcement Committee will review the case and make the proper recommendations to the Board of Directors as to what action should be taken to resolve the problem.
 - d. If the rules committee agrees there is a violation of the rules, an initial fine will be imposed of \$100.00 per day up to a maximum of \$1,000.00 total, due within 10 days of notice of the fine. (Also Refer to Section B).
 - e. If the payment of the fine is not received, the Shareholder/Non-Shareholder or Renter may have their right to use common areas/facilities, or any other community property suspended until fine is paid.
 - f. If there is still no resolution, the Board will take all further action, at the direction of Lake Region Village's attorney, to remedy the situation.
 - g. In this scenario, any costs, including attorney's fees, incurred by Lake Region Village will be the responsibility of the offending Shareholder/Non-Shareholder. Shareholders/Non-Shareholders are responsible for their Renters, Guests, Occupying Guest and/or Immediate Family Member and/or Visitors with respect to these fees and costs.

K. LAUNDRY

1. The laundry is for all residents. Please clean up after use.
2. Dyeing in washing machines is not permitted.
3. Shareholders/Non-Shareholders may obtain a combination code for the laundry at the office.
4. The Park provides clothes lines for Shareholders/Non-Shareholders and Renters to dry their clothes outside.
5. Outdoor clothes lines at residents' homes are not permitted. Residents may use a portable clothes rack to dry swimwear and towels. Clothes racks must be taken down and stored in a shed or screened porch at night. Swimwear and towels may not be hung on any device attached to the home.

L. RECREATIONAL FACILITIES AND AMENITIES

Rules governing all amenities within Lake Region Village are posted in those respective areas.

M. CLUBHOUSE AND HAMMOCK AREA

1. Shareholders/Non-Shareholders wishing to use the clubhouse or hammock area for a larger event must schedule such use in advance with the vice-president of the Social Club. If there is no conflict with regular activities, Lake Region Village facilities may be used for private events without charge by a Shareholder/Non-Shareholder.
2. Shareholders/Non-Shareholders, clubs, and committees who use the clubhouse or hammock area must return it to its original condition. It is the responsibility of the reserving party to make sure everyone in attendance complies with these rules.
3. Final decisions concerning use of the clubhouse or hammock area rests with the Board.

N. MONTHLY ASSESSMENTS

1. Shareholders must pay a monthly Assessment, while Non-Shareholders pay a monthly rental fee. The assessments and rental fees are to be paid 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 and monthly rental fees are due and payable on the first calendar day of each month at the Lake Region Village office. No invoices are sent from Lake Region Village for these Assessments and monthly rental fees.
3. The Board will establish and enforce the payment of late fees for Assessments and Non-Shareholder rental fees 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 per home, and any additional occupants therein must be registered at the office. Should more than two (2) persons reside on one Lot, no additional Assessments shall be charged for the first fifteen (15) days of occupancy. Only a qualified caretaker may stay more than fifteen (15) days without incurring additional fees. The purpose of the Assessment and monthly Non-Shareholder fees is to pay for the expenses associated with the common elements of Lake Region Village. 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 annually estimates the amount of common expenses for Lake Region Village and the appropriate portion for each Shareholder/Non-Shareholder. 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.
5. Should a Shareholder 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 Shareholder's Cooperative share in the amount of the unpaid balance plus interest. Should a Non-Shareholder fail to pay the monthly fee, they will incur a late fee and, if not paid, can be evicted from the Park pursuant to section 723.061, Florida Statutes. 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.

6. Should a Shareholder/Non-Shareholder desire to vacate their Lot, they must notify the Board in writing at least thirty (30) days prior to vacating. Any Shareholder/Non-Shareholder wishing to remove their mobile home from Lake Region Village must obtain written permission in advance from the Board. The Shareholder/Non-Shareholder shall be responsible for all damage caused to Lake Region Village or any other private property as a result of the mobile home removal. 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 and insured.
7. Non-Shareholders must pay Pass-On (Ad Valorem) taxes. Lake Region Village will send the Non-Shareholder an invoice for this tax, which is to be paid to Lake Region Village.

O. RENTING

1. Every home within Lake Region Village that is to be rented must be owned by a Lake Region Village resident who resides within the Park for at least 60 days per calendar year. Exception: A Shareholder/Non-Shareholder homeowner under the age of 55 who is not allowed to stay over 15 continuous days/30 total days per calendar year is permitted to rent their home without the 60-day requirement but is limited to only one (1) home. All other Rental rules apply.
2. Shareholders/Non-Shareholders must notify the Board in writing (either by letter or email with confirmation by the Board/Office), of their intention to rent out their home prior to the arrival of the renter(s).
3. Prior to arrival, Shareholders/Non-Shareholders must also notify the Board, in writing (either by letter or email with written approval and confirmation by the Board/Office), of their intention to allow the use of their home by others not currently registered at Lake Region Village for the use of this particular home. Users of the home must check-in at the Lake Region Village Office upon arrival (or on the next business day if arriving when the office is closed). The Users of the home must complete a form providing detail information regarding the use of the home as defined by the Board of Directors. This rule also applies to Occupying guest(s) and immediate Family Member(s) who may use the home. Failure to comply with this rule may result in the immediate removal of all occupants from the Park by the Polk County Sheriff's Office under a "trespass" violation.
4. Prior to moving in, Renters must register at the Lake Region Village Office, and pay for a background check and credit check (currently \$50 per person), which is performed by a screening company approved by the Board of Directors. It is the responsibility of the Board of Directors to review and approve the results of the background and credit checks, and to conduct an interview with the prospective Renters. The Board reserves the right to deny residency for any reason that is not in violation of any state or federal law. This rule also applies to Occupying guest(s) and immediate Family Member(s) who may use the home for more than 15 continuous days.

5. A Shareholder/Non-Shareholder must notify the Office of intent to rent their home. Any prospective Renter, prior to the Renter being on Lake Region Village property, must complete a background check and interview. Failure of the Shareholder/Non-Shareholder to follow these rules will result in an Expedited Background Check Fee of \$500, paid by the shareholder/Non-Shareholder. This rule also applies to Occupying guest(s) and immediate Family Member(s) who may use the home.
6. Shareholders/Non-Shareholders assume responsibility for all damage caused by Renters to any Lake Region Village property and/or facilities. This rule also applies to Occupying guest(s) and immediate Family Member(s) who may use the home.
7. Renters must adhere to these Rules. It is the responsibility of Shareholders/Non-Shareholders to assure that their Renters know these Rules. This rule also applies to Occupying Guest(s) and Immediate Family Member(s) who may use the home.
8. No Unit may be rented for a period of more than one (1) year or less than three (3) months. A copy of the Board Approved lease must be on file at the office with occupant's names, start date and ending date of lease.
9. The Shareholder/Non-Shareholder of a home that is to be rented for any period of time within the limits defined in these rules MUST submit, in writing, to the Board, their intention to renew a lease at least 60 days prior to the new lease coming into effect. All leases and lease renewals MUST be approved by Board of Directors. A new Police Background Check may be required.
10. No Unit may be Rented to more than one couple at a time. The Shareholder/Non-Shareholder cannot reside in the same residence with a renter when the total number of residents exceeds two (2).
11. Shareholders/Non-Shareholders are responsible for any state or local tax.
12. No Renters may further sublet their interest in the Lake Region Village property they rent.
13. Shareholders/Non-Shareholders, Occupying Guest and/or Immediate Family Member or Renters 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 section 723.061, Florida Statutes.

P. SELLING OF UNITS/HOMES

1. Shareholders wishing to sell their Cooperative Share and mobile home and Non-Shareholders wishing to sell their mobile homes shall notify the Sales Office in writing prior to the sale. Upon receipt of notice from a Shareholder/Non-Shareholder, the Sales Office shall provide them with a brief intake form to be completed by the Shareholder/Non-Shareholder. This form provides the Sales Office with basic information about the home, and allows permission for the Sales Office to show the home to prospective buyers.
2. Prospective buyers must pay for a Police background check and credit report (currently \$50 per person), which is performed by a screening company approved by the Board of Directors. It is the responsibility of the Board of Directors to review and approve the results of the background and credit checks. Prospective buyers must then submit to an

- orientation with two (2) members of the Board. No prospective buyer may purchase and reside in a home in Lake Region Village without first being approved by the Board, which has the final authority in approving or refusing any prospective buyers.
3. Shareholders/Non-Shareholders may sell their units/mobile homes themselves, may list their units/mobile homes with the Association, or they may use an independent realtor. If an independent realtor is used in selling a unit, the realtor is required to notify the Board in writing that they have been hired by the Shareholder/Non-Shareholder 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.
 4. The transfer of Shareholder certificates, Cooperative parcel lots, and the Cooperative units are governed under the Bylaws of the Association.
 5. When a mobile home is put up for sale, it must be brought up to the current Lake Region Village standard (see Section F. Mobile Home Sites). This would include, but is not limited to, a green lawn, a clean or painted house and driveway, etc. The exterior of the home will be inspected by a Board member or a Board representative before Lake Region Village takes responsibility for showing it.
 6. If selling your home privately, one (1) "For Sale" sign, not to exceed 10"x14", may be placed in the window of your home or in the yard. If listing the home with the Association, the Sales Office will provide a "For Sale" yard sign, pending availability. That sign must be returned to the Sales Office after the home sells.
 7. No other signs or advertising material will be permitted to be posted on the home or the home space. If desired, a sign, not to exceed 4" by 6", advertising a home for sale may be placed on the designated Lake Region Village bulletin board in the clubhouse and/or in the laundry facility.
 8. Shareholder/Non-Shareholder selling a mobile home and/or a Cooperative Share and Unit cannot guarantee the prospective buyer a Unit/Lot in Lake Region Village prior to approval by the Board, including a clean Police background check and a good standing credit report (See G-General Rules) on the prospective buyers.
 9. The white 3-ring binder with the Lake Region Village Governing Documents, including Rules & Regulations and Bylaws, MUST be left in the home for the next Shareholder/Non-Shareholder. The seller MUST provide at least one white gate-opener card to the buyers, at no charge. If this gate-opener card is not given to the buyers at the time of closing, the seller of the home will be charged a \$100 fee to replace it.

Q. EVICTION

Pursuant to Section 723.061, Florida Statutes, the Association may evict Non-Shareholders and Renters for any of the following summarized reasons:

1. Non-payment of Lot rental past one (1) month will result in further legal action or eviction.
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 Lake Region Village.

3. Violation of a Park rule or regulation, the rental agreement or non-compliance with Section 723.061, Florida Statutes.
4. A change in the use of land comprising the Park.
5. Failure of the purchaser, prospective Shareholder/Non-Shareholder, or occupant of a mobile home situated in the Park to be qualified, and to obtain approval to become an occupant of the home.
6. The commission of any misdemeanor or felony committed by anyone while living in Lake Region Village will result in the Lake Region Village Board of Directors apprising its legal counsel of the circumstances, and consulting as to the necessary actions to determine the consequences or the possible pursuit of legal action. Actions taken may involve the imposition of a fine or fines, the eviction of the individual(s) committing the offense, and any and all other rights that Lake Region Village may have under the law.

R. PARKING

Space for parking at Lake Region Village is very limited, so the following rules have been established to clarify and administer existing parking regulations.

1. Shareholders/Non-Shareholders, Occupying Guest and/or Immediate Family Member and Renters may park authorized vehicles on their driveway(s). Authorized vehicles must be licensed and operative: this includes automobiles, motorcycles, vans, SUVs, trucks three-quarter 3/4 ton or smaller, and similar sized vehicles.
2. No parking is permitted on sidewalks, lawns, open Lots, or streets after midnight. Parking is permitted as described below.
3. Overflow, and/or Overnight Parking (With Proper Parking Permit obtained at the Park Office). Unauthorized Parked Vehicles WILL BE TOWED without notice.
 - a. There are three overflow parking areas in Lake Region Village:
 - i. Guests and Visitors ONLY may park in the marked area on the grass on the north side of the Hammock in the marked parking area (No parking within 50 feet of a utility, i.e. electrical boxes, fire hydrant etc). No tarps or covers of any type are allowed and no RVs or trailers are allowed.
 - ii. Overflow parking is in the fenced area located at the end of Green Mountain and Blue Grass.
 - iii. Along the fence along the South Storage Lot fence beyond the Overflow parking area. No Vehicles are allowed to proceed to the Pa-Te-O through this area except Golf Carts.
4. The parking areas designated for the shuffleboard court, clubhouse, and pool are for parking only when using those facilities. Shareholders/Non-Shareholders and Renters may not use these areas as storage space.
5. There is no overnight parking on any streets, or in any common ground parking lots.
 - a. Overnight parking is allowed in these locations ONLY by registering the vehicle at the Lake Region Village Office and obtaining a parking "Pass" and paying the required

- fee if implemented. If implemented, the fee schedule is available in the Lake Region Village office.
- b. Hammock overflow parking is intended for Guests and Visitors of Shareholders/Non-Shareholders, except for special events held at the Hammock. Guests and Visitors may park at the Hammock for up to fifteen (15) days per month with a Pass.
 - c. Recreational vehicles owned by Visitors may be parked in the overflow parking area on Green Mountain/Blue Grass Terrace. If space is not available, Visitors will not be permitted to park such vehicles within Lake Region Village. With approval from the Board, Visitors may park such vehicles overnight in the front office parking lot along Highway 27.
6. Commercial vehicles/trailers (including vehicles/trailers used in business or vehicles/trailers loaded with equipment that is used outside the park) of companies performing work in or out of Lake Region Village are permitted to be parked within Lake Region Village only until completion of their inside the park project(s). They cannot park overnight in Lake Region Village except when actively working on a project, for a maximum of 5 days including weekends.
 7. New Shareholders/Non-Shareholders will be allowed to park a trailer or truck in their driveway to unload their belongings while moving in for a period of no more than 48 hours.
 8. 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, with a limit of one night per month.
 9. Shareholders/Non-Shareholders may store boats on trailers in their own carport. Boats without trailers are not allowed and trailers without boats are not allowed. If the Shareholder/Non-Shareholder covers their boat, it must be factory or aftermarket cover. NO tarps of any kind are allowed.

S. STORAGE AREAS

here are two storage areas at Lake Region Village. These storage lots are not available for rent by anyone other than Shareholders/Non-Shareholders and Renters. These storage areas are: The North Storage Lot commonly referred to as the "Boat Storage Area," a fenced area located in the northeast corner of the frontage property along Highway 27; and the South Storage area, a fenced area located in the southeast corner of the frontage property along Highway 27.

1. Low profile boat and pontoon trailers, box trailers, cargo trailers, and similar type trailers may be parked in the north storage lot. Recreational vehicles may be parked in the south storage lot.
2. There is limited space in both storage lots. They are rented on a first come, first served basis. Residents wishing to utilize storage space must place their name on a waiting list in the Lake Region Village office. As space becomes available, those on the list shall be assigned storage space.
3. Lake Region Village assumes no responsibility for damage to any unit in the storage facility.

4. Each Shareholder/Non-Shareholder is allowed to rent a maximum of two (2) storage spaces.
5. Storage spaces are transferable with prior board approval.
6. If no storage space is available within Lake Region Village, Shareholders/Non-Shareholders or Renters are responsible for finding their own off-site storage space. Shareholders/Non-Shareholders and Renters utilizing off-site storage are solely responsible for paying any rent for that storage.
7. Parking fees for all storage lots are due on the first working day of January each year. Parking fees are for the calendar year (January through December) and are not prorated for any part of the year. Late fees will be applied on the 5th working day of January. For any parking space not paid in full by the 15th of January, Lake Region Village reserves the right to remove any items on the lot and assign that lot to another Shareholder/Non-Shareholder. Said item(s) for the lot may be claimed at the towing company's impound lot by paying the towing company fees.

T. VIOLATING RULES

Generally, rule violations are to be resolved in a timely and satisfactory manner before problems escalate. The Board of Directors may become involved in more difficult rule violations, in order to achieve an appropriate settlement or resolution. However, and though intended only as a last resort, the Board by majority vote may remove Shareholders/Non-Shareholders from Lake Region Village based on violations of any of these Rules. While the process of eviction and/or foreclosure may be pursued for any rule violation, it would typically be reserved for the following rules that uniquely define and protect this community: the No Pet Policy and the 55+ Rule.

1. 55+ COMMUNITY/LAKE REGION VILLAGE 55+ RULE

The Park is a planned retirement community that provides housing to persons fifty-five (55) years of age and older.

- a. Lake Region Village adheres to the requirements of the Housing for Older Persons Act (HOPA) of 1995.
- b. At Lake Region Village, each Lot on which a dwelling is located, when occupied, must be occupied by at least one person (a Shareholder, a Non-Shareholder, or a Renter) who is fifty-five (55) years of age or older. The other Shareholder, Non-Shareholder, or Renter of said Lot must be at least forty-five (45) years of age or older.
- c. The Sales Office will advise prospective buyers of Lake Region Village's 55+ Rule and the Main Office will confirm the age of all prospective buyers. Any person under the age of 55 who participates in the interview process will be required to sign a document indicating they understand and will obey the Lake Region Village 55+ Rule. Shareholders and Non-Shareholders who rent must confirm that Renters are compliant with the Lake Region Village 55+ Rule.
- d. Shareholders and Non-Shareholders who own a manufactured home but do not yet meet the Lake Region Village 55+ Rule may write a letter to the Board requesting

permission to stay longer than thirty (30) days in a year. This must be done before they reach the 30-day limit. The Board will respond on a case-by-case basis and reserves the right to enforce the Lake Region Village 55+ Rule at the Board's discretion.

e. Inhouse/Full Time Caregiver Exception to the 55+ Rule:

- i. Shareholders and Non-Shareholders must have a doctor's letter documenting the need for a Caregiver.
- ii. A Caregiver must be at least twenty-one (21) years old. Only one Caregiver per Unit. Any additional person other than the Caregiver in the home must be approved by the Board.
- iii. The Caregiver must register at the Lake Region Village Office and pay \$50 per person (or the then current fee) for a Police background check and credit report check of which is performed by a screening company approved by the Board of Directors. Should the caregiver fail to comply with the pre-approval Police background check, an expedited background check is required at a rate of \$500 per person (or then current rate) paid by the owner of the home. Failure to comply with the Police background check may result in fines and/or eviction from the Park. The Caregiver must then submit to an interview with two (2) members of the Board. If the Caregiver comes from a professional agency that requires a Police background check, a copy of that Police background check needs to be on file in the office.
- iv. A Caregiver must have agreed to and signed an "Authorization for Caregiver Status" form.
- v. A Caregiver cannot have their own Caregiver within Lake Region Village.