

DECEMBER 2018
COUNTRY RETREAT MOBILE HOMEOWNERS' ASSN., INC.
RULES AND REGULATIONS

The purpose of these Rules and Regulations is to promote the comfort, welfare and safety of the residents of COUNTRY RETREAT, and to improve and maintain the appearance and reputation of COUNTRY RETREAT. Many of our Rules and Regulations are based upon the requirements of Florida laws, and are subordinate to all of our other governing documents.

(Country Retreat MHOA is a community located in the City of Bradenton, County of Manatee and State of Florida.)

These rules have been established by the Board of Directors of COUNTRY RETREAT MOBILE HOMEOWNERS' ASSN., INC. and may be changed from time to time by a majority vote of the Board of Directors.

Definitions:

“Park” means physical property of COUNTRY RETREAT Mobile Homeowners' Assn., Inc.

“Board or (BOD)” means Board of Directors of the Corporation.

“Corporation” means Country Retreat Mobile Homeowners' Assn., Inc., owner of the Park.

“Association” means the corporation not-for-profit that owns the record interest in the Cooperative property or leasehold of the property of a Cooperative that is responsible for the operation of the Cooperative, in this case, COUNTRY RETREAT MOBILE HOMEOWNERS' ASSN., INC.

“Cooperative or (Co-Op)” means that form of ownership of real property wherein legal title is vested in a corporation or other entity, and the beneficial use evidenced by an ownership interest in the Association, and a lease of title or possession granted by the Association as the owner of all the Cooperative property.

“Shareholder” means a person or persons who owns a membership certificate issued by the Corporation.

“Non-Shareholder/renter” means a person or persons who owns the home but does not own a membership certificate.

“Sub-letter” means a person or persons occupying a home in the Park, for more than thirty (30) days, which is owned by either a Shareholder, Non-Shareholder or otherwise owned by the Association.

“Resident” is a person or persons approved by Board of Directors to reside in the Park.

“Caregiver” shall mean a person approved by Management for temporary occupancy of a dwelling in the Community, whose occupancy shall terminate on the date on which the person being cared for vacates the dwelling or the Caregiver is no longer needed. Background check will be required for anyone residing over 30 days.

“Assessments/Fees” includes Maintenance Fee and Homeowner/Tenant rental fees paid to the Association in accordance with the schedule established by the Association.

“Governing Documents” shall mean the Articles of Incorporation, Master Form Occupancy Agreement (sometimes referred to as MFOA), Bylaws, Proprietary Lease and Rules and Regulations, in order of priority.

“Manager” shall mean the licensed professional Community Association Manager (CAM) employed by the Board of Directors and the Association to manage the Community at the direction of the Board of Directors.

“Management”– is the Board of Directors and Manager of Country Retreat Mobile Homeowners' Assn., Inc.

1. **Application for residency** in the community must be completed for all occupants of the home of the age of 18. This applies for all residents. A non-refundable application fee will be paid at the time the application is submitted. A written approval letter from the Board of Directors must be received prior to taking possession and in the event the application is not approved, a denial letter will be sent. Applications may be picked up from the Secretary or any Director.

At the time of application, the applicant must also present to the management documentation of the age of all proposed occupants of the dwelling. Documentation shall include two or more of the following, one of which must be a Photo ID.

- (a) State Issued Valid Photo ID
- (b) Birth Certificate
- (c) Social Security Card
- (d) Current Immigration Card
- (e) Passport

The length of stay for guests and visitors is limited to thirty (30) calendar days per year. Any stay over thirty (30) days per year, must have management approval.

1.1 Management reserves the right to refuse residency to any applicant on the basis of The criteria established to determine the background, character, age, and financial responsibility of prospective resident, provided however, that the Association does not discriminate on the basis of race, creed, color, religion, national origin, sex, physical disability, handicap or any other category protected by law.

1.2 “The Association reserves the right to refuse residency to any applicant with serious criminal conviction record that would impact the health and safety of Country Retreat residents, after review of the particular conviction in question. A serious conviction includes but is not limited to a recent conviction of: a violent crime against a person; illegal drug manufacturing; illegal drug dealing. The Applicant hereby consents to cooperate in the review.”

1.3 Financial Responsibility will be on a case by case Basis. Review will include income and debts taking into consideration the number of persons in household, credit history, past due delinquencies or bankruptcies. Our criteria, whether buying or renting, are:

- 1) Bankruptcy in the past three (3) years;
- 2) Foreclosure in the past three (3) years;
- 3) Any Court Judgement (financial in nature);
- 4) Any collection agency action.

1.4 Management reserves the right to require an application fee, not to exceed the maximum cost allowed under FS 719.106(1) (i), or FS 723 or Chapter 83 as applicable, to defray any cost connected with the screening process. The failure of any Applicant to provide general background information, Social Security #, personal references and proof of financial responsibility shall be deemed a cause for refusal of membership in the Cooperative or tenancy in the Community.

1.5 If the applicant misstated or misrepresented any information on any application or entry forms required by the Management prior to admittance as a Resident of the Community, this shall constitute a violation of these Rules and Regulations. The Corporation shall have all rights and remedies permitted in the Association's Governing Documents and those under Chapter 719 and 723 or Chapter 83 of the Florida Statutes, including all other applicable remedies of law.

1.6 Financial Responsibility – Rent and/or maintenance fees not received from the Non-Shareholder or Shareholder on or before the first (1st) day of the month are considered delinquent after the tenth (10th) day of the month. Late fees and collection cost shall be applied. A late charge of \$25.00 per month will be assessed after tenth (10) day or not to exceed rate allowed by law. In addition, 18% per annum will be charged on outstanding balance.

2. Collection Policy for Shareholders – The Board of Directors of Country Retreat Mobile Homeowners' Assn., Inc. (the Board) hereby adopts and approves the following Collection Policy and Procedures for Shareholders in Country Retreat MHOA. This policy and these procedures are allowed by and intended to be in accordance with the governing documents and Chapter 719, Florida Statutes. This policy and these procedures are intended to insure that collections are handled in a fair manner for all shareholders. These policies have been recorded in the Public Records of Manatee County, Florida, December 9, 2014.

2.1. When a shareholder is thirty (30) days past due with any amount owed to the Association, the manager of the Association or the Board will send a reminder letter to the shareholder demanding payment, said payment to be due within 10 days of the date of the letter. Said demand will include interest to the date of the letter at 18% per annum or as otherwise allowed by law, plus the administrative late fee allowed by Sect. 13 of the Lease.

2.2. When a shareholder is sixty (60) days past due with any amount owed to the Association, the manager of the Association or the Board will send another reminder letter to the shareholder demanding payment, said payment to be due within 10 days of the date of the letter. Said demand will include interest to the date of the letter at 18% per annum or as otherwise allowed by law, plus the administrative late fee allowed by Sect. 13 of the Lease.

2.3. When a shareholder is ninety (90) days past due with any amount owed to the Association, a "Notice to Cure" will be sent to the shareholder by the Association's attorney pursuant to paragraph 29(D) of the Lease. The notice will give the shareholder ten (10) days to cure the past due amount, which will include interest to the date of the letter at 18% per annum or as otherwise allowed by law, plus the administrative late fee allowed by Sect. 13 of the Lease. The past due amount will include attorney fees incurred by the Association in the collection effort.

2.4. When the 10 day “Notice to Cure” deadline expires and no payment is made, a “Five-Day Termination Notice” will be sent pursuant to paragraph 29 of the Lease. That letter will explain to the shareholder the following:

i) That in 5 days, their Lease will be terminated and they are required, pursuant to paragraph 32 of the Lease, to surrender the property and execute title transfer and share documents necessary to transfer title to the mobile home and the Association share to the Association. The documents will be made available by contacting the attorney’s office. Upon transfer of the share and title, the Association has the option to forgive all past due amounts so that the shareholder’s credit will not be affected.

ii) If the documents are not executed within the time stated, the Association by and through its attorney will file the appropriate legal action to terminate the shareholder’s share and transfer the mobile home to the Association. The shareholder will be responsible for all attorney fees incurred.

2.5. In the event of a conflict between this policy and the governing documents, the meaning in the governing documents shall prevail.

3. Collections of amount due for Non-Shareholders will be handled in accordance with Chapter **723** or Chapter 83 Of the Florida Statues.

4. Checks returned by the bank for insufficient funds will be assessed \$50.00 or not to exceed the rate allowed by law.

5. Resident and Guest Obligations:

5.1 Residents are required at all times to be reasonably quiet, particularly between the hours of 10:00 pm. and 7:00 am. This includes TV, radio playing, shouting, loud talk, or any similar disturbances. Consideration for the rights of others is encouraged and common courtesy is expected any time of the day. Please contact Manatee County Sheriff’s Department (941 -747-3011) at time of disturbance .

5.2 Disorderly conduct, public intoxication and profane language will not be tolerated. Residents or Guests causing a disturbance or being a public nuisance will be required to cease the behavior immediately or be removed from the community. Call the Manatee County Sheriff’s Department (941-747-3011) at the time of the offense to report any violations of the law or City Ordinances.

5.3 Recreation facilities, such as the playground and picnic area and other common areas, are for the mutual use of all residents and guests. Residents and guests shall leave such facilities in a clean, neat, and sanitary condition following use. No alcohol, drugs, or criminal or illegal activity is allowed in the common areas or common facilities. All cooperative property other than the units are common areas. Facilities are available for use between the hours of 7:00 AM and 10:00 PM. Defacing and vandalizing park property is unacceptable and is a fineable offense.

5.4 Vehicles must not have defective or loud mufflers. No unlicensed vehicles may be stored in the Park. **Violators may be towed. See Section 11, Towing.** Consideration for the rights of others is encouraged and common courtesy is expected in noise level.

5.5 Shareholder and non-shareholders are held responsible for the actions of their renters and guests and are obligated to deliver a copy of the Park Rules and Regulations to them.

5.6 The length of stay for guests and visitors is limited to thirty (30) calendar days per year. Any stay over thirty (30) days per year, must have management approval. If you have not been a resident of the Park for the last three (3) years, you must re-apply.

6. PETS:

- ❖ Two (2) pets under 25 lbs. **each**, full grown, per household are permitted.
- ❖ All pets must be legally registered, documented, medical records and picture furnished to the Association. License tag is required for all pets up-dated annually.
- ❖ All rabies and medical shots as required by law must be kept up-to- date.
- ❖ Any pet not registered with CRMHOA may be removed from the Park.
- ❖ Any animal that is raucous, loud, aggressive continually noisy or a disturbance to others, may be removed from the Park.
- ❖ At no time is a pet permitted to trespass on another Resident's Unit/Lot.
- ❖ These rules also apply to Guests who bring pets into the Community.

6.1 Leash Use and Waste Disposal

- ❖ All pets are to be in the home or if taken out, the pet must be on a leash at all times and be under physical control of the owner.
- ❖ The walker must be prepared to pick up the droppings immediately, tie in a plastic bag and dispose of properly.
- ❖ Dogs may not be tied up outdoors unattended.
- ❖ Cats will not be permitted to roam loose outside

6.2 General

- ❖ Residents are responsible for their pet and any damage done by their pets.
- ❖ No outdoor kennels, cages, dog houses, pet fencing, and pet breeding are permitted.
- ❖ For health and sanitation reasons, residents are not permitted to leave food or water dishes outdoors.
- ❖ Animals are not allowed to be left in vehicles unattended.
- ❖ These rules are in compliance with Manatee Animal Ordinance 12-10
Disclaimer – Even though the Association has approved a pet to reside in the Park, the Association accepts no responsibility resulting from the action of that pet.

7. Children under 16 must be properly supervised at all times.

8. Vehicles and Parking on the Grounds of Country Retreat Mobile Homeowners' Assn., Inc.

8.1 All vehicles must adhere to the speed limit of 10 miles per hour. All vehicles must abide by the rules of the road.

8.2 Age Restriction to Operate Golf Carts. According to state law, golf carts are not to be operated by children under the age of 14.

8.3 Vehicles inoperative or unregistered must be removed from the Park grounds within 72 hours. **Violators may be towed. See Section 11, Towing.**

8.4 Prohibited Vehicles and Equipment: **Violators may be towed. Section 11, Towing.**

- a. Vehicle signage must be professionally printed and meet aesthetic standards of the Park.
- b. Recreational Vehicles (RV's), 5th wheel, pop-up, travel trailer, campers
- c. Utility trailer, flatbed trailer or livestock trailer.
- d. Boats and/or boat trailers, jet skis or like equipment.
- e. Four wheeler for recreational use
- f. Box trucks
- g. No trucks that exceed a class 5 (maximum weight 19,500 lbs.)

8.5 No fast or erratic driving will be allowed. No driving or parking on the grass.

8.6 **DRIVING OR PARKING ON THE GRASS IS NOT PERMITTED ANYWHERE IN THE COMMUNITY. Violators may be towed. See Section 11, Towing.**

8.7 No Parking on street. Residents must use **ALL** available carport space for off street parking. Streets must be free for emergency and service vehicles at all times. Overflow parking has been provided for residents. Violators may be towed. See Section 11, Towing.

8.8 Loading or unloading of restricted vehicles and equipment is permitted subject to a 48-hour limit.

8.9 Guests are subject to the same rules and regulations as Residents.

9. Carport Use: Carports are primarily intended to be used for passenger vehicle parking.

9.1 In the interest of aesthetics, safety, and noise reduction, extensive repairs of vehicles are not allowed in the Park. Major repair of vehicles within the Park area are not permitted. Consideration for the rights of others is encouraged and common courtesy is expected.

9.2 Carports cannot be converted to living or personal property storage space if vehicles are displaced to the street, without prior board approval.

9.3 Each lot/unit must provide for a minimum of two parking spaces under the carport and/or on the driveway. **If in the past carports have been converted to living or personal storage space without Board approval, upon selling the home the buyer or seller must correct this violation.**

9.4 Bikes, grills, trash cans or lawn furniture must be arranged so as not to obstruct vehicle parking and comply with aesthetic standard of the Park.

9.5 No parking parallel to your driveway at the side of your home as it is prohibited by Manatee County Fire codes Chapter 3: Section 301 – Motor Vehicles and Parking. All wheels must be on concrete drive. Parking on grass is not permitted anywhere in the community. **Violators may be towed. See Section 11, Towing.**

9.6 Residents and visitors must park in such a manner as not to obstruct traffic.

9.7 Parking on another resident's driveway is not permitted unless prior written authorization has been obtained from the unit owner.

9.8 All driveways must be concrete and must be permitted by Manatee County for new or replaced concrete.

9.9 Washers, dryers, refrigerators, or other types of appliances are not permitted on carports or patios.

9.10 All residents shall post three inch (3") lot numbers on their dwelling facing the street, at the corner of the dwelling closest to the carport or driveway, and according to local ordinances.

9.11 Exterior antennas, satellite dishes and other external receivers must be approved by Management. The Federal Communications Commission (FCC) has established guidelines for the installation of these devices.

9.12 Fencing of yards is prohibited.

9.13 Fire Pits are prohibited anywhere on the Unit/Lot.

10. Overflow Parking Use: Overflow parking is primarily intended to be used for passenger vehicle parking. Under no circumstances shall any resident utilize overflow parking while having no vehicles in their own driveway. See 8.4 Prohibited Vehicles.

10.1 Overflow parking is not intended as a storage option. **Violators may be towed. See Section 11, Towing.**

10.2 Vehicles in overflow parking must be in good repair, currently registered and must meet aesthetic standards of the Park. **Violators may be towed. See Section 11, Towing.**

10.3 Vehicles must park in designated parking spaces. **Violators may be towed, Section 11.**

11. Towing: Per Florida Statute, Section 715.027

11.1 Parking Rules Compliance Notice: Whenever possible, the Management shall notify the vehicle owner in writing of the specific violation by placing a copy of the Parking Violations Notice or Letter on the offending vehicle.

11.2 If the offending vehicle remains after the deadline indicated in the Parking Violations Notice or the Owner is a repeat offender, the vehicle is subject to tow without further notice at the Owner's expense.

11.3 The towed or removed vehicle must be stored within ten (10) miles of the point of removal; the site must be open for the purpose of redemption of the vehicle from 8:00 A.M., to 6:00 P.M., and at other times it must permanently display a sign indicating the number where the operator of the site can be reached; the operator of the towing company must be in conformity with the requirements of the statute.

11.4 The towing company must notify the proper authorities that the vehicle was removed; and

11.5 If the registered owner or authorized person arrives at the scene at the time the vehicle is being towed, the vehicle must be disconnected from the towing apparatus and that person shall be permitted to remove the vehicle on his or her own volition. The Owner will pay expenses to the towing company before the car is disconnected. If not connected, it will be at the towing company's discretion as to the charge.

12. Water, sewer, and trash disposal are provided by Manatee County. Shareholders will be billed separately for their water/sewer use by Midway Services and will be held responsible for all charges and shall be subject to legal action and all fees associated with nonpayment. Effective January 1, 2013, non-shareholders, will be billed separately for their water/sewer use by Midway Services and will be held responsible for all charges and shall be subject to legal action and all fees associated with nonpayment.

13. It is the resident's responsibility to maintain their home to the P-Trap in operating condition. The Park maintains from the P-Trap up to the main line. Sewer connections should be checked periodically for possible leaks and residents are responsible for repairs to the P-Trap. Do not flush any insoluble item(s) into the sewer system. **Only Bio-degradable toilet paper is to be put into the sewer system.**

REGARDLESS OF ADVERTISEMENT, NO BABY WIPES, PERSONAL WIPES, DIAPERS, ADULT OR OTHERWISE, KLEENEX, TISSUES ARE TO BE PUT INTO SEWER SYSTEM. ITEMS THAT ARE ADVERTISED AS DISPOSABLE ARE NOT NECESSARILY FLUSH-ABLE.

14. It is the resident's responsibility to maintain all water lines in and around the home. Should a home be unoccupied for an extended period of time, water should be turned off outside the home. This will prevent the possibility of any water damage to the home for which the Corporation will not be responsible.

15. Prior to sale or transfer of a home, the resident shall install a cross connection control valve in the unit pursuant to Manatee County code in order to prevent back flow out of the unit and into the water system. All the new homes being installed have this system.

16. Electricity is provided by Florida Power and Light Company and will be billed to each resident directly by them. The Park maintains the concrete poles where the meter box is mounted. Florida Power and Light Company maintains the outside electric line to the meter box and the meter box. It is the resident's responsibility to maintain the line from the meter box to the home.

17. International Satellite Services (ISS) provides outside connections for cable television service and maintains the service for the Park. It is the resident's responsibility to connect from the outside box to the home. ISS will activate the service line, once it is installed, free of charge. The resident will be charged an hourly rate by ISS for any work performed from the outside box to the home, including running new lines and adjusting the television.

18. Telephone and internet service is provided by Frontier or other carriers and will be billed to each resident directly by them.

19. All garbage and trash must be in plastic bags, tied, and placed in trash cans with lids. It is the resident's responsibility to place these cans in front of the lot or in an approved area provided, prior to pick-up on Tuesdays and Fridays. Trash and recyclable containers must be moved from the curbside after pickup within a reasonable time period. Recyclable materials are picked up on Friday. Yard trash is picked up on Wednesday. **Heavy trash pick-up is Friday, i.e. large appliances, tires, TV's. You must call 941-792-8811 to schedule heavy trash pick-up.**

20. Clotheslines are not permitted to be hung on carports or porches. Clothes poles are allowed within the lot line at the rear of the home provided they are removable. Such poles shall not interfere with the regular lawn maintenance of the lot. If in need of repair or not used, they must be removed by resident. Seasonal residents must store clothesline inside when gone.

21. Residents are responsible for keeping their lots neat. Storage of articles or equipment around the outside of the homes will not be allowed. Lawn furniture and other items left outside of the home shall not interfere with regular lawn maintenance. In order to maintain the appearance of the Park, the Association reserves the right to correct any unsightly condition and to bill the resident for required services.

21.1. Shareholder or Non-Shareholder is responsible for overall appearance of the Unit/Lot including trimming and weeding. The Unit/Lot must comply with all applicable laws, ordinances, and regulations of state, county, city and the Association's governing documents.

21.2. Any substantial plantings and/or exterior changes must be approved in writing by Management. Lawns and grass areas may not be replaced with shells or rocks.

21.3. The Association is responsible for the trimming of one palm tree in the front yard of a Unit/Lot. Responsibility for the care of all other trees and plants is the Resident's. Management must give prior written approval for the planting or removal of any live trees in the Community. All permits are the responsibility of the requester. Units/Lots must be kept free of fallen fruit, dead trees, leaves, needles and shrubs.

21.4. No shrubs, trees, or flowers shall be planted so that they extend onto the adjoining Units/Lots.

21.5. The only furniture permitted on open patios, carports, or yards is that which is specifically designed for outdoor use. All outdoor items must be removed and safely stored, or secured with tie-down straps during extended periods of absence, especially during hurricane season.

21.6. No Hot Tubs are allowed in the driveway or carport that is exposed. Hot tubs only allowed if hidden inside lanai.

22. The exterior of all manufactured homes must be kept clean and free from mold and mildew. Dwellings must be cleaned a minimum of once each calendar year. Dwellings not maintained to the satisfactory standards of the Association may be maintained by the Association at a cost to the Resident.

23. If the Resident intends to change the existing color, Management must approve the color. All exterior painting of existing dwellings and/or trim must have written approval by Management. Requests may be disapproved solely on the basis of aesthetic standards established at the discretion of the Management.

24. Prior to the installation of any dwelling, the Resident shall submit an application to Management providing all required information. Any manufactured home must meet all governmental regulations and Association requirements.

25. All homes must be skirted, have hitches removed and have cement driveways.

26. Painting of driveways is not permitted. Cement drive under the carport may be painted with prior written approval from the management.

27. Any external construction, attachments, installations or additions to an existing home must have prior written approval of the Management. All additions must meet Manatee County building and fire codes. Enclosed carports are not permitted and are considered a fire hazard. . Carports enclosed previously, without obtaining Board approval, will be corrected at time of sale by buyer or owner.

27.1. Construction cannot begin on any exterior construction, i.e. shed, garage, lanai, without Board approval.

27.2. Permit from Manatee County w/drawings attached must be furnished to Board, if required by County.

27.3. Cannot commence building without providing copy of permit from Manatee County to the Board, if required by County.

27.4. Patio or outside living spaces shall either be a Cement Pad or Composite Deck Board. Addition requires Board approval.

28. If it is determined that the Resident did not receive permission prior to the installation or renovation, the Management has the right to demand the removal of said renovation or addition.

29. The Management reserves the right to have access onto all lots at any time for the purpose of inspection, general utility maintenance and safety issues. Some inspections will be posted.

30. Shareholders and non-shareholders must notify the Management when their unit is available for sale prior to listing. **When sold, closing documents i.e., Assignment of Proprietary Lease, Acceptance by Association, Title(s), Share Certificate and Settlement Statement will be presented to the President and Secretary by the closing agent for Country Retreat Mobile Homeowners' Association, Inc..**

31. No signs of any kind, except professional "For Sale" or "For Rent" sign is allowed on property. In addition, you may have one similar sign in the front window.

32. No business or commercial enterprise shall be run from the Park. This refers to Businesses that have clients coming and going from the Park on a regular basis.

33. Ownership:

33.1 Multiple Unit Ownership: Any unit purchased as an investment property must have a declaration of intention outlining if it is being purchased for resale or rental property. In addition, a proposed plan of the improvements to be made to the property will need to be submitted to the Management. Such purchase must be approved by the Management prior to any transaction. Approval of purchaser for any additional units must be approved by the Board and be in good standing with the Rules and Regulations of Country Retreat. Residents are allowed to live in one unit and may have maximum of two rental units. Sub-letters are not allowed to sublet unless authorized by the Directors.

33.2 Corporate Ownership. At no time shall title and ownership of any unit be vested in any corporate entity, including but not limited to corporations, partnerships, business trusts and limited liability companies, whether foreign or domestic, provided, however, that any corporate entity owning a unit at the time this rule becomes effective may continue to do so but may not acquire ownership, in any manner whatsoever, of any units after that time. This provisions shall not apply to corporate mortgagees acquiring title to a unit through foreclosure.

34. The Management requires that any homes replaced be upgraded with new double wide manufactured or modular homes. Any new home must be approved by the Management prior to placing on the lot and minimum size must be 1000 square feet.

35. Residents located at Lots #13 through #27 on the east side drainage ditch, may not build structures, plant trees, bushes or flowers behind the homes or on the fence because of the proximity of the ditch to the homes. The Park will maintain the ditch and the fence. No trash may be disposed of in the Wetlands.

36. Planting shall be limited by the aesthetic standard that provides consistency throughout the Park. Excessive planting is not allowed. No trees are to be planted without the prior approval of the Management. Underground cables can be damaged by digging or root growth and the resident will be held responsible for the cost to repair any damage. Once planted, they remain the property of the Park. Obviously, fruit on the trees belong to the resident. All yards are to be kept neat and well-maintained.

37. No peddling or solicitation is allowed in the Park. Two yard sales permitted per year.

38. The Management reserves the right to evict non-shareholders for one or more of the following grounds:

38.1. Non-payment of lot rent.

38.2. Conviction of a violation of a Federal or State law or local ordinance, which violation may be deemed detrimental to the health, safety, or welfare of other residents of the Park.

38.3. Change in use of the land, "comprising" the Park or portion thereof as permitted by Florida Statutes.

38.4. Failure to apply to purchase a home situated in the Park and be qualified as, and to obtain approval to become a resident.

38.5 .Right to terminate tenancy for violation of Rules and Regulations after appropriate notice pursuant to Florida Statutes.

39. The Management is neither liable nor responsible for losses incurred through fire, theft, accident, personal injury or any other cause on Park grounds.

40. Residents are responsible for keeping their front yard pole lamp lights illuminated from dusk to dawn each night. This is part of our security system and all lights must be white for ample illumination.

41. The Management reserves the right to add to or alter these regulations as circumstances require regardless of past practices, subject to appropriate Florida Statutes.

42. Any violation of the above specified rules or request for management approval should be directed to the Board of Directors of Country Retreat Mobile Homeowners' Assn., Inc.

43. No person shall use a drone equipped with a camera or recording device to record any lessee's Unit for the purpose of surveillance of people or property of that Unit which would violate an individual's reasonable expectation of privacy, pursuant to 934.50, Florida Statutes. A copy of this statute may be requested from the Secretary.

44. Including but not limited to, entertainment or playground equipment i.e., trampoline, bounce house, inflatable equipment or any playground equipment that would need insurance to protect the Park. The **playground** has a special **liability policy** for the play equipment we currently have located at the playground. Nothing else can be added without Board approval. **There is no approval for trampolines, bounce houses, inflatable equipment or any playground equipment that would need insurance to protect the Park.**

Our insurance coverage for the rest of the park does not include play equipment used outside the home, hence, no playground equipment outside the home is allowed which would require insurance coverage by the Park.