

VILLAGE OF LAKE TARPON INC.

GENERAL RULES

1. All mobile homes which are placed on a mobile home site must first meet a standard as to size, type, age and quality as set by the MANAGEMENT for the mutual protection of all, and in order to maintain the aesthetic qualities desirable in a first class mobile home subdivision.
2. MANAGEMENT, or its designee, shall have the sole right to place, level and hookup mobile homes on their sites, said mobile homes to be placed in accordance with the position initially designated by MANAGEMENT. After a mobile home has been placed, positioned and hooked up, no repairs, replacement, reconnections, disconnections, additions, alterations or modifications will be permitted without the written consent of MANAGEMENT, and then only by the site owner or a contractor approved by MANAGEMENT. (A list of approved contractors may be obtained at the office of MANAGEMENT.)
3. Each site owner shall use his site and the improvements contained thereon, in such a manner as to allow his neighbors to equally enjoy the use of their sites so that all site owners in the subdivision may live in peace and tranquility. Site owners shall keep their radios, record players, television, voices and other sounds at a moderate level.
4. Each site owner shall be held responsible for damage to the property of others caused by him, his guest or sub-tenants. Owners shall also be responsible for compliance by their sub-tenants, guests, and invitees with all of the rules and regulations of MANAGEMENT.
5. All site owners, lessees, and/or guests, shall register at the office of MANAGEMENT, giving name, previous residence, local residence, street number of the mobile home site and phone number.
6. MANAGEMENT, individually or in conjunction with the proper governmental authorities, specifically reserves the right to control all peddling, soliciting, selling, delivering and vehicular traffic (also pedestrian traffic) within the property or in the recreational areas. Any of the aforementioned activities for commercial purposes are strictly prohibited, except upon the written consent of MANAGEMENT.
7. Electricity for each mobile home site shall be individually metered to each owner of a mobile home site by Florida Power Corporation, and shall be payable by each site owner to such corporation.
8. MANAGEMENT shall not be liable for any loss or damage to a mobile home, or any personal property owned by site owners, by fire, theft, accident or for any cause whatsoever.
9. MANAGEMENT reserves the right to enter upon all lots or parcels at all reasonable times for the purpose of inspecting the use of said lot, and for the purposes of utility maintenance and cleaning of premises as authorized by subdivision restrictions.

10. Neither drunkenness nor immoral conduct shall be tolerated in the property; and no alcoholic beverages will be permitted to be served or consumed in the recreational building or area.
11. One (1) only umbrella type clothes line, positioned by MANAGEMENT on the site, will be allowed on each mobile home site. It shall be the type that is taken down and stored when not in use. At the option of the site owner, a reel type clothes line may be installed at the rear of the mobile home in place of the umbrella type, but the lines must be reeled into the case when not in use.
12. Each mobile home is required to have MANAGEMENT approved awnings and carports, and each mobile home shall be enclosed around the base with MANAGEMENT approved materials in a neat and orderly manner.
13. MANAGEMENT reserves the right to establish building codes for any and all buildings and appurtenances placed on or within the boundaries of each mobile home site.
14. Suitable areas will be designated and set aside for maintenance and repair of boats, automobiles, mobile homes, furniture, accessories and equipment, etc. Such is strictly prohibited in any other areas, including the individual owner's site and the public streets, washing and polishing exempted.
15. Commercial and/or professional activities may not be carried on within a mobile home or a mobile home site.
16. No storage of any kind will be permitted under or around the mobile home except in an approved utility building.
17. It shall be the responsibility of the owners to keep their sites clean and neat, and the grass cut and edged at all times. Arrangement may be made with MANAGEMENT or its designees for site maintenance. If the owner does not adhere to this rule, then the work may be performed by MANAGEMENT, which shall charge the site owner regular fees for this work, which will be chargeable with the owner's maintenance charge next due.
18. A mail box showing the owner's name and/or a name sign will be permitted under common specifications set forth by MANAGEMENT. No other signs or advertisements will be permitted, without the express written permission of MANAGEMENT.
19. MANAGEMENT shall have the right to enforce these rules and regulations to the end that each site owner uses and occupies his site in such a way as to not be detrimental to the general health, safety, morals, welfare of the other owners, and in such a way as to not destroy or impair the overall aesthetic qualities of the property.
20. To plant any trees or shrubs, special permission must be obtained, due to the underground locations of utilities and in order to protect the rights of a site owner's neighbor.
21. No animal, fowls or reptiles shall be kept on the individual sites except for caged birds kept as pets; provided, however, that MANAGEMENT shall have the right to designate a portion of the property wherein mobile home site owners may reside and keep small household dogs as pets, provided that such dogs shall not be allowed off the premises of owner's site except on a leash in designated pet areas.
22. MANAGEMENT approved fences may be erected in the approved pet section in the rear of the site, provided, however, that no pet which makes a nuisance of itself shall be allowed on the property.

23. This subdivision/mobile home village/cooperative shall be an older persons mobile home park. No permanent resident or occupant shall be under 18 years of age. At least one person 55 years of age or older must be a permanent occupant of each unit. Persons between the ages of 18 and 55 may occupy and reside in a unit so long as one of the occupants is 55s years of age or older. The board of the association and MANAGEMENT, in its sole discretions, shall have the right to establish hardship exceptions to permit individuals who are more than 18 years of age, but less than 55 years of age, to occupy a unit to meet situations such as the death or disability of a spouse, family member, or co-occupant, but will not raise the total percentage of such occupied units to above twenty (20) percent. NO CHILDREN WHO HAVE NOT REACHED THEIR 18TH BIRTHDAY WILL BE ALLOWED TO RESIDE IN THE PROPERTY, EXCEPT THAT SITE OWNERS WILL BE PERMITTED TO HAVE CHILDREN AS GUESTS IN OR ON THE PROPERTY FOR VISITS NOT EXCEEDING 14 DAYS AGGREATE TOTAL EACH YEAR.
24. All mobile home site owners shall have equal rights and responsibilities in connection with the use of the recreational buildings and facilities, including shuffleboard courts, swimming pool, putting green, workshops, kitchen, lake front park, etc.; all of which have been provided by the MANAGEMENT, and are supervised and maintained by MANAGEMENT for the site owner's pleasure, convenience and happiness. MANAGEMENT shall post individual rules and regulations for the use of the various facilities in the recreational areas, and site owners shall comply with same. In the event a site owner consistently refuses to comply with the various rules and regulations for the use of the recreational facilities, MANAGEMENT shall have the right to refuse and deny said site owner the use of said facilities.
25. There shall be no charge to site owners for the use of the recreational facilities, but no site owner shall be permitted to use any recreational facilities for the storage of boats, trailers, recreational vehicles, or other personally-owned equipment.
26. The maintenance and repair of the recreational facilities and equipment shall be the responsibility of MANAGEMENT, except that site owners shall be individual negligence or deliberate act.
27. NO CHILDREN WHO HAVE NOT REACHED THEIR 18TH BIRTHDAY SHALL BE ALLOWED TO USE THE RECREATIONAL FACILITIES UNLESS ACCOMPANIED BY AN ADULT SITE OWNER
28. All garbage or trash must be sacked or wrapped and placed in an approved container, which must be kept closed and in good condition, with tight cover. All landscaping trimmings shall be placed upon the street side of a mobile home site for collection, or may be disposed of according to the Rules and Regulations established by MANAGEMENT. Collection of garbage and trash and certain trimmings is to be provided by MANAGEMENT at least twice a week and at reasonable hours. Collection schedules and the information as to such collections are available at all times from MANAGEMENT.
29. MANAGEMENT reserves the right to control all vehicular traffic within THE PROPERTY, and to establish rules and regulations concerning the types of vehicles which may or may not come and go on the common roadways of THE PROPERTY. However, there shall be no control, except for safety reasons of the coming and going of passenger vehicles not being

used for commercial purposes, within the property and owned and operated by a site owner and/or his guests.

30. MANAGEMENT reserves the right to establish reasonable speed limits within the property and to enforce them by appropriate means.
31. All cars must be parked fully on the site owner's own property in the area provided. No street parking will be allowed at any time, except for approved deliveries, pick-ups, or short time visitors.
32. MANAGEMENT prohibits the parking of trucks, utility trailers, boat trailers, boats, recreational vehicles, etc, in the parking areas of the recreational areas, or on the individual sites of the site owners, except by special permission of MANAGEMENT.

Dated this 1st day of May, A.D., 1981. LAKE TARPON MOBILE HOME VILLAGE,

Ronald D. Kimball, President

Retyped by Susan L. Anderson 12 May 2009