

WALDEN WOODS COMMUNITY RULES AND REGULATIONS

For your convenience, security and the pleasant atmosphere associated with gracious manufactured home living, the following rules and regulations are enforced:

1. Applicant for occupancy must be considered desirable and compatible with other occupants of the community. The community is intended and operated to provide housing for the occupancy by older persons. For admission to the community as an occupant, an applicant must be considered desirable, must be compatible with the other occupants of the community, and at least one person in 80% of the total occupied lots must be 55 years of age or older. All other occupants must be at least 40 years of age or older. The Community Owner reserves the right to accept an occupant younger than these requirements who is a handicapped dependent and a member of the occupant's immediate family. Upon application for residency, an applicant must provide copies of birth certificates for each occupant or such other documents, which if presented to the Social Security Administration, would be acceptable to establish age.

2. Children are not acceptable in the community, except for visitation of not more than fifteen (15) consecutive days or thirty (30) total days per year. Residents are responsible for the behavior of visiting children. Children up to age 15 must be supervised by a person 18 years of age in and around all recreation areas at all times.

3. Residents away for more than two (2) weeks must notify the office in advance as to what arrangements have been made for the necessary grounds care. Management reserves the right to do the necessary work so that the lot will meet the standards of the community. The costs will be charged to the tenant as set forth in the Lease Agreement and the Prospectus.

4. Laundry Lines: No one is permitted to hang towels, rugs, rags, or any wearing apparel on the manufactured home, on or in the carport and/or screen room, awning, storage shed, or on any other appurtenance to the home or fixture on the homesite.

5. Only tenants' cars may be washed in the community. The speed limit shall not exceed 15 miles per hour. No parking of vehicles on lawns or roads. No major repairs or overhaul of cars, boats, etc., is permitted on homesite or roadways. No airboats are permitted. Motorcycles that operate quietly will be permitted in the sole discretion of Management. Mopeds or golf carts must be approved by the Community Manager. Commercial vehicles, campers, travel trailers, boats, etc., shall be kept in the designated areas only if such an area exists. Campers, motor homes, pods or similar storage containers, and boats will be permitted up to 48 hours for loading and unloading. No person may remain overnight or to otherwise reside in the Community in any camper, motor home or similar vehicle. Operators of all motorized vehicles within the Community must have a valid operator's license. Motorcycles, mopeds or motor scooters, if properly licensed, may be operated only as transportation on Community streets via the shortest route in and out of the Community. ATV's, dirtbikes, minibikes, go carts, and any other type of off-road vehicles are strictly prohibited within the Community. All permitted vehicles must have factory-type quiet mufflers which are to be in place while the vehicle is being operated in the Community. Prior to storing, parking and/or driving any motorcycles, mopeds or motor scooters in the Community, it is the Resident's obligation to confirm with Community Management that said vehicle(s) are properly muffled. Pedestrians, golf carts and bicycles have the right-of-way.

6. Rental rates are for not more than two persons. Each additional permanent resident will be charged a fee per month.

7. Rents are payable one month in advance on the first day of the month. If rent is paid after the fifth day of the month, a late charge per day from the first of the month will be added. Tenants with street lights are required to keep lights operating during the evening hours.

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9. Neither management nor owner shall be liable for accident or injury to life or property through use of recreation facilities, or for loss or damage caused by accident, fire, theft, or act of God to any manufactured home. In the event tenant has called for fire, police, or ambulance, please notify the Community Manager at the same time.

10. Management may evict tenant for those grounds as set forth in Florida Statutes, Chapter 723.

11. Community Pet and Assistance Animal Rules.

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

Failure to abide by these Rules and Regulations may result in demands for removal of pets, loss of pet privileges and/or eviction pursuant to section 723.061, Florida Statutes.

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

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

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

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

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

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

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

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

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

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

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

12. All homes will have brick skirting, attached utility shed, carport, concrete or paver driveway, concrete or paver patio, irrigation, fully sodded lawn, and concrete steps approved by the management. All additions or changes to the original manufactured home and its exterior aluminum and concrete packages must have prior written approval from the Community Owner. (This is to maintain the uniformity of the Community.) No tenancies were in existence as of June 4, 1984.

13. Exterior antennas and satellite dishes which are designed to receive video programming through direct broadcast satellite service or multi-point distribution service or those which are designed to receive over the air broadcast signals from local broadcast television stations are allowed. Satellite dishes shall not exceed 39" in diameter, and over the air antennas shall not extend more than twelve feet above the crest of the roofline. To the extent allowed by federal, state or local law, Management reserves the right to prohibit any specific type of antenna or satellite dish and to regulate the placement of any device. Any other type of antenna must be approved in writing by the Community Owner.

14. Prior to installation of any air conditioning unit, other than central air conditioning as originally installed, the type, size and location on the home must be approved in writing by Community management. No air conditioning unit shall be located in the front window of the manufactured home or front wall of any manufactured home, or any wall facing a street. (This limitation does not apply to window air conditioning units installed prior to the effective date of these Rules and Regulations and previously approved by Community management in writing). Unless otherwise agreed to by Community management in writing, all homes brought into the Community after [effective date of rule amendment] must have fully operational central heat and air conditioning systems which are installed in accordance with all applicable codes and regulations.

15. All homes must be adequately insured for liability.

16. Residents are at all times responsible for the actions of their guests. Tenants, please advise your guests of the Rules and Regulations. Guests not abiding by the Rules and Regulations will be asked to leave the community. Guests wishing to use the facilities at Walden Woods Mobile Home Park must, at all times, be accompanied by their host homeowner. In your absence, if guests have your permission to stay in your home, please advise management in advance. On their arrival, please have them come to the manager's office.

17. The discharge of any type of firearms or the carrying of any exposed type of firearm is prohibited within the boundaries of Walden Woods Mobile Home Park. These include pellet guns and air guns.

18. No commercial business can be operated from a home in Walden Woods Mobile Home Park, and no advertising signs may be erected on the Resident's lot or manufactured home. Babysitting, childcare, handling of scrap metal and animal grooming for compensation are commercial enterprises and are prohibited within the Community. Babysitting, childcare or animal grooming which is performed occasionally or sporadically and which does not involve numerous additional vehicle trips within the Community are allowed as are minor home repair that does not require a permit and monitoring of homes during the absence of the Resident; however, if complaints about any such activity are received by Community Management, Management reserves the right, in its sole and exclusive discretion, to prohibit future performance of the activity by the offending Resident(s). A "business" also includes any commercial enterprise which: (1) is required to be licensed by local or state law; (2) requires traffic from outside the Community to enter for the purpose of dealing with said business; (3) uses any type of sign or advertising on the exterior of the home; (4) includes door-to-door canvassing of Community Residents; (5) interferes with the safe, pleasant, and enjoyable use of the Community by any of its Residents; or (6) involves the purchase of a manufactured home or of any interest in a manufactured home for the purpose of resale, leasing, renting or other business use.

19. Residents selling their manufactured home cannot guarantee the prospective homeowner a site in the community. All prospective buyers must be approved by management prior to moving into Walden Woods Mobile Home Park.

20. There will be no fences permitted on any lot.

21. No signs are permitted with the exception of one 12 x 18 inch "For Sale" sign in the window of the manufactured home.
22. No digging of soil will be permitted without prior consent from the management. All plantings must be approved by management. Owner-tenant must keep all plantings trimmed and in neat order (weeded).
23. Waste and refuse shall not be placed curbside for pickup earlier than 7:00 p.m. of the evening prior to the day of pickup. Residents are responsible for cleaning up any scattered or remaining residue resulting from collection.
24. No one other than those executing the lease agreement shall be allowed to reside upon the premises (lot) set forth in the lease agreement without written consent from the Community Manager. The purchase of your home by those who have not executed a Lease Agreement or obtained written consent from management shall not constitute permission or rights for purchaser(s) to reside within the community. All prospective residents must be approved by management and execute a lease agreement.
25. Loud noises, disorderly conduct, abusive, profane or threatening language, harassment of residents or their guests, and annoying parties shall not be permitted. Residents and their guests shall conduct themselves so as not to interfere with the peaceful enjoyment of the community by its residents.
26. Use of the community facilities are at your own risk. Please be careful.
27. All persons must use poolside shower before entering pool and after applying suntan lotion (oil). No rafts or floats are allowed in the pool. No food or glass containers are allowed in the pool area. Persons wearing swimming attire are not allowed in the clubhouse.
28. Subleasing and Renting. The Home Owner shall not sublease the leased lot without the written consent of Community Owner. Notwithstanding the right of Community Owner to allow subleasing in the Community, nothing in this rule compels the Community Owner to do so, and the Community Owner in its sole discretion may refuse to allow subletting at any time. Community Management may lease any manufactured home it owns or leases on Community lots. Any subleasing without Community Owner's written consent shall be void and shall constitute a default by Home Owner. Manufactured Home spaces are not transferable. No sub rental, sub-lease, or occupancy by or through a rental/purchase option of lot by anyone other than the Community Owner is authorized. If the home is subleased without written authorization of Community Owner, no such subleasing, occupancy or collection of rents shall be deemed a waiver of this provision, or the acceptance of the subtenant or occupant as tenant, or as a release of the Home Owner(s) from further compliance by Home Owner(s) with the rules and regulations. Any consent by Community Owner to a subleasing shall not relieve Home Owner(s) from obtaining written consent from Community Owner for any further subleasing. In the event Home Owner wishes to sublease the Lot and if written permission for subleasing from the Community Owner is obtained, Home Owner hereby grants Community Owner the exclusive right to serve as rental agent for the Community recognizing Community Owner's interest in preserving its ability to monitor residents in the Community, to orient such residents to the rules and regulations of the Community, and to effectively enforce the rules and regulations of the Community. Home Owner must arrange all subleasing through Community Management although, if subleasing is approved in writing by Community Owner, Home Owner may sublease to any person or persons who are qualified to lease a lot within the Community.
29. Residents and their guests must obey all federal, state and local laws regarding the ownership and possession of firearms. Pursuant to section 790.053, Florida Statutes, open carry of firearms is not permitted anywhere on Community grounds, including, but not limited to, the clubhouse and Community office. Violators of this rule shall be immediately reported to local law enforcement. The display or use of other dangerous instrumentalities, including but not limited to BB guns and air guns, sling shots, and bows and arrows, is not permitted in the Community. The hurling of rocks, knives, eggs, sticks, and any other missiles is strictly forbidden. Fireworks are also strictly forbidden.

30. No natural-burning fire pits will be allowed in the Community at any time. Only propane-based fire pits will be permitted, and residents must not leave any fire pit burning unattended.

Tenant, by execution of the lease, acknowledges that these Rules and Regulations are a part of the lease. These Rules and Regulations may be amended in accordance with Florida Statutes, Chapter 723.