

SWIFTS MOBILE HOME PARK

1. THIS PROSPECTUS CONTAINS VERY IMPORTANT INFORMATION REGARDING YOUR LEGAL RIGHTS AND YOUR FINANCIAL OBLIGATIONS IN LEASING A MOBILE HOME LOT. MAKE SURE THAT YOU READ THE ENTIRE DOCUMENT AND SEEK LEGAL ADVICE IF YOU HAVE ANY QUESTIONS REGARDING THE INFORMATION SET FORTH IN THIS DOCUMENT.

2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.

3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.

4. UPON DELIVERY OF THE PROSPECTUS TO A PROSPECTIVE LESSEE, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF 15 DAYS.

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INTRODUCTION

This Prospectus has been prepared in accordance with Chapter 723, Florida Statutes. The intent of the Prospectus is to provide all pertinent information and disclosure required by Chapter 723. Each prospective Home Owner of the Park is urged to read this Prospectus and the Exhibits attached hereto carefully and completely.

I. DEFINITIONS

All terms within this Prospectus are defined in accordance with Chapter 723, Florida Statutes, and with the rules of the Florida Department of Business and Professional Regulation, Division of Florida Condominiums, Timeshares, and Mobile Homes, Bureau of Standards and Registration or are used according to their plain meaning. Additionally, the following terms as used herein are defined as follows:

Delivery date means the date that a copy of this Prospectus was first delivered by the Park Owner to the Home Owner as reflected in the business records of the Park.

Division means the Florida Department of Business and Professional Regulation, Division of Florida Condominiums, Timeshares, and Mobile Homes, Bureau of Standards and Registration.

Filing Date means the date on which this Prospectus was filed for review with the Division.

Guest means a Person(s) visiting a resident at Swifts Mobile Home Park.

Mobile Homeowner means the Person(s) or entity having title to a mobile home in Swifts Mobile Home Park.

Ownership (or "Park Owner") means Swift MHP, LLC, a Michigan limited liability company which owns the Park and manages the Park.

Park means Swifts Mobile Home Park as defined below.

Park Manager or Park Management means a Person(s) directly responsible for the daily management and business operations of Swifts Mobile Home Park.

Park Owner means the legal entity holding title to the land upon which Swifts Mobile Home Park is located. The owner of the Park is Swifts MHP, LLC, a Michigan limited liability company.

"Pass-through charge" means the mobile home owner's proportionate share of the necessary and actual direct costs and impact or hookup fees for a governmentally mandated capital improvement, which may include the necessary and actual direct costs and impact or hookup fees incurred for capital improvements required for public or private regulated utilities. "Proportionate share" for calculating pass-through charges is the amount calculated by dividing equally among the affected developed lots in the park the total costs for the necessary and actual direct costs and impact or hookup fees incurred for governmentally mandated capital improvements serving the recreational and common areas and all affected developed lots in the park.

Pro rata means that percentage derived by dividing the number of mobile home spaces leased by a Home Owner by the total number of occupied mobile home spaces in the Park.

Resident means the Person(s) approved by and registered with Park management and who are authorized to reside in Swifts Mobile Home Park, 55 over Community.

RV/Travel Trailer Resident means the Person(s) designated by Park management as non-mobile home or non-mobile home resident.

"Swifts Mobile Home Park" and/or "the Park" means the residential R/V Travel Trailer and Mobile Home Community located at 1846 Powell Drive, North Fort Myers, Florida, 33917.

Tenant means a Person(s) residing in the Park responsible for payment of lot rental amount who has "executed" a lease.

II. NAME AND ADDRESS OF PARK

The name and address of the park is:

SWIFTS MOBILE HOME PARK
1846 Powell Drive
North Port Myers, Florida 33917

III. PERSONS AUTHORIZED TO RECEIVE NOTICES AND DEMANDS

The name and address of the person authorized to receive notices and demands on the park owner's or legal representative(s) behalf is:

Community Owner
P.O. Box 750
Westport, Connecticut 06880

IV. DESCRIPTION OF PARK PROPERTY

Swifts Mobile Home Park consists of forty-five (45) Mobile Home lots on five (5) different streets. The locations of the lots and their approximate sizes measured in feet are from front to back and from the two (2) sides.

Lots 1-5 fronted on 1st Drive:

Lot 1: 38x65 Lot 2: 44x85
Lot 3: 44x85 Lot 4: 45x85
Lot 5: 59x82

Lots 6-15 fronted on 2nd Drive:

Lot 6: 46x65 Lot 7: 45x76
Lot 8: 43x72 Lot 9: 44x72
Lot 10: 64x74 Lot 11: 52x76
Lot 12: 45x73 Lot 13: 42x76
Lot 14: 40x73 Lot 15: 59x78

Lots 16-23 fronted 3rd Drive:

Lot 16:45x69 Lot 17: 45x69
Lot 18:50x68 Lot 19: 40x76
Lot 20:65x76 Lot 21: 58x79
Lot 22:44x79 Lot 23: 44x79

Lots 24-41 from on The Golden Circle Drive:

Lot 24: 41x74 Lot 25: 48x65
Lot 26: 50x90 Lot 27: 50x90

Lot 28: 40x108 Lot 29: 54x98
Lot 30: 45x98 Lot 31: 55x98
Lot 32: 50x98 Lot 33: 50x98
Lot 34: 55x102 Lot 35: 81x104
Lot 36: 61x89 Lot 37: 55x92
Lot 38: 56x96 Lot 39: 34x130
Lot 40: 50x100 Lot 41: 50x100

Lots 42-45 fronted on Long Drive:

Lot 42: 60x70 Lot 43: 60x70
Lot 44: 70x73 Lot 45: 57x71

The park also consists of thirty-eight (38) RV/Travel Trailer lots with minimum size of 25x50.

A. County Setback Requirements

Currently, Swifts Mobile Home Park mobile home setback requirements are in accordance with present Lee County, Florida Zoning Regulations as follows:

Front setback: 15 feet
Side setback: 7 feet
Rear setback: 15 feet

Additionally, the property is grandfathered and there is no reason to believe the property is not in compliance with the Zoning Code at the time of construction. Certain mobile homes within Swifts Mobile Home Park were legally placed within the park under prior Lee County zoning regulations, and accordingly, some homes within the park may not comply with the current zoning regulations.

B. Minimum Separation Distance Between Mobile Homes

Pursuant to S4A-42.05, Florida Administrative Code the State Fire Marshall has adopted the NFPA Code. This code sets forth minimum separation distance requirements between mobile homes as follows:

5-2.1 and 5-2.1.1 Fire Safety Separation Requirements.

Any portion of a manufactured home, excluding the tongue, shall not be located closer than 10 ft. (3.04m) side to side, 8 ft. (2.44m) end to side or 6 ft. (1.83m) end to end horizontally from any other manufactured home or community building unless the exposed composite walls and roof of either structure are without openings and constructed of materials which will provide a one (1) hour fire rating, or the structures are separated by a one (1) hour rated barrier. (See 5-4.1)

5-4 and 5-4.1 Accessory Building or Structure Fire Safety and Requirements

An awning, or open (screened) porch shall be permitted to be located immediately adjacent to a site line when constructed entirely of materials which do not support combustion and provided that such facilities are not less than 3 ft. (0.91 m) from building, cabana, or enclosed porch on an adjacent site. An awning or open (screened) porch using combustible materials shall not be located closer than 5 ft. (1.52m) from the site line of an adjoining site.

C. Maximum Number of Lots Using Shared Facilities

Under existing plans of the current park owner, the maximum numbers of lots that will use shared facilities of the Mobile Home Park are forty-five (45) Mobile Home lots and thirty-eight (38) RV/Travel Trailer lots.

D. Plans for Future Expansion

The park owner and/or legal representative(s) reserve the right to provide for future expansion of the park.

V. RECREATIONAL AND COMMON FACILITIES

The recreational and other common facilities that are available to be shared by the residents of the Park and their family members and guests are as follows:

A. The Office and Recreation Building

A 30 feet x 41 feet building is divided into an office, 2 efficiency apartments, and a vinyl enclosed, screen room for the recreation room. The building is located in the middle of the park. The capacity of the recreation room is approximately fifty (50) people.

The recreation building is intended for use by all park residents and their guests for social gatherings, recreational activities and approved meetings. The use of the recreation facility is subject to the rules and regulations of the Park.

B. Bath House and Laundry

A separate 16 feet x 25 feet concrete block building, adjacent to the recreation building, houses two (2) bathrooms for RV residents and a coin operated laundry facility with washers and dryers for all park residents.

C. Access

All streets are paved and provided with illuminating lamps.

D. Refuse Area

The refuse area is open from sunrise to sunset, unless specific alternative hours are posted, seven (7) days a week for park residents. Refuse, including garbage and recyclable materials, has specific designated refuse containers.

E. Items of Personal Property

The items of personal property available for use by the park residents include all items located in the recreation areas, bathrooms and laundry areas. This includes all available chairs, tables, games, books, etc. in the recreation room and folding table and clothes line at the laundry facility.

F. Hours of Operation

The recreation building and laundry facilities will be open and available to park residents seven (7) days a week from sunrise to sunset. The Bath house will be open seven (7) days a week 24 hours a day, except for cleaning and maintenance. Hours may vary from facility to facility based on maintenance requirements, seasonal variations, artificial lighting, safety reasons, etc.

G. Future Improvements

All facilities described in this Section V have been completed as of the Filing Date. The Park Owner reserves the right from time to time to alter or change any of the above listed facilities and amenities by the removal,

relocation or alteration of existing facilities and amenities or the construction of new facilities. No assurance is given that any of the foregoing facilities will remain available for the residents' use for any specified period after the Filing Date.

The Park Owner may find it necessary from time to time to close said facilities for purposes of maintenance, repair, improvement, alteration, or any other reasonable purpose. The availability of any of the above facilities or services is limited to normal circumstances. One or more of the facilities or services may become unavailable in the event of natural or man-made disaster, including fire, flood, storm, hurricane, tornado, earthquake, war, civil disturbance, or any other circumstances reasonably beyond the control of the Park Owner or of the party providing such facility or service, including strike, work stoppage, shortage of materials, shortage of fuel or breakdown, repair or replacement of equipment, and intervention by governmental authority.

The Park Owner reserves the right from time to time to use any or all of the recreation and common area facilities, and to allow its staff, guests and licensees to use such facilities for such activities as the Park Owner deems proper. However, the Park Owner will make a good faith effort not to schedule such use in a way that it would conflict with an activity previously scheduled by the residents.

All persons who enter or live in the Park do so at their own risk. The Owners and Management of the Park are not responsible for any loss by accident, property damage, fire, theft, or by any other means whatsoever. Residents and guests avail themselves of the facilities at their own risk. Residents are responsible for damages caused by their family and guests.

I. Water and Waste Water (Sewer) Service

Water and waste water service are included in the base rent portion of the lot rental amount.

VI. MANAGEMENT AND MAINTENANCE OF PARK

The Park Owner has the exclusive right to make decisions as necessary for Park operation and management. The Park will be managed by a Park Manager. The Park office is located at 1846 Powell Drive, Unit C within the park and will have posted days and hours of operation. All questions and problems concerning Park operations should be directed to the Park Manager and should be in writing and signed by the home owner or resident.

The maintenance and operation of the Park property is also the responsibility of the Park Manager. The Park Owner may from time to time employ private contractors for any repairs or maintenance the Park Owner deems necessary or appropriate to properly maintain the Park. The services provided by the Park as of the Filing Date include maintenance of the common areas and recreational facilities. The Park Owner reserves the right, upon 90 days prior written notice to each home owner, to increase, reduce, eliminate or modify from time to time any or all of the services that are provided by the Park. See the section below for maintenance responsibilities of the home owner.

VII. MOBILE HOME OWNER REQUIRED IMPROVEMENTS

Home owners who commence occupancy in the Park by purchasing an existing home or by installing a new home will be required to comply with all published Rules and Regulations concerning the condition, structure and site requirements for manufactured homes occupying lots in the Park.

Each home owner is responsible for the submission to Park Management of complete plans or permits for anticipated improvements or alterations showing compliance with the Park's specifications as disclosed below and with the Park's Rules and Regulations as well as with county and state building and zoning law, and other restrictions of record. These plans must have the advance written approval of Park Management prior to commencement of work. The same procedures must be followed as to any alterations or modifications to a manufactured home including attachments, landscaping, or items that will affect the exterior appearance of the residence. Only those improvements or alterations constructed in accordance with the approved plans will be allowed.

Park Management reserves the exclusive, unrestricted right to grant exceptions to the referenced home owner required improvements due to space limitations, design considerations, in cases where the intent of the requirement is met but not the specific requirement, or in such other circumstances where the exception will not disturb the quiet enjoyment of the Park by other residents and when the basis for the variance is deemed sufficient in the discretion of Park Management.

All mobile home owners, as a condition of occupancy in the Park are required to install the following:

- A. Aluminum skirting around the base of the mobile home.
- B. Tie-downs for the mobile home to meet local codes.
- C. All needed electric, water, sewer, telephone and cable television connections,
- D. Lot seeding or sodding.
- E. All mobile home owners are required to keep axles and tongues with the mobile home.

VIII. UTILITIES AND OTHER SERVICES

A. Water

Water service is provided to the Park by Lee County Utilities . Charges for water service are included in the base rent portion of the lot rental amount .

Lee County Utilities is responsible for water lines and facilities from the Lee County Utilities water plant to the main water connection at the Park. The Park Owner is responsible for water lines from the main connection for the park to the main cut off valve to each mobile home lot. Park residents are responsible for water lines from the main cut off valve on their lot to and including the water lines within and without the mobile home.

B. Waste Water (sewer)

Waste water collection (sewer) service is provided by Swifts Mobile Home Park. Waste water from each mobile home is to drain into the Park's wastewater collection system at a point of entry designated by park management. Charges for waste water (sewer) service are included in the base rent portion of the lot rental amount

The Park Owner is responsible for and maintains all sewage lines leading to individual mobile home sites. Park residents are responsible for all sewer lines leading from the main connection on each mobile home lot to and including sewage lines within the mobile home.

C. Waste Disposal

Waste disposal is provided by Swifts Mobile Home Park. Charges for waste disposal are included in the base rent portion of the lot rental amount .

All garbage must be placed in plastic bags, tied securely and deposited in the appropriate garbage dumpster provided for residents. No garbage bags, cans, etc. are to be left outside of a mobile home.

Park rules require residents to participate in Lee County's recycling program. Items for recycling are to be placed in the appropriate containers provided.

Yard debris is to be placed in containers and placed along the side of roadway in front of the resident's mobile home. Containers will be picked up weekly or as deemed necessary by management of Park. No debris container placed at the road side is to weigh over fifty (50) pounds.

D. Cable Television

Cable Television is provided by various independent cable television service providers. Connection to and payment for cable television service is the responsibility of the tenant and/or mobile homeowner. This service is a matter of contract between the service provider and the home owner and is not included in the lot rental amount. The Park Owner is not responsible for cable television service.

E. Gas Service

LP (liquid petroleum) bottled gas service within the Park is available for residents of the park at the discretion of the provider. LP gas service is the prerogative of the tenant and/or mobile homeowner. This service is a matter of contract between the service provider and the home owner and is not included in the lot rental amount. Ownership is not responsible for LP gas service. The LP gas provider installation, refilling, and general maintenance are restricted to daylight hours within the Park.

F. Storm Drainage

Storm drainage within the Park is provided by Ownership. Charges for the cost of maintaining the storm drainage facilities within the Park are included within the base rental portion of the lot rental amount. Any assessment by state or local government which may be imposed on the Park for off-site storm drainage shall be passed on to the home owners on a pro rata basis.

G. Electric Service

Electric service to the Park is provided by Lee County Electric Cooperative (LCEC). Each mobile home is individually metered and park residents are directly responsible to Lee County Electric Cooperative for payment of monthly electric service. This service is a matter of contract between the service provider and the home owner and is not included in the lot rental amount.

Lee County Electric Cooperative is responsible for all electric lines leading to individual electric meters. Park residents are responsible for the electric lines from the meter to the mobile home.

H. Changes to Utilities and Other Services.

The Park Owner reserves the right, upon 90 days prior written notice to each home owner, to change any utility or other service provided, the manner of providing that utility or service, or the manner in which that utility or service is charged. The home owner may be charged separately in the future by the Park Owner or by a third party provider for any utilities or services that are presently provided either in the lot rental amount or the base rent component of lot rental amount; or, for utilities or services which may become available in the Park; and further, may become responsible for maintenance costs for such utilities or services. Additionally, the home owner may be separately charged for future capital improvements related to such utilities or other services; or, for taxes or charges for those utilities or other services if imposed by local or state government, special taxing districts, or utility companies. Home owners may also be responsible for a pro rata share of maintenance costs and administrative costs permitted by section 723.045, Florida Statutes.

The change in utilities or other services may cause each home owner to be separately billed for utilities or services by the installation of individual meters for each manufactured home lot, by a pro rata share or percentage share of the charges billed to the Park, by a combination of the above methods, or by a method reasonably intended to encourage conservation. In the event that any utilities or services are charged to the home owner separate from the base

rent component of lot rental amount, the rates may change periodically and the rates paid by the home owner will automatically be adjusted without additional notice to the home owner to correspond to the rates charged by the service provider. "Pro Rata" means that percentage derived by dividing the number of manufactured home spaces leased by a home owner by the total number of occupied manufactured home spaces in the Park.

IX. INCREASE IN LOT RENTAL AMOUNT

A. Computation of Lot Rental Amount. Lot rental amount means all financial obligations, except user fees, which are required as a condition of the tenancy. The lot rental amount for each lot will be comprised of five (5) components as set forth below:

Base Rent. The lump sum amount paid by the home owner for the use and occupancy of the lot and use of related Community's shared (recreational and common area) facilities. Base rent shall not include special use fees and Governmental and Utility Charges, or Pass Through Charges. Base rent may vary within the Community based upon lot size and/or location, or upon other factors which could logically be utilized in differentiating values of lots within the Community.

Special Use Fees. Those separately itemized charges in addition to the Base Rent for specific services or privileges. All fees, charges or assessments shall be included in the lot rental amount and shall be due and payable on or before the effective date of notice that the fee, charge or assessment has been imposed.

Governmental and Utility Charges. Those amounts, other than special use fees, which represent the home owner's share of costs charged to or incurred by the Community Owner as the result of action by any federal, state, regional or local government or utility authority, including "pass-through charges." Pass-through charges, ad valorem property taxes, non-ad valorem assessments, and utility charges may be assessed more often than annually and may be assessed even during the initial term of the lot rental agreement.

Pass-Through Charges. Pass through charges are the home owner's proportionate share of the necessary and actual direct costs and impact or hookup fees for a governmentally mandated capital improvement, which may include the necessary and actual direct costs and impact or hookup fees incurred for capital improvements required for public or private regulated utilities. The home owner's proportionate share of pass-through charges shall be calculated by dividing equally among the affected developed lots in the park the total costs for the necessary and actual direct costs and impact or hookup fees incurred for governmentally mandated capital improvements serving the recreational and common areas and all affected developed lots in the park.

Assessments. Assessments include separately itemized charges in addition to the base rent (and not included as a governmental or utility charge or pass-through charge or otherwise collected as part of the lot rental amount) for specific one-time costs to the Community. The assessment will be imposed as set forth in the notice of assessment. All assessments shall be included in the lot rental amount.

B. Current Level of Lot Rental Amount.

1. Base Rent

The base rent for your lot is \$ _____ per month, due on the first day of the month, without any deduction or offset. Residents are encouraged to make payments using electronic methods including Management-approved third-party companies (such as paylease.com) through a Resident pay portal, automated clearing house (ACH) debits or bank electronic funds transfer. Payments may also be made, however, by personal check, cashier's check, money order, certified check, or credit card. Community Owner reserves the right to refuse a personal check. The base rent is subject to annual increases after notice from the Community Owner of such increase as required by Chapter 723, Florida Statutes.

2. Special Use Fees

a) Guest Charge – Guests of park residents are permitted to stay within the park for a period not to exceed fifteen (15) consecutive days at any one time or thirty (30) total days per year. Park residents shall be charged \$ _____ per day for each guest visiting a park resident for time periods in excess of fifteen (15) consecutive days or thirty (30) total days per year.

b) Late Payment Fee – \$ _____ Due on payments received after the 5th day of the month.

c) NSF Payment Fee – \$ _____ If any payment is returned for insufficient funds.

d) Security Deposit – Home Owner shall pay \$ _____ which shall be held as a security deposit for Home Owner's faithful performance of the Lease and against any damage caused to Park Owner's property by Home Owner, his family and guests.

3. Governmental and Utility Charges

From time to time, assessments and fees may be charged against the Park by public utilities, governmental and quasi-governmental bodies. Any fees or assessments charged by such bodies shall be passed directly to the residents within the Park on a prorated basis. Since the Park is a MH-2 RV/Travel Trailer Park, such governmental and utility charges shall be determined by dividing the cost, fees, or assessments for the total number of mobile home lots in the park by forty-five (45). These assessments would pertain to the mobile home owners only. In the event of any assessments or charges pertaining to the mobile home and 1W/travel trailer residents, the prorated base will be divided by sixty-four (64). This number derived by considering two (2) RV/travel trailer lots to one (1) mobile home lot, based on lot size.

Governmental and utility charges shall include, but not be limited to, the following:

1. Special governmental assessments, taxes or fees levied against the entirety of the Park.

2. All costs including connection fees, impact fees, meter charges and any other charges associated with any hookup to a central sewage system.

Governmental and Utility Charges may be passed on more frequently than annually.

4. Pass-Through Charges

The home owner will be responsible for payment of pass-through charges which is the home owner's proportionate share of the necessary and actual direct costs and impact or hookup fees for a governmentally mandated capital improvement which may include the necessary and actual direct costs and impact or hookup fees incurred for capital improvements required for public or private regulated utilities. The charges may be assessed more often than annually and will be assessed to the mobile home owner on a proportionate share basis. The home owner's proportionate share of pass-through charges shall be calculated by dividing equally among the affected developed lots in the park the total costs for the necessary and actual direct costs and impact or hookup fees incurred for governmentally mandated capital improvements serving the recreational and common areas and all affected developed lots in the park.

C. Factors Affecting Lot Rental Amount Increases

The following factors may, on an annual basis, be used to determine lot rental amount for the next calendar year:

1. Increases in the cost of water for the park whether it is the result of increased rates or increased water usage.
2. Increased cost for the contracted disposal of wastewater (sewage) from the park.
3. Increased cost for garbage and refuse disposal.
4. Increased general maintenance and repair costs for the park.
5. Increased costs of management of the park including increases in salaries, fringe benefits and employee insurance benefits.
6. Increase in ad valorem/property taxes and non-ad valorem assessments for the park property.
7. Increases in personal property taxes for personal property contained within the park and utilized in the operation of the park.
8. Costs and expenses incurred in the repair and maintenance of the roads within the park.
9. Increases in maintenance and repair of the storm drain system within the park.
10. Increases in the cost of comprehensive and liability insurance relative to the park.
11. Increases in legal and accounting expenses incurred in the operation of the park.
12. Increases in the cost for the repair and maintenance of the recreation building.
13. Cost of facilities and services provided to the park that were not promised to the residents of the park.
14. Variations in lot size and location.
15. Costs of maintaining, repairing and replacing water and wastewater (sewer) lines within the park.
16. Increases in the value of the property comprising of the park.
17. Costs of complying with Federal, State and Local laws, rules and regulations affecting the park.
18. Costs of office supplies, equipment and services utilized in the management of the park.
19. Costs associated with repair and replacement of personal property available to park residents.
20. Increases in electrical costs for the operation of facilities and lighting within the park.
21. Mowing and grounds maintenance costs for the park.
22. Any required or elective major repairs and improvements to the Park property.
23. Any other fees, costs, or charges required to be divided amongst the mobile homeowners.

X. USER FEES

Each home owner is responsible for the payment of user fees if the home owner agrees to the provisions of services for such fees by the Park Owner.

“User fees” are defined as those amounts charged in addition to the lot rental amount for nonessential optional services provided by or through the Park Owner to the home owner under a separate written agreement between the home owner and the person furnishing the optional service or services.

User fees may be charged or increased in the management's sole discretion. Factors considered include costs or increased costs, prevailing market rent, and prevailing economic conditions. Prevailing market conditions means the user fees imposed in mobile home parks which are comparable to this park, or the user fees willingly paid from time to time by new residents of this park.

At least thirty (30) days notice of any increase in user fees shall be given to all affected homeowners. Notice of increase will be given by posting a notice at the facility, by personal delivery, or by U.S. Mail delivery. Notice by U.S. Mail will be considered made upon the mailing of notice to the Home Owner's last known address.

The Park does not currently offer services for which User Fees are charged.

XI. RULES AND REGULATIONS

A. The current Rules and Regulations are attached as an exhibit to this prospectus and incorporated by reference herein. The Park Owner reserves the exclusive right to make, change, or promulgate Park Rules and Regulations during the term of the rental agreement.

B. Procedures for Amending Rules and Regulations

Pursuant to subsection 723.037(1), Florida Statutes, the Park Owner shall give written notice to each home owner at least ninety (90) days prior to any change in rules and regulations. Rules adopted as a result of restrictions imposed by government entities or those required to protect the public health, safety and welfare may be enforced prior to the expiration of the ninety (90) day period.

XII. ZONING CLASSIFICATION

The Park is in compliance with existing zoning classification under the Lee County Zoning Law and Regulations which provide the following uses under the MH-2 zoning category:

Permitted Uses: In the MH-2 district, no building, structure or land and water use shall be permitted except for one or more of the following:

Residential Uses: Mobile home and its customary accessory uses, public parks and recreation uses, recreation facilities and clubs as an accessory to the mobile home subdivision rental park.

Commercial Uses: Including the following to the extent that they are designed and intended primarily for the use of the residents of the mobile home rental park:

1. Uses permitted only within a permanent building which conforms to the standard building code: convenience food and beverage store including groceries, sundries, and the like; personal services including barber and beauty shops, laundry and dry cleaning pick-up establishments, and the like.

2. Uses permitted either within a building which conforms to the standard building code or within a mobile home: office for the manager of the mobile home rental park.

XIII. ZONING

The nature and type of zoning under which the Park operates is MH-2 RV, which, under Lee County, Florida Zoning Regulations is the use category for mobile home rental and RV parks. The zoning authority having jurisdiction over the land comprising the Park is the Lee County Board of County Commissioners. At present, Ownership has no definite future plans for changes in the use of the land comprising the mobile home and RV/travel trailer park.

XIV. AMENDING THE PROSPECTUS

A. The park owner and/or legal representative(s) reserves the right to amend this prospectus or any exhibit thereto from time to time to the extent permitted by law to conform with changes in relevant statutory provisions or changes in relevant rules of the Department of Business and Professional Regulation, or any other agency having jurisdiction over the operation of this mobile home park.

XV. SEVERABILITY

This prospectus is intended to be valid in accordance with and only to the extent permitted by all applicable laws, ordinances, rules and regulations. If any term, clause or provision of this prospectus, or the attachments thereof to any person or circumstance, shall for any reason and to any extent be determined or held by a court or arbitrator of competent jurisdiction to be illegal, invalid or unenforceable, the remainder of this prospectus and the attachments of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the maximum extent possible. In lieu of any such term, clause or provision of this prospectus which is so determined or held by a court to be illegal, invalid or unenforceable, there shall, to the extent practicable and reasonable, given the circumstances, be inserted as a part of this prospectus a term, clause or provision as nearly identical as possible to that stricken from this prospectus by virtue of such determination or holding which is not illegal, invalid or unenforceable. The provisions of this prospectus, section XIV, shall apply to any exhibit of this prospectus.

XVI. EXHIBITS

- EXHIBIT "A" – Mobile Home Park Site Plan
- EXHIBIT "B" – Mobile Home Park Lease Agreement
- EXHIBIT "C" – Mobile Home Park Rules and Regulations

This prospectus was determined adequate to meet the requirements of the Florida Department of Business and Professional Regulation, Division of Florida Condominiums, Timeshares, and Mobile Homes, Bureau of Standards and Registration on November 5, 2013. This prospectus has been assigned Identification Number PRMZ000918-P2, by the Florida Department of Business and Professional Regulation, Division of Florida Condominiums, Timeshares, and Mobile Homes, Bureau of Standards and Registration.

Lot Number to be occupied _____.

EXHIBIT "A"

LAYOUT/SITE PLAN



GEMSTONE
COMMUNITIES

Swift MHP

1846 Powell Drive
North Fort Myers, Florida 33917

239-997-4636



EXHIBIT "B"

LEASE

**SWIFTS MOBILE HOME PARK
MOBILE HOME PARK LOT LEASE**

This lease is entered into between _____ (hereinafter referred to as "Resident"), and Bedrock Swifts LLC, a Delaware limited liability company (hereinafter referred to as "Park Owner"), and is effective this _____ day of _____, of the year 20____ (the "Effective Date").

In consideration of Resident's payment of lot rental amount and agreement to and compliance with the other provisions set forth in this Lease, Park Owner hereby leases to Resident, the Lot located at (lot number) _____ (hereinafter referred to as "the Lot") in Swift's Mobile Home Park located at 1846 Powell Drive, North Fort Myers, Florida, 33917, for the following mobile home (model and year) _____ serial number _____.

This lease permits occupancy only by the Resident and the following additional persons:

Additional occupants, including boarders, may reside in the mobile home with the written consent of the Park Owner, which consent shall not be unreasonably withheld. Guests shall be permitted, provided that the Resident notifies the Park Owner in writing of the names and lengths of visits of any guests staying longer than thirty days. In no event are guests permitted to stay more than six months each year.

1. The term of this Lease shall be for a period of _____ months, commencing on the _____ day of _____, 20____, and expiring on the last day of _____ day of _____, 20____. Upon reaching the termination date, this Lot Rental Agreement shall automatically be extended for an additional period of one year and for additional one year periods thereafter, unless the Home Owner shall notify the Park Owner in writing thirty (30) days prior to the expiration date of Home Owner's intention to vacate the premises. The Park Owner reserves the right to increase the lot rental amount, upon ninety days notice, on a date other than the expiration date of the term of the lot rental agreement, when the manner of increase is disclosed in the rental agreement, the term of the rental agreement exceeds twelve months, and provided that the increase in lot rental amount shall occur no more frequently than annually. No rental term may be less than one (1) year, with the exception of the initial term which may be less than one (1) year in order to maintain the same lease anniversary date throughout the Park.

2. LOT RENT AMOUNT

a. Resident shall pay Park Owner base rent in the amount of _____ Dollars (\$ _____) per month , in advance, beginning on _____, 20____. Unless other arrangements have been made in advance in writing, lot rent amount is due and payable without notice on the first day of each month, and must be paid no later than the fifth day of each month. A service charge will be assessed for late payments received after the fifth day of the month.

b. Lot rental amount payments are to be made to Swifts Mobile Home Park. Residents are encouraged to make payments using electronic methods including Management-approved third-party companies (such as paylease.com) through a Resident pay portal, automated clearing house (ACH) debits or bank electronic funds transfer. Payments may also be made, however, by personal check, cashier's check, money order, certified check, or credit card. Park Owner reserves the right to refuse a personal check).

Resident shall pay a security deposit for Resident's faithful performance of the Lease and against any damage caused to Park Owner's property by Resident, his family and guests.

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

c. Additional charges may be levied only as specified and provided for in the Rules and Regulations attached to this Lot Lease and as Exhibit C to the Prospectus. Except for emergency situations, Resident shall be given thirty (30) days written notice of Park Owner's intent to perform services for which an additional charge will be made. Additional charges are due in full no later than thirty (30) days from the Resident's receipt of a written invoice from the Park Owner.

d. Except as otherwise provided by law, the lot rental amount shall remain in effect for a period of not less than one year from the rental Effective Date set forth above.

3. RULES AND REGULATIONS

Rules and Regulations are contained in Exhibit C to the Prospectus for Swifts Mobile Home Park. All residents agree to, at all times, abide by and comply with the Rules and Regulations. We urge you to review the Rules and Regulations.

4. NONDISCRIMINATION

The Park Owner or Agent shall not discriminate against any Resident or Prospective Resident on the basis of a person's race, sex, sexual orientation, age, marital status, religion, color, national origin, disability, or because a person intends to occupy with minor children, or is a recipient of public assistance.

5. USE OF HOME

The mobile home shall be used for private residential purposes only.

6. RESPONSIBILITIES OF THE RESIDENT

a. Resident shall not use or occupy his/her mobile home in such a way as to cause any lot to fail to comply with the terms of this Lease Agreement or State or local laws and ordinances. The Resident, members of the household,

guests and invitees shall not deliberately or negligently destroy, deface, damage, alter or remove any fixture, mechanical or utility system, or furnishing.

b. The Resident shall be responsible for the expense of maintaining the plumbing, electrical, and other utility service within the home, and from the point at which the service surfaces under the mobile home or connects to the mobile home from a service point. Resident is responsible for ensuring proper connection of the electric service to the home. Resident is responsible for ensuring that the mobile home is properly connected to the park's septic or sewer.

c. Resident shall maintain his/her unit free from rats and reasonably free from insects, vermin and other pests.

d. The Resident is responsible for any damage caused by failing to control water leaks within the mobile home or disposing of anything other than normal domestic water into the sewage system that may cause blockages, surfacing or backup.

e. Household waste that is placed outside the mobile home shall be stored in watertight, and to the extent possible animal-proof, receptacles of metal or other durable materials with tight fitting covers. No household waste shall be stored or accumulated under or around the mobile home or in any structure.

f. Upon the termination of the lease, the Resident will leave said premises in as good a state of condition as they were at the beginning of the lease, reasonable use and wear thereof and damage by the elements excepted.

7. RESPONSIBILITIES OF THE PARK OWNER

a. The Park Owner will provide Resident with adequate and safe electrical service. Park Owner is responsible for maintenance of the electrical service and equipment located outside the mobile home from the service entrance of the mobile home park to and including the disconnect and "feeder line".

b. The Park Owner will provide the Resident with potable water at an adequate pressure to meet his/her standard everyday needs and to prevent a health hazard from back siphonage. The Park Owner is responsible for the maintenance of water lines to the point at which the lines surface from the ground under the mobile home.

c. The Park Owner shall provide adequate wastewater disposal that is properly connected to a public sewage system or properly operating subsurface disposal system. The Park Owner is responsible for ensuring that the sewage disposal system is serviced adequately to prevent surfacing or back-up. The Park Owner is responsible for maintaining the sewage disposal system to the point where it surfaces from the ground to service the mobile home.

d. The Park Owner shall provide rubbish removal services of frequency and or capacity to keep collection areas free from rats, and reasonably free from insects, vermin, and other pests. Park Owner shall not interfere with appropriate removal of rubbish by the Resident.

e. The Park Owner shall maintain the common area structures, trash areas, and abandoned mobile homes free from rats and reasonably free from all insects, vermin and other pests.

f. The Park Owner will ensure that the common areas and facilities are maintained in a manner which ensures that the Resident can utilize them for the intended purposes without adversely affecting their health or safety.

g. The Park Owner will keep the park roads reasonably free from hazards and ensure safe and reliable ingress, egress and use without unreasonable interruption on a year-round basis. Park owner will keep park roads reasonably free of potholes and depressions. The Park Owner shall provide adequate and timely snow removal and mitigation of any icy conditions.

8. ACCESS

a. The Park Owner may enter the mobile home lot with the Resident's consent under the following conditions: 1) between the hours of 7:00 AM and 7:00 PM on no less than 12-hours' notice:

- i. when necessary to inspect the Lot;
- ii. to make necessary or agreed repairs, alterations or improvements;
- iii. to supply agreed upon services; or
- iv. to exhibit the lot to prospective or actual purchasers, mortgagees, tenants, workers or contractors.

b. The Park Owner may enter the mobile home lot for purposes of repair and replacement of utilities and protection of the mobile home park at all reasonable times, but not in such manner or at such time as to interfere unreasonably with the mobile home owner's quiet enjoyment of the lot.

9. SALE OF HOMES LOCATED IN PARKS

Prior to selling a home in the park, the Resident shall notify the Park Owner by certified mail of the name and mailing address of the prospective purchaser.

a. Denial of Prospective Purchaser for Residency. If the purchaser and his/her household do not qualify under the admission policy or lease terms for the park, Park Owner will have 21 days to indicate so in writing to the Resident and prospective purchaser. (The Park Owner must notify the prospective purchaser of the specific reason(s) for which he or she does not qualify.)

b. Approval of Prospective Purchaser for Residency. If Park Owner approves the prospective purchaser, Park Owner will give the prospective purchaser the proposed written lease with sufficient time for review prior to occupancy.

10. MODIFICATIONS OF THIS LEASE

A copy of any new lease terms or rules and regulations superseding or supplementing the terms stated herein, will be furnished to the Resident in accordance with Florida law prior to the effective date of any amendment, addition, or deletion of the existing lease terms or rules and regulations. If the proposed change involves an increase in lot rental amount, change in rules and regulations, or reduction in services or utilities, notice must be given 60 days prior to the increase.

11. TERMINATION OF THIS LEASE BY THE RESIDENT

Tenant may terminate this Lease by giving the Park Owner at least thirty (30) days notice in writing stating the Resident's intention to terminate the Lease and vacate the premises.

12. EVICTION

The Park Owner may evict Home Owner(s), tenant(s) or occupant(s) or the mobile home only for the reasons specified in Section 723.061, Florida Statutes, including for violation of the Rules and Regulations which are incorporated herein by reference.

13. ABANDONMENT

In the event that the Resident abandons the Resident's lot and leaves the Resident's manufactured home, automobile(s) or other personal property on the Resident's lot or in the Park, the Resident hereby contracts and hires Park Owner for the storage of such property immediately upon such abandonment until title to the home has been transferred after compliance with section 715.10, Florida Statutes. Resident further agrees that Park Owner may charge storage fees for such property in an amount equal to all sums due by Resident to Park Owner under this Lot Rental Agreement as of the date of abandonment.

14. FURTHER CONDITIONS AND AGREEMENTS

a. This Lease, together with the Rules and Regulations contains the entire agreement and understanding between the parties. There are no oral understandings, terms or conditions and neither party has relied upon any representation, express or implied, not contained in this Lease or the Prospectus. This Lease cannot be changed or supplemented orally. In the event that more than one person shall be or become Resident hereunder, then the obligations of Resident hereunder, shall be deemed to be the joint and several obligation of each such person.

b. Resident acknowledges receipt of the Park Rules and Regulations and agrees to abide by them as conditions of this lease.

15. NOTICE

Any notice required to be given to any party hereto shall be sufficient if mailed and addressed as follows:

To Park Owner:

Community Owner
P.O. Box 750
Westport, Connecticut 06880

To Resident:

Signed and Accepted:

Park Owner/Agent

Date

Park Resident

Date

Park Resident

Date

ADDENDUM TO LOT RENTAL AGREEMENT

Pursuant to the Federal Housing Finance Agency (FHFA) Enterprise Duty to Serve (DTS) Underserved Markets Rule, the following manufactured home community tenant protections are incorporated into the provisions of the lot rental agreement. These provisions supersede any otherwise conflicting provision(s) of the lot rental agreement or its incorporated prospectus or rules and regulations, but to the extent not in conflict with Chapter 723, Florida Statutes.

(1) Upon reaching the termination date, this Lot Rental Agreement shall automatically be extended for an additional period of one year and for additional one year periods thereafter, unless the Tenant shall notify the Landlord in writing thirty (30) days prior to the expiration date of Tenant's intention to vacate the premises.

(2) The lot rental amount, including each of the categories of charges currently or hereafter comprising a part of the lot rental amount are subject to increases by Community Owner after 90 days notice as required by Chapter 723, Florida Statutes.

(3) Lot rental amount payments received more than 5 days after due date shall be subject to a late charge.

(4) The home owner shall be allowed to cure the default resulting from the late payment by payment of the outstanding amount in full including late charges.

(5) If Tenant is evicted from the Community, Tenant shall have the right to sell Tenant's mobile home in place or remove the home for not less than 45 days after entry of the judgement of eviction.

(6) Tenant has the right to sell Tenant's home within the Community without having to first relocate it out of the Community, and the prospective buyer may become a resident of the Community. However, the prospective buyer must qualify as a resident pursuant to the requirements of the Community rules and regulations and be approved by Community Management, which approval shall not be unreasonably withheld.

(7) Tenant has the right to sublease Tenant's home, or to assign the remaining unexpired term of lot rental agreement to a buyer of Tenant's home without any unreasonable restraint, provided the buyer otherwise satisfies the requirements of the Community rules and regulations.

(8) Tenant may display one "For Sale" sign in or on the mobile home subject to the restrictions set forth in the Community rules and regulations.

(9) Tenant shall receive at least 60 day's notice of the planned sale of the Community, and not less than 6 months notice of any change in use of the land comprising the Community from manufactured home lot rentals to some other use.

SWIFT'S MOBILE HOME PARK

RULES AND REGULATIONS

All reasonable means have been taken to ensure that your residency is pleasant and enjoyable. Many of the Rules and Regulations are based on the requirements of state and federal law, and the remainder are to assist in the peaceful enjoyment of all Residents.

These Rules and Regulations ("Rules") are intended to maintain the appearance standards and comfort of Swift's Mobile Home Park (the "Community") for you and your visitors. A copy of the Rules will be posted in the Community and must be observed by all Residents and Guests. Residents shall require all persons on the Lot with their consent to govern themselves in accordance with the Rules and in a manner that does not unreasonably disturb neighbors or constitute a breach of the peace.

1. DEFINITIONS

1.1 Community: means the property operated as a mobile home park as defined in Section 723.003(12), Florida Statutes.

1.2 Community Management: means Operator of a mobile home park as defined in Section 723.003(16), Florida Statutes and includes Community Owner's manager, assistant manager (or other employee or agent) of the Community as identified from time to time.

1.3 Community Owner: means the owner or operator of the mobile home park as defined in Section 723.003(13), Florida Statutes.

1.4 Guest: means a person who is not entitled to reside on the Lot and who has visited the Community for a period of time no longer than 15 consecutive days or 30 total days per year.

1.5 Home: means a mobile home as defined in section 723.003(8), Florida Statutes.

1.6 Home Owner: means a person who owns a mobile home and rents or leases a lot within the mobile home park for residential use as defined in Section 723.003(11), Florida Statutes.

1.7 Lot or Site: means a "mobile home lot" as defined in Section 723.003(9), Florida Statutes.

1.8 Rental Agreement: means any mutual understanding or lease, whether oral or written, between a Home Owner and a Community Owner in which the Home Owner is entitled to place his or her Home on a Lot for either direct or indirect remuneration of the Community Owner as defined in Section 723.003(10), Florida Statutes.

1.9 Resident: means a person entitled under authority of a Home Owner's lot rental agreement to the use and occupancy of a Lot within the Community to the exclusion of others. The term includes Tenants, Home Owners, and Third-Party Rentals.

1.10 Tenant: means a person residing in a Home on a Lot within the Community under authority of the Home Owner's lot rental agreement with Community Owner, and such person does not own the Home occupying the Lot. The term applies only to persons who have been approved for residency by Community Management pursuant to the Rules and Regulations.

1.11 Third-Party Rental: means a person who rents both the Home and the Lot from Home Owner; a sublessee.

1.12 Unauthorized Occupant: means a person who is not entitled to reside on the Lot and/or who has visited the Community for a period of time longer than 15 consecutive days or 30 total days per year.

2. RESIDENCY

2.1 Any person applying for admittance as a Resident of the Community must fill out an application for residency and be interviewed by Community Management. All prospective Residents must be approved by Community Management and must sign a rental agreement prior to beginning occupancy of a Home currently in the Community or prior to moving a Home into the Community. All prospective Residents must demonstrate that they accept and comply with all Community rules, by passing a criminal background check that will be performed by the Community for a fee per person as directed by Community Management, by providing proof of income, and pass a credit background check that complies with Community Management's minimum requirements for same. Community Management has the right to reject a prospective Resident for any reason not prohibited by law; however, approval may not be unreasonably withheld. Community Management will not approve a prospective Resident who provides false or misleading statements, whether orally or in writing, within the rental application or in any statement or document offered in support of a request for residency approval. The purchase of a Home Owner's Home by those who have not executed the rental agreement or obtained written consent from Community Management shall not constitute permission or right for the purchaser(s) to reside within the Community. An application for residency, and background check must be completed and approved, a copy of the Rules and Regulations delivered, and a Rental Agreement signed, prior to: (i) residing in a Home within the Community; or (ii) arrival of the Resident's Home in the Community.

2.2 Community Management reserves the right to: (i) refuse residency to anyone who purchases or otherwise receives title to a Home unless approved pursuant to paragraph 2.1; (ii) refuse to accept further lot rental amount payments and terminate the Rental Agreement of anyone who, after proper notice pursuant to section 723.061, Florida Statutes, fails to comply with these Rules and Regulations (see rule re: Enforcement and Eviction, for further information); and (iii) refuse residency to any applicant for any reason not prohibited by law.

2.3 Unless the Home is sub-leased upon prior written permission of Community Management, the principal Resident of each Home in the Community must be its legal owner. Except as expressly provided by applicable State law, no one other than those executing the Rental Agreement shall be allowed to reside upon the Lot set forth in the Rental Agreement without prior written consent from Community Management. Each additional occupant of the Home must be approved for residency by Community Management, and an additional resident fee shall be charged each month for each Resident in the Home over a total of two (2). The name of each Resident over the age of 18 must be listed in the Rental Agreement prior to residing in the Home. Any increase in the number or exchange or substitution of persons in a Home must have Community Management's prior written approval. Without prior written consent of Community Management, the Home may not be occupied by more than two (2) persons per bedroom or the allowable number of persons based upon the design criteria of the Home. Non-compliance in qualifying additional occupants will subject the Resident to eviction (see rule re: Enforcement and Eviction, for further information).

2.4 Heirs and/or beneficiaries of a deceased Home Owner are not considered to be "purchasers" for the purpose of assuming the remainder of the deceased Home Owner's tenancy. All heirs and/or beneficiaries and/or purchasers must be approved by Community Management prior to initiating occupancy of the Home.

3. 55-AND-OLDER COMMUNITY

This Community is intended and operated for occupancy by persons 55 years of age and older and, as such, adheres to the requirements of the Housing for Older Persons Act of 1995. Consequently, at least 80 percent of the occupied units must be occupied by at least one person who is 55 years of age or older as of the date of occupancy.

At the time of application for initial occupancy, or upon demand of Community Management, all prospective Residents and all existing Residents shall be required to produce for inspection and copying, one of the following age verification documents: driver's license, birth certificate, passport, immigration card, military identification, other valid local, state, national or international documents containing a birth date of comparable reliability or a certification in a

lease, rental agreement, application, affidavit or other document signed by any person of sufficient legal age to sign a contract asserting the age of the occupants of said Home. The minimum age for all Residents is 45. Notwithstanding the above, the Community Management reserves the right, in its sole discretion, to grant exceptions to the minimum age requirements of this Rule, while still maintaining compliance with the Housing for Older Persons Act of 1995.

Community Management reserves the right to refuse admission to the Community by any person(s) not deemed suitable to Community Management in its sole discretion. Any misrepresentation, whether written or oral, made by the prospective Resident (Home Owner) in information provided on the registration card or credit application; or statements as to number, age, or identity of persons residing in the Home; or about pets, personal background, or past landlords, is deemed material and fraudulent and made to induce the Community Owner to admit the prospective Resident (Home Owner). Any such misrepresentation shall be deemed a conclusive breach of the Lot Rental Agreement and shall void the approval of the request for occupancy.

On January 1st of each even numbered year, all existing Residents shall be required to provide the names and ages of all current occupants of the unit, in writing, to Community Management. Failure to provide the written occupant documentation shall constitute a violation of these Rules and Regulations and the Home Owner may be subject to eviction pursuant to Section 723.061, Florida Statutes.

4. PAYMENTS, FEES, AND CHARGES

4.1 Lot rental amount must be paid in full. Timely payment in full is required; partial payments will not be accepted. Lot rental amount payments are due on the first day of each month and must be paid on or before the fifth (5th) day of the month. A Late Charge will be charged to any Resident whose lot rental amount is not received by Community Management on or before the fifth (5th) day of the month or for any Resident who does not pay in full thereafter, as provided in the prospectus.

4.2 Residents are required to make payments using electronic payment methods offered by Management. These may include but are not limited to Management-approved third-party companies, such as a Resident portal, automated clearing house ("ACH") debits, bank electronic funds transfer ("EFT"), or other electronic method of payment offered and approved by Management. Each payment method is subject to prior approval of Community Management before being used. All payments must be payable in U.S. funds drawn on a U.S. financial institution. Management will not accept payment by cash, personal check, cashier's check, money order, or certified check.

4.3 NSF Payments: If any payment by Resident is returned for insufficient funds, the Resident may incur fees for same as set forth in the prospectus. NSF payment fees and late payment fees may be incurred concurrently.

5. SALE AND/OR REMOVAL OF HOME

5.1 Home Owners have the right to sell their Home within the Community subject to the Community Owner's right of first refusal. The purchaser must, however, meet all requirements for residency prior to occupancy or the purchaser will be required to move the Home from the Community (see rules re: Residency and Eviction).

5.2 A Home Owner intending to make a bona fide sale of his or her Home or any interest in it to a proposed purchaser intending to remain in the Community shall give to Community Owner notice of such intention, together with the name and address of the proposed purchaser and such other information concerning the proposed purchaser as Community Owner may reasonably require. Home Owner shall provide to Community Owner a copy of the final executed sales contract. Home Owner may redact all financial information and social security numbers contained in the copy of the final executed sales contract before submission to Community Owner. Resident shall direct the proposed purchaser to Community Management for exchange of information, including the lot rental amount which will apply at the expiration of the seller's lease term or at the time of sale. Within seven (7) days of transfer of title, change in financing of the Home, or purchase of Home Owner's Home, a true copy of the legal registration showing title registered in the name of the purchaser and the name of the lienholder, if any, shall be provided to Community Management by Home Owner. This rule does not in any way diminish or affect the obligation of every purchaser of a

Home to seek and to obtain written approval by Community Management prior to the change in occupancy of the Home if the proposed purchaser intends to become a Resident of the Community.

5.3 Prior to written approval of the purchaser for residency, Community Management will inspect the entire Lot and exterior of the Home to verify that it complies with all rules and regulations. The Home must meet all local code requirements, including but not limited to, electrical and plumbing. The inspection will include, but is not limited to, exterior maintenance, skirting, carports, awnings, attached structures, sheds, shrubs, trees and lawn care. Any infraction or deficiency must be repaired/upgraded. The seller and the purchaser must provide proof of completed repairs or written assurance to Community Management that any repairs or changes to the Home will be made as necessary to bring the Home into compliance with Community standards as set forth in these Rules and Regulations, within a reasonable time frame as specified by Community Management in writing. Community Management has the right to deny approval of the proposed purchaser if such work is not done; however, approval may not be unreasonably withheld.

5.4 Home Owner may display one "For Sale" sign, no larger than 12 inches by 16 inches, inside the Home window. This sign may display only the words, "For Sale" or the equivalent plus an address or telephone number of the Resident, and the name of the broker, agent, or dealer where further information may be obtained. The display of any other commercial enterprise on the sign is prohibited. Due to safety and security considerations, any Home offered for sale must be registered with Community Management before a sign is displayed. All outside realtors, brokers or service companies working in the Community must show proof of current licensure and proof of appropriate liability insurance before starting work. Those without such proof of insurance on file with Community Management will be stopped from performing work inside the Community until such proof of insurance is presented to Community Management.

5.5 Community Owner requires that any Home not meeting the Community's established standards, as required by these Rules, or any Home which is improperly maintained, be upgraded to improve the quality and appearance of the Home. Failure to meet the Community's requirements shall be a violation of these Rules.

5.6 In the event Home Owner intends to move the Home from the Community, written notice must be given to Community Management of that intent at least thirty (30) days prior to the moving date. Such move must be made between 8:00 a.m. and 5:00 p.m. so Community Management may have an inspector present. Only transporters of Homes, properly licensed and authorized by governing authorities, are permitted to move Homes into or out of the Community. Such transporters must provide Community Management with a security deposit of up to \$500.00 and a certificate of general liability insurance in an amount of not less than five hundred thousand dollars (\$500,000.00) to insure against personal injury and damage to property. Written permission from Community Owner is required prior to any move of a Home either into or out of the Community. All current charges must be paid in full prior to moving the Home from the Community.

5.7 Any Home Owner who removes a Home from the Community 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 Lot must be left in a clean and neat condition; it must be cleaned, cleared, and approved by Community Management. Home Owner is responsible for expenses incurred in restoring the Lot to a clean condition. Community Management shall provide written notice to Home Owner upon satisfactory completion of Lot restoration. Home Owner's obligation for payment of lot rental amount shall terminate as of the end of the lease term in effect at the time of removal of Home Owner's Home or at such time as agreed to in writing by Community Management.

5.8 Community Management requires that each Resident comply with the requirements of all governmental agencies including, but not limited to, HUD, the department of motor vehicles or transportation, the State and the County in which the Community is located.

5.9 Community Management and Community Owner assume no responsibility in the event that a dealer, bank or other secured party should opt to remove the Home of a Resident from the Community, except for Community Management's failure to perform a duty or negligent performance of a duty as implied by law.

5.10 Destruction of Home: Should the Home be destroyed by fire, windstorm, water, an act of God, or by any other means, the Home Owner must remove the salvage from the Lot within fifteen (15) days from the date of such event, or from the date of mailing of written notice from Community Management to Home Owner to remove same, whichever is earlier, unless a longer period for removal is provided by applicable ordinance or law.

5.11 Right of First Refusal for Individual Mobile Homes.

5.11.1 If Home Owner offers a Home for sale, or if Home Owner receives a bona fide offer for the purchase of his or her Home, Home Owner shall notify Community Management, in writing, of: (a) Home Owners' offer, identifying the price, terms and conditions of the offer made by the Home Owner, and (b) for any bona fide offer received from any third party (the "Third Party Offeror"), Home Owner shall identify the Third Party Offeror, provide a full and correct copy of the Third Party Offeror's offer, including the price, terms and all conditions of the offer and of copies of all documents comprising the offer. This notice to Community Management by Home Owner shall be referred to as the "Offer Notice". Community Management shall have three (3) business days to accept the price, terms and conditions of the Offer Notice by providing written notice of the acceptance to Home Owner. Upon delivery of a timely acceptance of the Offer Notice, the Parties shall cooperate in good faith to complete the sale of the Home to the Community Owner. If Community Management fails to timely accept an Offer Notice served in full compliance with this rule, Home Owner shall be free at any time to sell the Home to a party or parties other than Community Owner. If Home Owner thereafter elects to offer, or accept a Third Party Offeror's offer, for a sale of the Home at a price lower than the price specified in his or her original Offer Notice, Home Owner shall provide written notice of the revised offer and a copy of the same (the "Revised Offer Notice") to Community Management and Community Management shall have an additional three (3) business days from receipt of the Revised Offer Notice to accept the revised offer. An Offer Notice or Revised Offer Notice to Community Management shall be promptly delivered to Community Owner. (Home Owner shall be entitled to a receipt for any Offer Notice or Revised Offer Notice delivered by hand delivery). Acceptance of an offer made in an Offer Notice or Revised Offer Notice by Community Management shall be by certified mail or recognized overnight delivery service, with a copy of the acceptance posted on the Home. If an offer made or received by Home Owner does not include the appliances, fixtures or window coverings for the Home, the Offer Notice or Revised Offer Notice shall clearly identify the items which are not included. Clear title and proof of ownership shall be conditions precedent to Community Owner's purchase of a Home.

5.11.2 This rule is intended to enable Community Owner to retain Homes in the Community, and thus to preserve occupancy and continued revenues. Community Owner's rights hereunder are unique, and are difficult or impossible to quantify.

5.11.3 Community Owner may record in the public records a memorandum of the rights granted by this rule. Community Owner may also give notice of its rights, by any manner or means to any third party, including, but not limited to, any Third Party Offeror, potential buyer(s), or individual(s) or entity(ies) involved in the sale, transport, or brokerage of Homes.

6. SETUP: NEW or REALES

6.1 The location and positioning of a non-Community owned Home being placed on a Lot will be carried out under the direction of Community Management. Community Management's written approval of the style and quality, size and type of all proposed additions or other improvements to Resident's Home or Lot installed by Home Owner as a requirement of tenancy in the Community but not including any improvements such as sidewalks and utility connections which will be of use to Residents or other occupants of the Lot after removal of the Home regardless of the size or dimensions of any other Home or appurtenances thereto which may be placed will be subject to Community Owner's prior written approval and will be based on factors such as the size, location, and the proposed location of equipment, additions or other improvements in relationship to other Lots in the Community.

6.2 Responsibility for compliance with applicable zoning or code provisions shall be that of Resident(s). Only new Homes (never previously occupied) and used Homes which have been approved in advance in writing by Community Management as acceptable for location within the Community will be allowed in the Community. A plot plan

showing the location of the Home, accessory buildings and any improvements existing and proposed to the Home or Lot shall be submitted to Community Owner. Written approval from Community Owner is required prior to the commencement of any work. All persons involved with the move in and set up of the Home must have adequate general liability and worker's compensation insurance. All liability associated with the move in shall be the responsibility of Home Owner.

6.3 Homes must be placed in a uniform manner, properly blocked, set and all utilities connected in accordance with the applicable local, city or county code and/or regulations and with Community Management's specifications. Homes must be anchored immediately, as required by governmental regulations.

6.4 All of the materials utilized in connection with the erection and completion of the Home as contained within these Rules shall be of a quality, type, style, color and pattern approved in advance in writing by Community Management. Community Management shall have approval rights over the manner of installation or attachment of the Home and of any accessory structures, and all installation and construction shall be consistent and compatible with other Homes in the Community. All installations shall comply with federal, State and local laws, codes and regulations, and shall comply with all standards referenced within these Rules and the Lease Agreement.

6.5 Home Owner agrees that the following standards and requirements, and the Home Owner required improvements set forth in the prospectus, shall be met and completed, if required by applicable ordinance, under a building permit issued by the city or county building department or other applicable local agency and approved by Community Management:

6.5.1 Utility hook up and connection, along with normal Home setup, including tie-downs or anchors, must be provided by the Home Owner at their own expense in accordance with state and local government requirements and manufacturer's specifications. The Home Owner is responsible for proper set-up of the Home and for obtaining and paying for all permits and fees of any nature associated with the initial location and setup of the Home.

6.5.2 All Homes entering the Community must have removable hitches which shall be removed upon anchoring, and older Homes moved into the Community which do not have hitches which are designed to be removed, shall nonetheless be removed and the gap area restored.

6.5.3 All Homes entering the Community must be skirted on all sides with decorative concrete block, aluminum, vinyl or other materials and in colors or styles approved by Community Management. Lattice skirting is prohibited. Skirting must be completed within 30 days of delivery of the Home in the Community, and must be maintained regularly to insure a uniform and attractive Community. If the present skirting is destroyed by windstorm, an act of God, or by any other means, or substantially replaced, replacement skirting must be of the approved type. All skirting must be of a color consistent with the color of the Home.

6.5.4 Entry steps and stoops approved by Community Management must be installed on all Homes being placed in the Community by Home Owners beginning a new tenancy in the Community, and on existing Homes in the Community if required by code requirements, at all entrances to the Home. All steps (both front and back door) on such new Homes and on existing Homes where required by local code requirements, must have an adequate handrail running the entire length of the steps.

6.5.5 Home Owners must secure their street numbers and/or home lot numbers on the front of the Home, placed consistently with surrounding Homes in accordance with applicable County Code requirements.

6.5.6 Central air conditioning must be installed on all Homes being placed in the Community by Home Owners beginning a new tenancy in the Community. No air conditioning or heating unit shall be newly installed in the front window or front wall of any Home, or any wall facing a street. Central air conditioner compressors must be placed on a cement slab. Existing window units must be securely and attractively braced to the Home.

6.5.7 Utility sheds (buildings) if installed must be constructed of sturdy vinyl, aluminum, painted sheet metal or other finished siding material approved by Community Management prior to installation and must be anchored on a poured concrete slab or an approved sturdy wooden platform. Sheds may not be newly erected or reinstalled on a patio slab or driveway and can be no larger than 10' x 10' or 12' x 12'. The center line of the roof of the shed cannot be higher than the Home. Wherever required, a permit must be obtained from the local city or county building department and from Community Management before installation. Sheds shall be located in the back of the Home but may not be installed in a location bordered by a street. Only one shed per Lot is allowed and sheds are prohibited from being equipped or tied-in with utilities such as electricity and water, unless prior written approval from Community Management is obtained as to the number of sheds and utility tie-in.

6.5.8 Fully seeded or sodded lot.

6.5.9 Upon removal of a Home from a Lot, the Home Owner is responsible for restoration of the Lot and for removing all trash, debris, steps, broken or damaged concrete, planters, and any other discarded materials from the Lot. Utility connections must be sealed, protected and identified. The Lot must be cleaned, cleared, and approved by Community Management.

6.6 The use of gas appliances for Home heating is permitted; however, Resident shall give written notice to Community Management at least 7 days in advance of any installation of such appliances and shall provide documentation of installation by a licensed and insured contractor to Community Management upon completion of same. Propane tanks for use in outdoor grills or similar devices are not permitted in any area directly visible to any street.

6.7 Exceptions. Management reserves the exclusive, unrestricted right to grant exceptions to the referenced Home Owner required improvements due to space limitations, design considerations, etc., in cases where the intent of the requirement is met but not the specific requirement, or in such other circumstances where the exception will not disturb the quiet enjoyment of the Community by other Residents or when the basis for the variance is deemed sufficient in the discretion of management.

7. MAINTENANCE OF HOMES

7.1 Residents who commence occupancy in the Community must meet Community standards, as disclosed in these Rules and Regulations. Community Management is in the continual process of maintaining these Community standards and reserves the right to require Residents to comply with the Community standards, as set forth in these Rules and Regulations, in effect at the time of the Resident's entrance into the Community. These requirements may be modified by Community Management due to space limitations, design considerations, or such other reasons as may be sufficient in the sole discretion of Community Management. Alterations or modifications to a Home made in violation of these rules and regulations must be removed or replaced.

7.2 All Homes and applicable buildings must be maintained in compliance with all municipal, county and State housing and health codes. In the event any governmental agency shall impose a fine for failure of the Home Owner to comply with the same, Home Owner shall be responsible for payment; and, in the event the Community pays the fine, Home Owner shall promptly reimburse Community Owner for the payment made on Home Owner's behalf.

7.3 Maintenance: All Homes, carports, sheds, or any other items placed on a Lot by Home Owner, must be maintained in a clean and orderly manner and in good repair. Home Owner must immediately repair and promptly report to Community Management any water leaks in or from pipes or fixtures in, on or under the Home up to the point where such systems connect to the Community lines at the Home Owner's Lot. This requirement includes any pipes above ground and in the Home. Any damages or costs incurred by water leaks which are caused by the Home Owner will be the sole responsibility of the Home Owner. The exterior surfaces of the Home including the eaves and trim shall be kept free of mildew, dirt, grime or discoloration. Homes must be washed at least annually. Peeling, fading, or damaged exterior surfaces, and broken windows, doors, and screens must be restored and repaired to the condition of a well-maintained Home in the Community within thirty (30) days. Damaged areas or poorly painted areas of the Home and accessory buildings must be repaired or repainted. Community Management reserves the right to require Home

Owner to perform repairs, repainting or other maintenance that is needed to maintain Community standards as set forth in these Rules and Regulations.

7.4 Parking Area: Where the Community has provided a driveway on the Lot, Home Owner is responsible for maintaining this driveway and keeping it in a state of cleanliness and repair. If damaged by Resident or Guest(s) during the tenancy, Home Owner must repair same. This obligation includes any oil spill or leak.

7.5 Exterior Surfaces: As the appearance of the Home ages, or is damaged or otherwise altered in appearance, if deemed necessary or appropriate by Community Owner, housing or health code enforcement personnel, the Home shall be modified so as to be brought to the state of cleanliness and repair of a well-maintained Home, and free from mold and mildew. Community Management reserves the right to require Home Owners to pressure wash their Homes if Community Management determines, in its sole discretion, that pressure washing is needed in order to restore the Home to a well-maintained condition. While Homes may not be required to be brought to an overall "as new" condition, repairs and maintenance may be required to replace damaged, dilapidated, peeling, faded, or discolored components of the Home visible from the street or from an adjacent Home including resurfacing, re-siding, re-roofing, lap-siding or similar modifications.

7.6 All exterior materials used in upgrading, must be approved in writing by Community Management prior to their use on the Home. The materials used should be consistent with the types of materials used on well-maintained Homes in the Community.

7.7 Alterations/Additions: Home Owners are encouraged to upgrade their Homes. To ensure that individual actions are aesthetically compatible with other Homes in the Community and in accordance with Community standards as set forth in these Rules and Regulations, all improvements, additions, and alterations, including but not limited to replacement of existing porches, concrete slabs, carports, screened-in areas, awnings, skirting, steps, walkways, utility buildings, and similar items and the location of air conditioning units, must be approved in writing by Community Management prior to commencement of work.

7.7.1 No change may be made to the color of the exterior of the Home or any portion thereof without prior written permission of Management. A sample of the proposed new color(s) must be shown to and approved by Management prior to repainting.

7.7.2 Each Resident is responsible for the submission of complete plans or permits for anticipated alterations showing compliance with Community standards as set forth in these Rules and Regulations, county building and zoning codes, and other restrictions of record.

7.7.3 If electrical, mechanical or plumbing is upgraded, whether or not to accommodate appliances or improvements of any type, such upgraded service shall be at the sole expense of Home Owner (following prior approval by Community Management).

7.7.4 Approval is necessary to protect the underground utilities, continuity of Community appearance, and the safety of Community Residents. In addition to all other remedies available to it, Community Management may require Home Owner to remove any unapproved construction or addition.

7.7.5 Resident shall consult the Community Management before doing any digging, as certain utility and service connections are underground and Resident shall call for any required utility location. Cost of repairs for damaged underground services will be assessed to the Home Owner who damages any underground service.

7.7.6 All improvements must be completed within thirty (30) days of approval by Community Management. For additional information on Community standards, please see Rule, "Setup: New or Resales."

8. LOT CARE

It shall be the responsibility of Resident to ensure that the Lot is properly maintained. All Lots must be maintained in compliance with all municipal, county and State building, housing and health codes. In the event any governmental agency shall impose a fine for failure of Resident to comply with the same, Resident shall be responsible for payment; and, in the event the Community pays the fine, Resident shall promptly reimburse Community Owner for the payment made on Resident's behalf.

8.1 Alterations: Any alterations or modifications to a Lot, including attachments, driveways, landscaping, must have the written consent of Community Management prior to commencement of work. Each Resident is responsible for the submission of complete plans or permits for anticipated alterations showing compliance with Community standards as set forth in these Rules and Regulations, county building and zoning codes, and other restrictions of record. Alterations or modifications to a Lot made in violation of these rule and regulations must be removed or replaced in order to comply with Community standards as set forth in these rules and regulations, at Home Owner's expense.

8.2 Maintenance: Resident is responsible for the overall appearance of the Lot. The Lot must be kept clean, orderly, and free of litter and debris. Resident must maintain lawn, landscaping, trees, and shrubbery thereon including mowing, trimming, edging, weeding, watering, and the general care thereof. If, after proper notice and an opportunity to take corrective action, Resident fails to properly maintain the Lot to Community standards as set forth in these Rules and Regulations, then Community Management may have the necessary work performed and charge the Home Owner for the actual costs and expenses incurred. The Community is not responsible for damage to Homes or Lots resulting from acts of nature.

8.2.1 Sod: Resident must trim and edge along the sides of the Home, walkways, driveways and streets before they become unsightly and overgrown. Generally, this means mowing when the lawn reaches approximately three inches (3") in height. The object is to keep the Resident's lawns and the Community looking neat. Grass sod which has been damaged or destroyed by neglect, disease, insects, lack of water, vehicular traffic, or through other fault of the Resident, must be repaired or replaced at Resident's expense. If, in the opinion of Community Management, all or part of Resident's lawn needs to be re-sodded, Resident will receive written notice from Community Management to complete this repair at Resident's expense.

8.2.2 Landscaping: Additional landscaping (including trees and shrubs) may be planted with Community Management's prior written approval as to type and location; plantings too close to the exterior of the Home are prohibited. Community Management reserves the right to reject certain species of trees or shrubs as unsuitable for planting on a Lot. For example, some unacceptable plants include Melaleuca (pumpkin bark tree), Norfolk Pine, Australian Pines, Chinese Tallow (popcorn tree), Brazilian pepper, Rubber trees, and Spanish bayonet. The Home Owner is responsible for maintaining and trimming any trees and shrubs existing on the Lot before their residency and is responsible for any new plantings which have been added by the Home Owner. Plantings and shrubbery in the front or the sides of the Home cannot cover or obscure windows. Plantings are not to exceed 4 ft. in height and must be trimmed to maintain a 4 ft. maximum height. Trees and shrubs may not be removed without the written consent of Community Management. Sod must be replaced by the Home Owner where planting is removed. Community Management must approve the location of any diggings due to the ultimate size of plants, underground utilities, and lawn maintenance. Shrubby, trees, and plants planted become part of the land and may not be removed without Community Management's permission.

8.2.3 Trees and Shrubs: Trees and shrubs which are on the Lot of Home Owner and which are destroyed or damaged by high winds, by any act of nature, by disease, or in any other way, must be removed by Resident as part of the required Lot maintenance; this includes dead trees and shrubs. Trees must be trimmed to maintain a minimum clearance of six (6) feet from foliage to ground. Resident must pick-up and dispose of fruit dropped from trees, remove dead or diseased plants, shrubs, or trees. Lot maintenance which is to be performed by Resident includes fallen tree or limb removal, limb trimming, fertilizing, root trimming or removal, leaf raking and removal and repair or treatment of damage, disease or infestation from lawn pests. For purposes of this rule, any tree the trunk of which is entirely within the boundary of Home Owner's Lot, is considered to be "on the Lot." Any tree, the trunk of which is on

a boundary line of Home Owner's Lot, is the shared responsibility of the adjacent Home Owner (if the trunk is located on a shared boundary line between two Lots) or of the Community Owner (if the trunk is on a boundary line separating Resident's Lot from a common area of the Community or from an unoccupied Lot).

8.2.4 Vegetable Gardens: Vegetable gardens are prohibited on the Lot except where prior written approval from Community Management has been obtained.

8.2.5 Absences: Residents who are going to be absent from the Community for more than ten (10) days must notify Community Management as to what arrangements have been made for the necessary grounds care. Community Management reserves the right to do the necessary work at Resident's expense so that the Lot will meet these Rules. Water valve must be shut off when a Home Owner or Resident is gone for more than three (3) days.

8.2.6 Watering: Sprinklers and hoses shall not be left running unattended. Excessive watering which causes draining into streets, carports, under Homes or adjacent Lots, or otherwise causes run-off from Home Owner's Lot is not permitted. Community Management may enter a Lot and turn off the water in these instances in order to protect the Community. Automatic lawn sprinkler systems must be approved by Community Management prior to installation and must be constructed in accordance with applicable government regulations after permits are obtained. Restricted watering days and/or hours may be required in compliance with directives from governing authorities; if so, such requirements will be posted in the Community and must be strictly observed.

8.2.7 Ditches: Those Home Owners whose Lots are adjacent to drainage ditches are required to maintain the space up to the banks of said ditches to prevent unsightliness. Likewise, there shall be no dumping of leaves, clippings or other debris into the ditch by anyone. If any trash is dumped by Home Owner in such areas adjacent to Home Owner's Lot, it must be removed at the Home Owner's expense.

8.3 Laundry Lines: Only removable umbrella or reel-type laundry lines will be approved and must be placed at the rear of the Home. Laundry lines must be taken down daily and properly stored between uses. Pole location must be approved in writing by Community Management prior to installation to avoid damage to underground utilities. Lines for hanging clothes outside and lines strung between trees or on carport supports will not be permitted. No one is permitted to hang towels, rugs, rags, wearing apparel, or any other such items on the Home or on any other device on the Lot, excepting the approved laundry line.

8.4 Solar Energy Devices: All solar energy devices (including solar powered devices and solar panels) must be approved by Community Management in writing prior to installation and must be constructed and installed in accordance with applicable state and local regulations and shall be installed only after all required permits, if any, are obtained.

8.5 Fencing: No fences, other than those approved in writing in advance by Community Owner are allowed in the Community.

8.6 Antennas: No antennas or outdoor reception devices shall in any way be attached to or protruding from any Home or Lot, except small DBS satellite dishes less than one meter in diameter (39 inches) and broadcast TV antennas (over-the-air and multichannel multipoint antennas). All other outdoor reception devices are prohibited. Further, any equipment that interferes with neighboring reception is prohibited. Prior written permission from Community Management must be obtained before installation of any kind of approved outdoor reception device (DBS satellite dish or broadcast TV antenna) to ensure that the device is located in conformance with the aesthetic standards of the Community.

8.6.1 To maintain an attractive Community, satellite dishes or broadcast TV antennas must be installed in an inconspicuous location on the rear of the Home or in a location that is not visible from the street. If such placement sufficiently impairs the quality of reception, the dish or antenna may be installed on the Home or Lot in the most inconspicuous location possible and must be attractively landscaped and shielded from view to the greatest extent

feasible. However, due to concerns over possible damage to underground utilities, prior written approval from Community Management is required for the placement of a satellite dish or broadcast TV antenna on the Lot. Home Owner is prohibited from installing satellite dishes or broadcast TV antennas outside Home Owner's Lot.

8.6.2 Due to safety concerns posed by winds and the risk of falling outdoor reception devices and masts, these items together may only be as high as required to receive acceptable quality signals and no reception device and mast may be installed that would extend higher than 12 feet above a roofline. Additionally, approved outdoor reception devices shall not be installed nearer to a Lot boundary than the combined height of the mast and reception device. Resident is responsible for the maintenance of the outdoor reception device and is liable for all injuries, losses or other damages to any person or property caused by the installation, maintenance, or use of the reception device.

8.7 Posts, Poles, and Stakes: No posts, poles, stakes, or the like are to be driven into the ground or around the perimeter of the Lot without prior written approval of Community Management due to the danger of interfering with or damaging underground utilities. Home Owner will be liable for any expense incurred by the Community resulting from violation of this Rule.

8.8 Outdoor Equipment:

8.8.1 No outdoor equipment, including but not limited to, weight benches, trampolines, outdoor exercise equipment or other outdoor recreational equipment, major appliances, hot tubs and similar personal property or improvements, are permitted on the Lot. No newly installed swing sets are allowed on the Lot; existing swing sets may not be replaced.

8.8.2 Basketball hoops (either portable or stationary) may be permitted if prior written approval is received before installation, installation is done in a manner that is safe and does not disrupt the privacy of neighbors, the equipment is well maintained, and the Resident does not allow use except under Resident's supervision. Basketball hoops may not be set up on or near the street and must be located at the rear of the driveway. However, if the Community offers a basketball court as an amenity in the future, then basketball hoops are prohibited from being installed or located on the Lot.

8.8.3 Swimming pools, lap pools, hot tubs, spas, saunas, water gardens, water fountains, or any similar personal property or improvements are prohibited.

8.8.4 No outdoor fireplaces, fire pits, chimeneas, fire bowls, oil lamps, lanterns, or outdoor heaters of any kind are allowed. Barbeque gas grills, charcoal grills, and smokers used for outdoor cooking are allowed.

8.8.5 Resident hereby indemnifies and holds harmless Community Owner, its affiliates and its and their officers, directors, employees, assigns and agents with respect to any claims, damages, loss or cause of action arising from the use of any allowable outdoor equipment.

8.8.6 The use of outdoor recreation equipment is subject to noise restrictions. (See rule re: Resident and Guest Conduct for further information.)

8.9 Outdoor Signage and Flags: Resident may not post "Beware of Dog" or "No Trespassing" type signs at the Lot or on the Home or in the windows of the Home. Residents may display one portable, removable United States flag or official flag of the State of Florida, not larger than 4½ feet by 6 feet, in a respectful manner in or on their Home. Residents may also display one portable, removable official flag, not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag in a respectful manner in or on their Home. Home Owner may display one "For Sale" sign, no larger than 12 inches by 16 inches, inside the Home window (see Rule 5.4). No other flags or signs may be displayed on the Home or in the yard.

8.10 Storage: Lawn care equipment, tools, toys, and other equipment must be stored out of sight in a neat and orderly manner when not in use. No articles are to be stored in a visible location outside, on, or beneath the Home, the deck, stoop, screened room, or patio.

8.11 Furniture: Only furniture specifically designed for outside use is allowed outside the Home. Patio furniture and grills must be placed adjacent to the Home when not in use. Any temporary structures such as portable carport covers, tents and party tents, canopies, pavilions, or other similar structures are prohibited from being permanently installed on the Lot and must be taken down daily after use and properly stored.

8.12 Temporary Structures: Temporary structures such as pop-up carports, garages or sheds are not permitted.

8.13 Trespass: Community Owner considers each Lot within the Community to be absolutely private to the demised Home Owner, and it shall be a violation of these Rules for anyone to trespass through or upon the Lot of another.

9. GUESTS

9.1 All persons who are not specifically named in the Rental Agreement are considered as Guests. A Guest is a person whose stay does not exceed fifteen (15) consecutive days or thirty (30) total days per year. Such person(s) will be required to be approved for residency within the Community pursuant to the Rules and Regulations. Guests shall not be permitted to reside or stay in the Community in the absence of Resident.

9.2 Guests are entirely the responsibility of their Resident hosts and must comply with Community Regulations. Guests who are unruly or who create disturbances will be asked to leave. If Community Management so requests, a Guest must vacate the Community within 24 hours of delivery to Resident or the Guest of a written demand to vacate.

9.3 Without prior written consent of Community Management Guests will not be allowed to bring a dog or any other animal into the Community with them at any time, even for a daily visit. Service animals are permitted for handicapped persons.

9.4 All overnight Guests or Guests who will be using Community recreational facilities, if any, must be registered by their Resident host with the Community Management between the hours of 9:00 A.M. and 5:00 P.M. Guests arriving on weekends or holidays may be registered between 9:00 A.M. and 5:00 P.M. the last day prior to their arrival. Failure to register your Guest will subject the Guest to immediate removal from the Community. Guests must notify Community Management upon departure. Seasonal occupants are requested to notify Community Management of the period(s) during which the Home is vacant.

10. VEHICLES AND PARKING

Only individuals having a current and valid driver's license may operate a motor vehicle in the Community. The term "vehicle" shall have the same meaning as the term "motor vehicle" as defined in section 320.01, Florida Statutes, which includes, but is not limited to, a "trailer" that is without motive power and is designed to be pulled by a vehicle with a motor. Further, a "personal vehicle" shall mean a Resident's non-commercial car, truck, SUV, station wagon, minivan, or passenger van which is used for personal transportation with a payload capacity which does not exceed 1 ton and is without advertising logos, signage, decals, and stickers.

10.1 Vehicles: All vehicles must have liability insurance in the minimum amount required by State law.

10.1.1 Only personal vehicles licensed and used for daily transportation will be allowed to be operated in the Community. All other vehicles, including but not limited to, any commercial vehicle, any vehicle with a payload capacity exceeding 1 ton, large trucks, cargo vans, step vans, semitrailers, motorhomes, recreational vehicles,

buses, campers, boats, off-road vehicles, utility trailers of any type, boat trailers, motorcycle trailers or any similar vehicles, must be removed from the Community. Community Management will ban from the Community any vehicles that, in its sole judgment, interfere with the peace, privacy, and/or general welfare of other Residents or with the appearance of the Community. Personal vehicles where more than 30% of the vehicle is covered with decals or stickers of any kind are deemed unsightly and are prohibited from being stored in the Community.

10.1.2 If space in the designated storage area is available and storage fees as applicable are paid, then Resident may have the non-exclusive right of access to and use of the storage area for the purpose of storing the Resident's qualifying vehicle. Vehicles qualifying for placement in the storage area include a Resident's recreational vehicle or motorhome, boat, boat trailer, camper, utility trailer, motorcycle trailer, or personal water craft. In general, personal vehicles and commercial vehicles are prohibited from being stored in the storage area.

10.1.3 Motorcycles and mopeds which are properly registered and operated by a Resident with a valid operator's license will be permitted only as transportation on Community streets via the shortest route in and out of the Community. No recreational or joyriding will be permitted within the Community by Residents or Guests. All permitted vehicles must have factory-type quiet mufflers. Prior to storing, parking and/or driving any motorcycles, mopeds or motor scooters in the Community, it is Resident's obligation to confirm with Community Management that said vehicle(s) are properly muffled.

10.1.3 ATV's, minibikes, dirt bikes, go-carts, or any similar motorized vehicles are prohibited from being operated in the Community. No unlicensed off-road vehicles will be permitted within the Community.

10.1.4 Washing of Resident's personal vehicles is permitted subject to any rules or regulations promulgated by any local, state or federal agency.

10.2 Parking: Without prior written consent of Community Management, no vehicle shall be parked in or on Community common areas, other than those areas specifically designated for parking. Parking on roadways within the Community or on lawns, swales, green areas or vacant Lots or on undeveloped portions of the Community is strictly prohibited. Vehicles are not to be parked on the grass at any time.

10.2.1 Resident is permitted a total of two (2) vehicles per Lot, provided there is adequate room on the driveway, except with the express written consent of Community Management for an exception to this rule.

10.2.2 Campers, trailers, motorhomes, boats or delivery vehicles will be permitted reasonable time for loading and unloading, but shall never be parked or stored overnight within the Community. No person may remain overnight or otherwise reside in the Community in any camper, motorhome or similar vehicle.

10.2.3 Unless otherwise provided by Community specific rules, the street right-of-way may not be used for parking. A Guest's vehicle may be temporarily parked in the street right-of-way but never overnight (and in no event for more than five (5) hours). A Resident's vehicles may be temporarily parked in the street right-of-way for drop-off and pick-up for no more than fifteen (15) minutes but never overnight. In the event there is not sufficient space, it is the responsibility of the Resident to locate parking or storage outside the Community and not on other Residents' Lots. Residents are responsible to insure that Guests' vehicles comply with these rules.

10.3 Vehicle Repairs: Mechanical or other repair of vehicles, boats or trailers is not permitted at a Lot or elsewhere within the Community. Vehicles without current licenses, inspection stickers and tags, or which are inoperable or in a state of disrepair including, but not limited to, those which are rusted, dented, handpainted, or unpainted or which are missing external parts, are not to be stored on the Lot or in any other area within the Community. No vehicle may be on jacks, blocks or ramps at any time other than for emergency tire changes lasting no longer than 30 minutes. Due to the safety hazard it presents, any vehicle left on jacks, blocks or ramps is subject to towing, as provided by applicable law, and vehicles on roadways are subject to immediate towing without notice, or with such minimum notice as may be required by applicable law, payable to the towing service and not to Community Owner.

10.4 Vehicles in violation of these Rules may be towed away without notice, or with such minimum notice as is required by applicable law, at the registered owner's expense, payable to the towing service and not to Community Owner.

10.5 Speed bumps, if installed, are a safety device. Community Owner is not responsible for any damage or personal injury resulting from contact with a speed bump.

10.6 Speeding in excess of posted limits is prohibited. All autos, motorcycles, mopeds and any other vehicle must observe the posted speed limits or, if no signs are posted, must observe a speed limit of 10 miles per hour and must obey all "stop signs" and other posted warnings. A FULL STOP must be made at all stop signs. All of these Rules will be enforced as this is for the safety of our Community Residents. Residents must inform all visiting Guests/invitees about the speed limit and the aforementioned rules.

10.7 Bicycles, golf carts and pedestrians have the right of way, and must observe all traffic rules. Bicycle riding in the Community after dark is permitted only if bicycles are equipped with front lights in working order and reflectors on the rear of the bike. Bicycle riders must obey all street signs.

10.8 The building or repair of boats in the Community is prohibited.

11. PETS

11.1 Prior written approval from Community Management must be obtained as to any animal which is to reside in the Community, and such written approval must be obtained and submitted prior to the time the pet is actually brought into the Community. No more than two (2) generally accepted domestic pets which have been approved and registered by the Community Manager are allowed per household. To be approved, the pet must be an inside pet and a true household pet. Community Management reserves the right to make decisions on pets on a case-by-case basis but shall not use this discretion to approve or grandfather a pet with a history of barking, attacking, growling, biting, other menacing behavior or any dog whose breed or breed mixture appears to be a dangerous breed as described in the Dog Rule below. Community Management can at any time terminate approvals granted for pets based upon incomplete, inaccurate, or changed information or pet behavior.

11.2 Completion of the written application form by Resident shall be required before approval of any pet will be considered. All information required on the application shall be provided with complete detail as requested. Such items requested shall include, but not be limited to, the name of the pet, the breed, the adult size of the pet (height and weight), the pet license tag number and current vaccination status of the pet, the veterinarian for such pet, the length of time that said pet has been with Resident and any history of the pet as it pertains to barking, attacking, growling, biting, other menacing behavior or law suits occasioned by its behavior. The application shall be signed and dated by the Resident. Any false or incomplete information on the application, including that of the mix or breed of the pet, will be deemed absolute grounds for rejection of the pet, and shall constitute a violation of the Rules if the pet is not immediately removed.

11.3 As part of the application, Resident shall submit to Community Management proof that the pet has a valid and current pet license (if a license is required by law), and that the pet has received all required vaccinations and inoculations. Resident shall also bring the pet to Community Management for a visual assessment. Annually, Resident shall be required to provide to Community Management proof of a current pet license and of vaccinations and/or inoculations as are required. This documentation shall be copied and presented to Community Management within 15 days of the renewal date of any pet license and/or vaccination and inoculation requirement.

11.4 No pet with a history of biting or attacking any person shall be allowed or approved. Any Resident or prospective Resident who has previously been sued because of damages caused by any pet for which approval is being sought shall be denied permission for such pet to be brought into the Community.

11.5 Dogs:

11.5.1 The following breeds are not permitted under any circumstances, regardless of whether prior approval for the same has been acquired: Doberman Pinschers, German Shepherds, Rottweilers, Pit Bulls, Staffordshire Bull Terriers, Chow Chows, Akitas, wolf/dog mixes, any dog which is a mix of the above breeds, or any dog that exhibits aggressive behavior. An animal is considered "aggressive" when its behavior reasonably causes fear for a Resident, Guest or Community employee or contractor. A single bite is sufficient reason, but not a prerequisite for removal under this rule. Properly trained and well-behaved "house dogs" capable of being comfortably maintained indoors, for which immunization and licensing in compliance with the local animal control ordinance (or other comparable municipal ordinance accepted by the local animal control) is current and is maintained current are permitted, provided that their behavior does not in any way become a nuisance to neighboring Residents. Applicants for residency in the Community and Residents of the Community who wish to acquire a dog must provide evidence of such immunization and licensing to Community Management in conjunction with the approval process.

11.5.2 Dog owners are required to demonstrate full control of their dog and its behavior. If a complaint is received by Community Management regarding the behavior of a particular dog, which Community Management in its sole discretion determines to be valid, Community Management may require either that the dog be permanently removed from the Community or that the Resident provide evidence of successful formal obedience training by organizations operating to American Kennel Club standards, or equivalent.

11.5.3 Dogs must be kept inside the Home except when taken outdoors on a leash for reasonable outdoor exercise periods. For this purpose, dogs may be walked on Home Owner's Lot or on the common areas or entrances to the Community. When outside the confines of the Home, all droppings must be immediately removed by the Resident. In no event may a dog be permitted to trespass on another Home Owner's Lot.

11.5.4 Dogs shall not, under any circumstances, at any time be caged, fenced, tied or otherwise left restrained but unattended outside the Home of the dog's owner. No outside fences or pet restraining perimeters, whether above or below ground, dog houses, dog runs, cages, or other containers or forms of restraint of any kind for the retention of pets will be permitted on the Lot.

11.5.5 Persistent barking (barks or howls for ten sustained minutes or more on a regular and recurring basis) by any dog at any time of the day or night constitutes unacceptable dog behavior.

11.5.6 Community Management will investigate any and all written complaints concerning dogs from any neighboring Resident. When dog owners are determined by Community Management to be out of compliance, the dog owner will be given written notice of such non-compliance, which may lead to eviction for non-compliance under these Rules.

11.6 Cats:

11.6.1 Domesticated cats for which immunization and licensing in compliance with the local animal control ordinance (or other comparable municipal ordinance accepted by local animal control) is current and is maintained current are permitted. Applicants for residency in the Community and Residents in the Community who wish to acquire a cat must provide evidence of such immunization and licensing to Community Management.

11.6.2 Cats must be kept inside the Home except when taken outdoors on a leash for reasonable outdoor exercise periods.

11.6.3 Cats shall not, under any circumstances, at any time be caged, fenced, tied or otherwise left restrained but unattended outside the Home of the cat's owner. No outside fences or pet restraining perimeters, whether above or below ground, or other forms of restraint of any kind for the retention of pets will be permitted on the Lot.

11.6.4 Community Management will investigate any and all written complaints concerning cats from any neighboring Resident. When cat owners are determined by Community Management to be out of compliance, the cat owner will be given written notice of such non-compliance, which may lead to eviction for non-compliance under these Rules.

11.6.5 Persistent howling which is audible outside the Home by any cat at any time of the day or night constitutes unacceptable cat behavior.

11.7 Birds:

11.7.1 Pet birds whose singing or other noises are not audible outside the Home Owner's Home are permitted. However, should a pet bird become a noise nuisance, the bird's owner is required to take corrective action.

11.7.2 Community Management will investigate any and all written complaints concerning birds from any neighboring Resident. When bird owners are determined by Community Management to be out of compliance, the bird owner will be given written notice of such non-compliance, which can lead to eviction for non-compliance under these Rules.

11.8 Other Animals: No other agricultural or wild animals, poisonous creatures or exotic creatures such as pigs, iguanas, snakes, ferrets, rabbits, etc., are permitted in the Community.

11.9 Residents shall hereby be liable for and shall defend, indemnify and hold harmless Community Owner, its affiliates and its and their officers, directors, employees, agents, and assigns from all personal injury or property damage caused by pets. In addition, Residents shall comply with all provisions of any rules, regulations and ordinances of any governmental authority or agency and the laws of the State with respect to dogs, cats and other pets.

11.10 Without the prior written approval of Community Management, pets belonging to daily visitors and/or overnight visitors of Residents must be boarded outside of the Community. However, Guests' service animals are permitted.

11.11 Pets are specifically prohibited from the common areas and recreational facilities of the Community.

11.12 Feeding of stray or wild animals is prohibited.

11.13 Any pet found running loose may be picked up and delivered to the local animal shelter. If the animal is wearing identifying tags, Community Management may, but is not obligated to, first attempt to return the animal to its owner.

12. UTILITIES

12.1 Utility Hook-Ups: All electrical and plumbing hook-ups must be completed by licensed and Community approved service people. Any fees for installation or hook-up of utilities are the Home Owner's responsibility. Home Owner must determine the amperage requirements of his or her Home, appliances, and equipment. If Home Owner's amperage requirement is not met, Home Owner shall bear the cost of replacing or upgrading the breakers, electrical wiring, and connections. It shall be Home Owner's sole responsibility to purchase the wire and required connecting device and to hire a duly licensed electrician for this installation. Home Owner must notify and cooperate with Community Management for the placement of the electrical components. Home Owner is responsible to Community Management and to the other Home Owners within the Community for any damage that arises from faulty wiring within the Home, inadequate amperage, or improper installation of the electrical components.

12.2 Utility Repairs: All utility problems must first be reported to Community Management before commencing any repairs. The cost for repairs made without notifying Community Management, including any damages

incurred, will be the Home Owner's responsibility. Community Management is not responsible for the failure, default, improper act, or omission by any utility supplying such services. Residents must immediately repair any water or sewage leaks in or from pipes or fixtures in, on or under the Home up to the point where such systems connect to the Community lines at Home Owner's Lot. Home Owner's obligation for maintenance and repair of water, sewer, and electric lines and connections are set forth in the Rental Agreement. Home Owner must arrange for electrical upgrades or modifications necessitated by Home Owner's use of electrical power.

12.3 The Community Owner shall not be liable for any damage resulting from temporary interruption of water service. Hot water heaters, if installed, should be equipped with an antisiphon valve to prevent a health and safety hazard and avoid damage to the hot water heater in the event of interruption of water service, and Community Owner shall not be liable for any such damage. As noted above, the Home Owner shall promptly repair or cause to be repaired any defective plumbing, electrical, or other related issues in the Home, including dripping faucets. The Home Owner shall not waste or unreasonably use the water supply. Watering of lawns may be restricted depending on applicable local and state restrictions regarding same, which must be complied with. Watering outside of any such hours is prohibited.

13. GARBAGE AND TRASH DISPOSAL

13.1 All garbage must be wrapped and placed in a garbage container and securely closed at all times. Until delivered to dumpsters for pickup, containers are to be placed behind the home in an area not visible from the street. Also, (1) Yard trash and cuttings must be put in plastic bags containing no trash; (2) Limbs must be tied in bundles, none over 3 feet in length; and (3) Cardboard boxes must be broken down flat - any items falling under one or more of these three categories must be disposed of properly and promptly by the Resident outside of the Community.

13.2 Loose items such as trash cans, water hoses, building materials and similar outdoor equipment are to be properly stored indoors and out of view. Items such as, but not limited to, sanitary napkins, condoms, metal, rubber, clothes, plastic, paper towels, fabric, grease, disposable diapers, tampons (including those labeled "flushable"), and the like are not to be disposed of in Home or Community toilets or drains. Expenses of purging stoppages of sewer lines of such or similar foreign objects shall be the burden of the Home Owner who occupies the space from which the foreign object originated.

13.3 The garbage company will empty dumpsters to their own schedule and rules. Residents are responsible for cleaning up any scattered or remaining residue resulting from placement of garbage in dumpsters. It is the Resident's responsibility to remove any trash the garbage company will not handle, including any bulk or large-item trash.

13.4 Home Owners, their Guests, agents, invitees or other occupants are prohibited from generating, manufacturing, storing, treating, discharging, releasing, burying or disposing on, under or about the leased Lot, or any area in the Community, and from transporting to or from the leased Lot or other area of the Community any hazardous waste.

14. RESIDENT AND GUEST CONDUCT

14.1 Noise or conduct that Community Management finds objectionable, that disturbs the peaceful enjoyment of the Community by neighbors, or is deemed a nuisance to other Residents, that materially interferes with Community Management's operation of the Community or that constitutes a breach of the peace is prohibited. Loud noises, annoying parties, and abusive or profane language shall not be permitted at any time in the Community. Yelling, screaming, other noise-making, or the use of profanity outside the Home or inside the Home if audible outside the Home, are not permitted in the Community. All Residents and their family members, invitees and Guests must conduct themselves in an orderly fashion and must ensure that they behave in such a manner as not to annoy, disturb or interfere with other occupants of the Community. Residents are requested to keep noise levels from whatever source to a minimum. Written complaints filed with Community Management by Residents concerning noise or disturbances caused by another Resident or such Resident's Guests shall be considered as evidence of a violation of these Rules.

14.2 Residents, occupants, and Guests are not permitted to play in the streets, in vacant Lots, or in the yards of other Residents; are not permitted to climb trees in the Community or play ball in the Community streets; or to pass through other Residents' yards. Resident shall be responsible for the actions of such occupants and Guests who violate these Rules and Regulations. Such violations are considered to be violations by the Resident.

14.3 Skateboarding is prohibited in all common areas of the Community, including vacant Lots.

14.4 Residents and those persons residing with Resident shall not allow anything to be done on the Lot or in the Home, including the operation of any equipment or machinery, that may result in serious property damage to the Home, Lot or Community in which the Home is located or that is disturbing to other Residents. Residents and those persons residing with Residents shall not allow any activity that may constitute or create a liability on the part of Community Owner or interfere with the quiet enjoyment of other Residents.

14.5 No alcoholic beverages may be used or consumed on or in any common area of the Community. Smoking is not allowed in any of the Community's recreational facilities or common areas.

14.6 Residents will be held responsible for their own conduct and the conduct of the members of Resident's household, Resident's Guests or other persons under Resident's control or on the Lot with Resident's permission or consent. Each Resident is jointly and severally liable for the actions of all such described persons and of any additional persons arriving with such described persons and the resulting damages occurring to another Resident's property or that of Community Owner's property. Guests may not sleep in vehicles.

14.7 Illegal drugs (under either state or federal laws) are strictly prohibited and will not be permitted.

14.8 Home Owners shall hereby be liable for and shall defend, indemnify and hold harmless Community Owner and Community Manager, their affiliates and their officers, directors, employees, agents, and assigns from all personal injury or property damage caused by assault, battery, or other crime. In addition, Home Owners shall comply with all provisions of any rules, regulations and ordinances of any governmental authority or agency and the laws of the State.

14.9 The use or display of weapons in the Community by Resident(s), members of Resident's family or Guests or invitees including, but not limited to, firearms, paint ball guns, air rifles, bows and arrows, slingshots, or any other type of weapon, is prohibited.

14.10 Criminal activity in the Community is strictly prohibited and will not be permitted.

14.10.1 Home Owner, members of Home Owner's household, Home Owner's Guests or other persons under Home Owner's control or on the Lot with Home Owner's permission or consent, shall not engage in criminal activity, including drug-related criminal activity, anywhere in the Community. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute, or use a controlled substance, as such term is defined by applicable laws.

14.10.2 Home Owner, members of Home Owner's household, Home Owner's Guests or other persons under Home Owner's control or on the Lot with Home Owner's permission or consent, shall not engage in any act intended to facilitate criminal activity, including drug-related activity, on or near the Home, leased Lot, or otherwise.

14.10.3 Home Owner, members of Home Owner's household, Home Owner's Guests or other persons under Home Owner's control or on the Lot with Home Owner's permission or consent, will not permit the Home to be used for, or facilitate criminal activity on or near the leased Lot or otherwise, including drug-related activity, regardless of whether the individual engaging in such activity is a member of the household or a Guest.

14.10.4 Home Owner, members of Home Owner's household, Home Owner's Guests or other persons under Home Owner's control or on the Lot with Home Owner's permission or consent, shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance (as such term is defined by applicable laws), at any location, whether on or near the Home, leased Lot or otherwise.

14.10.5 Home Owner, members of Home Owner's household, Home Owner's Guests or other persons under Home Owner's control or on the Lot with Home Owner's permission or consent, shall not engage in any illegal activity, including prostitution, criminal street gang activity, assault (including threatening or intimidating other persons in the Community), battery, including but not limited to the unlawful discharge of firearms or use of fireworks on or near the leased Lot or otherwise, or any breach of the Lease Agreement that jeopardizes the health, safety, welfare or peaceful existence of Community Owner, Community Management, or other Residents, or involving imminent or actual property damage.

14.10.6 VIOLATION OF THIS RULE REGARDING CRIMINAL ACTIVITY IN THE COMMUNITY SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LOT RENTAL AGREEMENT AND SHALL CONSTITUTE GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation shall be good cause for termination of the lot rental agreement pursuant to the requirements of section 723.061, Florida Statutes. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

14.11 No firearms, other forms of weaponry capable of firing dangerous projectiles, or firecrackers are to be discharged in the Community.

14.12 Residents and Guests shall not loiter or wander on the streets of the Community between the hours of 9:00 p.m. and sunrise. The term "loiter" means to stand idly about, linger aimlessly, or stop in the course of a trip, journey, or errand. The term "wander" means to move about without a definite destination or purpose, to roam, rove, or stray, to stroll aimlessly, or move from place to place in an aimless or leisurely manner.

15. SOLICITING OR PEDDLING

Soliciting or peddling is not permitted in the Community other than Resident solicitation authorized by section 723.054, Florida Statutes. Vendors, peddlers and agents (including representatives of nonprofit organizations) are prohibited from commercial solicitation of any nature in the Community. Vendors, peddlers and agents, after showing proof of insurance to Community Management, may from time to time, and only upon prior written permission of Community Management, be permitted to conduct business from prearranged facilities in the Community at times and on dates specified by Community Management, but at no time will door-to-door solicitation be permitted.

16. BUSINESS

16.1 No business or commercial enterprises shall be permitted to be operated by any Resident, or any Guest or invitee of any Resident, from or within the Community and no advertising signs may be erected on the Resident's Lot or Home. Babysitting for compensation is a commercial enterprise and is prohibited within the Community except by written consent of Community Management. Babysitting which is performed occasionally or sporadically and which does not involve numerous additional vehicle trips within the Community is allowed; however, if complaints about such babysitting activities are received by Community Management, it reserves the right, in its sole and exclusive discretion, to prohibit future babysitting by the offending Resident(s). A "business" also includes any commercial enterprise which: (i) is required to be licensed by local or State law; (ii) requires traffic from outside the Community to enter for the purpose of dealing with said business; (iii) uses any type of sign or advertising on the exterior of the Home; (iv) includes door-to-door canvassing of Community Residents; (v) interferes with the safe, pleasant, and enjoyable use of the Community by any of its Residents; or (vi) involves the purchase of a Home or of any interest in a Home for the purpose of resale, leasing, subleasing, renting or other business use.

16.2 No garage, lawn or tag sales will be permitted except those authorized in writing in advance by Community Management. No exceptions will be tolerated. Authorization for such sales held by individual Home Owners will be based on Home Owner(s) agreement to restrictions on the time and manner of the sale and the nature of things to be offered for sale. Community Management reserves the right in its sole discretion to immediately cancel or terminate any sale which results in a disruption of the quiet enjoyment of the Community by any Resident.

17. RECREATIONAL AND COMMON FACILITIES

17.1 The specific hours of operation for the Community's recreational and common facilities are posted at the facility's location, if applicable, and are disclosed in the prospectus. The recreational facilities may and will be closed from time to time as necessary in Community Management's judgment for appropriate cleaning and/or repairs, for maintenance or weather concerns, or for safety reasons, and no such closures shall be grounds for abatement of rent. All rules related to use of the common and recreational areas will be strictly enforced. The rules regarding Resident and Guest conduct apply to the use of recreational facilities. (See rule re: Home Owner and Guest Conduct for further information.) All Guests must be accompanied by a Resident when using recreational facilities.

17.2 Violations of the rules for recreational and common facilities may subject the Resident to legal action, including eviction of the Resident or, if Community Owner so elects and the Resident accepts, suspension of the Resident's privileges to use the common area or recreational facility to which such violated rule applies. Acceptance of the suspension of privileges must be acknowledged by the Resident in writing and provided to Community Management no later than three (3) days from receipt of the notice of violation. The length of the suspension will be based on the severity of the violation(s) as determined in the sole discretion of Community Management and may last for the remainder of the Resident's tenancy. Any subsequent violation of common area and/or recreational facilities rules within a twelve (12) month period will unequivocally be grounds for eviction in accordance with Section 723.061, Florida Statutes.

17.3 The Community Owner reserves the right to eliminate the provision of any common facility or amenity in accordance with Chapter 723, Florida Statutes. One or more of the facilities or services may become unavailable in the event of natural or man-made disaster, including fire, flood, storm, hurricane, tornado, earthquake, war, civil disturbance, vandalism, or any other circumstances reasonably beyond the control of the Community Owner or of the party providing such facility or service, including strike, work stoppage, shortage of materials, shortage of fuel or breakdown, repair or replacement of equipment, and intervention by governmental authority.

17.4 The recreational facilities, if and when they are installed, are provided for use by the Residents and their Guests on a "USE AT YOUR OWN RISK" basis. No drinking of alcoholic beverages is allowed in or around the recreation areas or buildings within the Community. No pets are allowed in the recreation areas. If there is water access at the Community, swimming, fishing, diving, boating, and other water activities are not allowed.

17.5 Laundry Facilities: If available in the Community, laundry facilities are provided for the exclusive use of our Residents. Please follow the instructions on the machine and treat them with care as they are provided for your convenience. Tinting or dyeing is not allowed to be done as that may cause damage to the machines. Laundry is to be removed from the machines immediately upon completion of the washing and drying cycles. Each Resident is to clean the machines and the laundry room area after use. Please notify Community Management of any malfunctions.

18. LAWS

Residents must comply with all obligations imposed on Home Owners by applicable provisions of building, housing and health codes, and must obey all federal and state laws and local ordinances related to or concerning the health, safety or welfare of other Residents.

19. COMMUNITY OWNER ACCESS TO HOME AND LOT

In an emergency situation, Community Management may enter a Lot and/or Home to prevent imminent danger to an occupant of the Home or to the Home itself. Additionally, at all reasonable times and subject to any minimum notice requirement of applicable law, Community Management may enter onto the Lot for purposes of repair and replacement of utilities and protection of the Community but not in such manner or at such time as to interfere unreasonably with Home Owner's quiet enjoyment of the Lot.

20. LIENS

To the extent permitted by law and contract, Community Owner will have a legal possessory lien on Home Owner's Home located within the Community for any unpaid lot rental amount, including late charges and utilities, assessment of damages caused by Home Owner or Guests, and for any other recoverable expense under these Rules.

21. COMPLAINTS AND NOTICES

All complaints to Community Management must be made in writing, signed and dated, and must be submitted to Community Management. If you have any complaints or recommendations, please discuss them with the Community Management. Avoid passing rumors on to others. Contact Community Management; we will be glad to do everything possible to correct problem situations. Community Management is not responsible for delivery of personal notes or messages.

22. MAINTENANCE REQUESTS

All requests for Community maintenance must: (1) be submitted to Community Management in writing; (2) reflect the date of submission; (3) state the nature and location of the maintenance activity requested; and (4) be signed by the submitting Resident(s). Requests not submitted in conformance with this rule may not be acted upon by Community Management.

23. USE AND OCCUPANCY

The Lot shall be used solely for the purposes of placing a Home thereon for the residential use and occupancy of Resident. Without prior written consent of Community Owner, the Lot may not be occupied by more than 2 persons per bedroom. This conflicts with another statement.

24. LIABILITY FOR DAMAGES

Community Owner shall not be liable for any loss of, or damage or injury to, the person or property of Resident, any member of Resident's household or any occupant, Guest, or invitee on the Lot, caused by but not limited to: (a) any condition of the Lot; (b) any act, fault, or neglect of any Resident, a member of any Resident's household, or any occupant, Guest or invitee of any Resident or of any occupant of the Community, or of any trespasser; (c) fire, water, steam, rain, hail, wind, flood, sewerage, odors, electrical current, insects, mold, mildew, fungus, or any act of God; or (d) theft or embezzlement, unless any of the foregoing was caused by Community Owner's active or willful misconduct. Resident does hereby indemnify and hold harmless Community Owner, its affiliates and its and their officers, directors, employees, assigns, and agents from any loss, cost, damage, or expense arising out of any claim or cause of action asserted by any person because of any loss of, or damage or injury to, the person or property of any person caused by any act, default, or neglect of any Resident, member of Resident's household, or occupant of the Lot, or of any Guest or invitee of any Resident or occupant of the Lot.

25. INSURANCE

Home Owners are required to obtain and to maintain liability insurance; Home Owners' insurance; flood insurance; and personal property insurance, if necessary, to protect themselves, their Homes and the contents thereof,

any other household members, and visitors or Guests of any nature, against loss or damage of any kind arising from placement of the Home within this Community, or from occupancy of such Home while it is in the Community. Home Owners shall hereby be liable for and shall defend, indemnify and hold harmless Community Owner, its affiliates and its and their officers, directors, employees, agents, and assigns from all personal injury or property damage. A copy of the declaration page from Home Owners' insurance policy shall be given to Community Management each year. Community Owner does not maintain any insurance which would cover personal injuries or damages occurring on a Home Owner's Lot or within a Home Owner's Home, or for reimbursement to the Home Owner for the loss of the Home or personal property.

26. FLORIDA STATE LICENSE DECAL

All Home Owners must maintain current state registration decal on their Home. Current state license decal(s) shall be conspicuously displayed on the Home at all times. Please place it in the lower left-hand corner of a window which faces the street and display the current year only.

27. GOVERNING LAW

Community Owner-Resident relationship created by the Lease Agreement and these Rules shall be governed by applicable federal law and the law of the State of Florida. It is the intent of Community Owner and Resident to comply with applicable laws and that applicable federal and State law shall override any provision of these Rules that may be contrary to same.

28. SUBLEASING AND RENTING

28.1 No portion of the residential lot or home may be subleased, rented or leased (including short-term rentals and vacation rentals) by Home Owner without the prior written consent of Community Owner, which consent may be withheld, delayed or denied by Community Owner in its reasonable discretion. Examples of short-term rentals and vacation rentals include, but are not limited to, Airbnb, VRBO, etc., and any other similar or like kinds of rentals. Without Community Owner's written consent, any such act shall be void and shall constitute a default by Home Owner under the Lease Agreement. Community Management may lease any Home it owns or leases on Community Lots. Neither residential lot leases nor home leases are transferable. If the home is subleased without written authorization of Community Owner, no such subleasing, occupancy or collection of rents shall be deemed to be a waiver of this provision, or acceptance of the subtenant or occupant as a tenant, or a release of the Resident(s) from further performance by Resident(s) of the provisions of the Lease Agreement and these Rules.

28.2 When a third-party or tenant rental exception to the Home Owner-occupied rule above has been approved, all occupants of the home must be properly screened and approved for residency prior to their occupancy of the home, and each occupant or tenant over the age of eighteen must sign a copy of the Rules and Regulations. (See rule regarding Residency). A written agreement must be executed between Home Owner and Community Management regarding such third-party or tenant rental. Home Owner remains fully responsible to the Community for payments due under Home Owner's Lease Agreement. All third-party or tenant rentals are unauthorized unless prior written approval of Community Management is granted. Further, notwithstanding the right of Community Owner to allow subleasing in the Community, nothing in this rule compels Community Owner to do so, and Community Owner in its sole discretion may refuse to allow subletting at any time.

29. LEASE AGREEMENT TERMS AND CONDITIONS

A written Lease Agreement will be required of all new Residents prior to occupancy. These Rules and Regulations are deemed incorporated as terms and conditions of the Lease Agreement. Resident shall not assign the Lease Agreement, or any interest therein. In the case of automatically renewing lot leases that do not otherwise provide that they are assumable, with the prior written consent of Community Owner, the purchaser is allowed to assume only the remainder of the lot lease term in effect at the time of sale.

30. ENFORCEMENT AND EVICTION

30.1 Prior to admission to this Community, each prospective Resident must sign an acknowledgment that they have read, and that they understand and agree to be bound by, the Rules and Regulations as set forth herein. Please note that ignorance of a Rule and Regulation is not an excuse for violation. Every effort will be made by Community Management to ensure that the Rules and Regulations are enforced. Your cooperation is essential in providing you and your neighbors a peaceful and enjoyable Community.

30.2 Compliance and enforcement of Rules and Regulations is a matter between Community Management and the offending Resident, and as such, no other Home Owner or Resident has any right against Community Management relative to enforcement of the Rules and Regulations against another Resident.

30.3 Community Management will contact Residents who violate a regulation by means of a personal visit, a telephone call, or a Notice of Rules Violation issued in accordance with section 723.061, Florida Statutes. It is expected that all Residents will correct the violation in a timely manner in accordance with section 723.061. Repeated violation could lead to possible eviction proceedings in accordance with applicable law.

30.4 A Home Owner, Tenant, occupant, or the Home shall be subject to eviction in accordance with the procedures set forth in Chapter 723, Florida Statutes, and as amended. The grounds for eviction are summarized as follows:

30.4.1 nonpayment of lot rental amount;

30.4.2 conviction of a violation of a federal or state law or local ordinances, if the violation is detrimental to the health, safety, or welfare of the other Residents of the Community;

30.4.3 violation of a Community rule or regulation, the Lot Rental Agreement, or Chapter 723, Florida Statutes;

30.4.4 a change in the use of land comprising the Community or any portion thereof; or

30.4.5 failure of the purchaser, prospective tenant, or occupant of a Home situated in the Community to be qualified as, and to obtain approval to become, a tenant or occupant of the Home, such approval being required by these Rules and Regulations.

30.4.6 Pursuant to Section 723.061(1)(e), Florida Statutes, if a purchaser or prospective tenant of a Home occupies the Home before approval is granted, Community Management may require that the purchaser, prospective tenant, or unauthorized occupant vacate the Community within 7 days of receipt of a notice demanding same.

31. WAIVER

No waiver of any default by Resident shall be implied from any omission by Community Owner to take any action with respect to the default if such default persists or is repeated. No express waiver shall affect any default other than the default specified in the express waiver, and that only for the time and to the extent stated in the express waiver. One or more waivers of any covenant, term, or conditions of the Lease Agreement or these Rules by Community Owner shall not be construed as a waiver of a subsequent breach of the same covenant, term, or condition. The consent of Community Owner to any act by Resident requiring Community Owner's consent shall not be deemed to waive or render unnecessary Community Owner's consent to any subsequent similar act by Resident. The rights and remedies of Community Owner contained herein are cumulative and shall be in addition to those prescribed by law.

32. SPECIAL EXCEPTIONS

Community Management reserves the exclusive, unrestricted right to grant special exceptions to these Rules when, in the exclusive opinion of Community Management, special circumstances warrant the granting of special exceptions or written waiver of a particular provision as it applies to a particular Resident or Residents, so long as such exception or waiver does not interfere with the general welfare, health and safety of the other Residents of the Community. For example, variances to these Rules may be granted by the Community Management due to space limitations, design considerations, in cases where the intent of a Rule or Regulation is met but not the specific requirement, or in such other circumstances where the exception will not disturb the quiet enjoyment of the Community by other Residents, or when the basis for the variance is deemed sufficient in the discretion of Community Management.

33. SURVIVAL

If any portion of these Rules and Regulations is found to be void or unenforceable by a court of competent jurisdiction, the balance of these Rules and Regulations shall remain in full force and effect, so long as the general intent of the parties continues to be met. To the extent State or local law is inconsistent with any terms of these Rules and Regulations, such State or local law shall control the relationship between the parties hereto.

THE FOLLOWING IS AN OPTIONAL CONFIRMATION WHEREBY EACH RESIDENT ACKNOWLEDGES HAVING BEEN GIVEN AN OPPORTUNITY TO READ ALL THE ABOVE COMMUNITY RULES AND REGULATIONS, AGREES TO COMPLY WITH EACH, and is in full agreement with these Community Rules and Regulations being an integral part of the Application for Residency and Rental Agreement between Resident and Community Owner. Resident acknowledges that violations, infractions, breach, or default of these Community Rules and Regulations will be grounds for termination of Resident's Rental Agreement and eviction from the Community pursuant to Section 723.061, Florida Statutes.

EXECUTED this _____ day of _____, 20____.

_____/_____/_____
FIRST RESIDENT SIGNATURE

_____/_____/_____
SECOND RESIDENT SIGNATURE

_____/_____/_____
THIRD RESIDENT SIGNATURE

_____/_____/_____
FOURTH RESIDENT SIGNATURE

BY EXECUTION HEREOF, THE BELOW SIGNED REPRESENTATIVE OF COMMUNITY OWNER CONFIRMS THAT RESIDENT(S) REFUSED TO SIGN THE ABOVE CONFIRMATION REGARDING THESE RULES AND REGULATIONS NOTWITHSTANDING THE FACT THAT A COPY OF THE RULES AND REGULATIONS WAS DELIVERED TO THEM ON _____, 20____.

By: _____/_____/_____
COMMUNITY MANAGER

**FREDDIE MAC TENANT PROTECTIONS
ADDENDUM TO RULES AND REGULATIONS**

Resident and Community (hereinafter "Landlord") agree that the following minimum tenant protections apply (subject to any provisions under applicable law that offer greater protections to Resident):

1. Resident is entitled to a lease term of not less than one (1) year, renewable at Resident's election, except that the initial lease term may be less than 12 months for the purpose of having all leases renew on the same day of the year, unless there is good cause for non-renewal [including, (1) Resident being in default under the Lease at the time of renewal, (2) Resident's serious or repeated violation of the material terms and conditions of the Lease, or (3) Resident's violation of applicable federal, state, or local law];

2. Community shall give Resident not less than ninety (90) days' written notice prior to an increase in the lot rental amount payable under the Lease;

3. Resident shall have a minimum five (5) day grace period for the non-payment of lot rental amount, and the right to cure defaults on lot rental amount payments within ten (10) days of the expiration of the foregoing grace period;

4. Resident has the right to (1) sell the home without the obligation to first relocate it out of the Community, (2) sublease the home site to a sublessee or assign the Lease (for the unexpired term remaining) to a purchaser of the home without any unreasonable restraint, provided such purchaser or sublessee otherwise satisfies the Rules and Regulations and all of Community's then-applicable credit and background check requirements, (3) post a "for sale" sign on the Site, provided, such any such sign complies with the Rules and Regulations, and (4) sell the home in place within thirty (30) days after eviction and, during such thirty (30) day period, Community shall allow the home to remain on the Site and connected to public and private utilities; and

5. Community shall give Resident at least sixty (60) days' written notice of a planned sale or closure of the Community and six months notice of any change in use of the land comprising the Community from manufactured home lot rentals to some other use.

If any of the foregoing requirements violate applicable law (including if applicable law provides a more favorable protection to Resident), then such requirement(s) will be deemed automatically void and of no force or effect. The invalidity or unenforceability of such requirement(s) will not affect the validity or enforceability of any other provision of the Lease, and all other provisions will remain in full force and effect.

This Addendum is incorporated into the Community rules and regulations which pursuant to section 723.031(10) are incorporated into the rental agreement, and any renewal thereof which is executed at any future time between Resident and Landlord. Notwithstanding anything to the contrary in the Lease or in any other document between Landlord and Tenant, the provisions of this Addendum shall control and will govern and supersede all other provisions of the Lease, except to the extent that the other provisions of the Lease or the other document provide more favorable protections to Resident. When used in this Addendum, the terms not otherwise defined in the Lease shall have the meanings set forth in the Addendum.