

**THE FOLLOWING RULES ARE
A GENERALIZATION AND MAY
NOT APPLY SPECIFICALLY TO
THE PROPERTY YOU ARE
INQUIRING ABOUT. PLEASE
CONTACT THE OFFICE IF YOU
REQUIRE THE RULES
SPECIFIC TO A PROPERTY.**

RULES & REGULATIONS

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Management of this park offers Equal Housing Opportunities. We do business in accordance with Federal Fair Housing Laws and will not discriminate against any person because of race, color, age, religion, sex, handicap, familial status or national origin in the sale or rental of housing; financing of housing; or in providing real estate brokerage services.

DEFINITIONS:

"TENANT" means a person who is entitled under a rental agreement with a manufactured home park operator to occupy a manufactured home park lot and who does not own the manufactured home occupying the lot.

"HOME OWNER" means a person who is entitled under a rental agreement with a manufactured home park operator to occupy a manufactured home park lot and who owns the manufactured home occupying the lot.

"RESIDENT" means a person entitled under a rental agreement to the use and occupancy of residential premises to the exclusion of others. It includes both Tenants and Home Owners.

1. OCCUPANCY

A. Any person applying for admittance as a Resident of the park must fill out an application for residency. All approved persons must sign a lease agreement prior to taking possession of a mobile home currently in the park or moving a mobile home into the park. Credit, criminal and civil background checks will be required. **APPLICANTS MUST BE CONSIDERED DESIRABLE AND COMPATIBLE AND MUST BE APPROVED BY MANAGEMENT. A COPY OF THE RULES AND REGULATIONS WILL BE PROVIDED RESIDENTS.**

B. Only mobile homes owned and occupied by persons who have applied and have been approved by Management are permitted. As a condition to approval for occupancy in the park, all Residents are required to show proof of ownership by title or registration. Registrations are required by county code to be kept current.

C. Children are not permitted to play in the streets or in the yards of other Residents, or pass through other Residents' yards, and the parents or guardians of said children shall be held responsible for the actions of children who violate the provisions hereof or the Rules and Regulations. Violations by children of the rules and regulations are considered to be violations by the parents. Parents will be held responsible for damages caused by their children. Children should not be permitted to play in vacant or occupied lots. Children must be accompanied by at least one of their parents or by their guardian at all times. Children must be off the streets by dark. Children are not to climb the trees in the park. No ball playing, riding bicycles, or other forms of gathering is allowed in the park streets.

2. SALE AND/OR REMOVAL OF MOBILE HOME

A. A Home Owner has the right to sell his mobile home within the park, and the prospective purchaser may become a Resident of the park. However, the prospective purchaser must qualify pursuant to the requirements of the park rules and regulations, complete the requisite application, and be approved by management. Thus, any prospective Home Owner must qualify for and obtain prior written approval of park management to become a Resident of the park.

B. Notice to the Park Owner

i. Sale. A Resident intending to make a bona fide sale of his manufactured home or any interest in it shall give to the Park Owner notice of such intention, together with the name and address

of the proposed purchaser, the purchase price and terms, such other information concerning the proposed purchaser as the Park Owner may reasonably require and an executed copy of the proposed contract to sell. Resident shall direct the prospective buyer to the park management for exchange of information, including the market rate which will apply at the expiration of the seller's lease term or at the time of sale.

ii. Application form. The Park Owner is vested with the authority to prescribe an application form such as may require specific personal, social, financial and other data relating to the intended purchaser, or as relates to the proposed lessee, as may reasonably be required by the Park Owner in order to enable the Park Owner to responsibly investigate the intended purchaser, or proposed lessee within the time limits extended to the Park Owner for that purpose as hereinafter set forth and which application shall be completed and submitted to the Park Owner along with and as an integral part of the notice.

iii. Failure to obtain approval from Park Owner. Any person who purchases a mobile home situated in the park but does not, prior to purchase of the home, qualify as, and obtain consent of the Park Owner to become a Resident of the park, shall be subject to immediate eviction pursuant to 723.061 (l)(e), Florida Statutes.

iv. Disapproval by the Park Owner. The Park Owner may disapprove the purchaser if the purchaser does not qualify to be a Resident by delivering or mailing to the seller, within ten (10) days after receipt of the notice of intent to transfer, notice of the disapproval and the grounds therefor. If the Park Owner shall disapprove a proposed purchaser, such disapproval shall be grounds to deny such purchaser the opportunity to assume the Resident's lease and shall be grounds for eviction in the event such proposed purchaser has taken possession of the respective lot. If the Park Owner shall disapprove a proposed lessee, such disapproval shall be grounds to deny Resident management's consent to such sublease. In the event of disapproval, the Park Owner may pursue all remedies available at law or in equity.

C. Management shall have the right to inspect the interior and exterior of the mobile home prior to approving a prospective purchaser as an acceptable Home Owner in that mobile home. Homes must meet all local code requirements, including electrical and plumbing, but not limited thereto. The purchaser, if approved, shall be required to make any repairs or changes deemed necessary by management to improve or upgrade to park standards. If the mobile home is more than fifteen (15) years old from date of manufacture, purchaser may be required to furnish management with home inspection report from an established home inspection firm, which document may be used to determine needed repairs or upgrades. If required repairs or upgrades are not made, within thirty (30) days of written notice, management has the right to deny occupancy and require Home Owner to remove the mobile home from the park.

D. Home Owner may display one "For Sale" sign, no larger than 12 inches by 16 inches, inside the mobile home window.

E. The Park Owners require that any mobile home not meeting the park's established standards, as required by these rules and regulations, or any mobile homes which are improperly maintained, be upgraded to improve the quality and appearance of the mobile home. Failure of Residents to meet the parks requirements within 30 days of written notice shall be a violation of these rules and regulations.

F. Management reserves the right to refuse to execute a rental agreement with a prospective Home Owner, and to require the removal of a manufactured home based upon the age, deterioration, obsolescence, or appearance of the manufactured home. Management also has the right to require from the home buyer or Home Owner, a certified inspector's report regarding status of electrical or plumbing facilities. The decision of management regarding the status of the mobile home in question shall be binding.

G. In the event the Home Owner intends to move his manufactured home from the park he must give written notice to park management of that intent at least 30 days prior to the moving date. Such a move must be made between 8:00 AM and 5:00 PM, so management may have an inspector present. Only transporters of manufactured homes, properly authorized by governing authorities, are permitted to move homes into or out of the park. Such transporters must provide management with a certificate of insurance in the amount of \$10,000.00 to ensure against damage to park property. Prior written permission from the Park Owner is required prior to any move or a mobile home either into or out of the park. All current charges should be paid in full at the park office before the home is moved from the park.

H. Management requires that Residents comply with the requirements of all governmental agencies, including but not limited to the Department of Motor Vehicles, State of Florida, Pinellas County, and HUD.

3. SET-UP: NEW AND RESALES

A. Mobile homes must be placed in a uniform manner, properly blocked, and all utilities connected in accordance with Pinellas County Code and Management's specifications. Mobile homes must be anchored immediately, as required by all governmental regulations.

B. Home Owner agrees that the following standards and requirements shall be met and completed by a licensed contractor under a building permit issued by the Pinellas County Building Dept. or other applicable local agency and approved by the park office.

i. All homes in the park must have hitches removed. Axles and wheels must remain under the mobile home, and the mobile home must remain mobile.

ii. No aluminum foil or the like shall be placed in any window in the mobile home.

iii. No fences are authorized to be built or maintained on any lot in this park.

iv. Propane tanks are not permitted.

4. LOT IMPROVEMENTS BY HOME OWNER

A. Improvements are encouraged; however, any construction of or addition to a mobile home, and its location, including but not limited to porches, skirting, steps, awnings, utility buildings, air conditioners, concrete slabs, carports, and the like, will not be permitted unless the Resident obtains prior written approval from the park management and obtains the necessary governmental approvals and permits when required. 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 the Home Owner. Approval is necessary to protect the underground utilities, continuity of park appearance, and the safety of park Residents. In addition to all other remedies available to it, management may

require Home Owner to remove any unapproved construction or addition at the expense of Home Owner. Please consult the management of the park before you do any digging, as certain utility and service connections are underground. Cost of repairs for damaged underground services will be assessed to the Home Owner who damages any underground service.

B. Where the park has provided a paved parking area on the lot, the Home Owner, at Home Owner's expense, is responsible for maintaining this paved area, and if damaged during the tenancy, the Home Owner must repair same.

C. In the event the Home Owner wishes to extend the paving available to his lot for use of a vehicle, he may do so after obtaining written approval from the park management and obtains the necessary governmental approvals and permits, and at the sole cost and expense of the Home Owner.

D. Home Owners must secure their street number on the front of the mobile home. All Home Owners of the park are responsible for installing a postmaster-approved mailbox. Improperly placed mailboxes must be removed.

E. No pools or hot tubs, or other outdoor recreational equipment or vehicles are permitted.

F. Only umbrella-type clotheslines are permitted; however, written approval of their specific location must first be obtained from management. All other types of clotheslines are prohibited and must be removed. Lines of hanging clothes outside and lines strung between trees or carports will not be tolerated.

G. Utility sheds must be aluminum or painted sheet metal and anchored on a poured concrete slab. This shall be a separately poured slab which is neither in the patio area or parking space. A permit must be obtained from the County Building Department and a permit from the park management before installing same. Size must meet the approval of management. Sheds may be removed by management if Resident fails to maintain the shed according to park standards.

5. LOT CARE

A. It shall be the responsibility of the Home Owner to ensure that his mobile home, yard and all applicable building on his lot are properly maintained in compliance with county and State of Florida housing and health codes or be charged for same. Each Home Owner shall be responsible for the maintenance and cleanliness of his lot. Bottles, cans, boxes, equipment, or debris of any matter shall not be stored outside, beneath, or in a screened enclosure or patio.

B. Mobile Homeowner shall erect no fences.

C. Mobile Homeowner shall erect no building, or other obstacles at the rear of their lot which might prevent access to any telephone, gas, electric, water, or other utility service.

D. Sod destroyed by neglect or vehicular traffic must be repaired or replaced at Resident's expense. Each Resident is responsible for his respective plants, they are to be kept free of weeds and should not be permitted to become overgrown. At its option, management may notify Resident of his failure to comply with this provision. Upon failure of Resident to take appropriate corrective action within five days after receipt of notice, management may, but has no obligation to, have the necessary work performed and billed to the Resident. Furthermore, it shall be the Resident's responsibility to remove any toys, trash, or

debris of any nature from the yard. If the Resident shall fail to do the same then the management may, but has no obligation to, remove the debris as necessary to mow the lawn.

E. All mobile homes must be kept in good repair, including utility buildings. All Residents must repair any water leaks from water line to mobile home immediately. Broken windows, peeling paint, dull exterior of a mobile home, or a general unsightly appearance of the mobile home or the mobile home site must be corrected. Upon failure of Resident to take appropriate corrective action after receipt of notice, management may, but has no obligation to have the necessary work performed, and shall have the right to charge the Resident the actual cost and expense incurred for materials, equipment and labor. This amount shall be collectable in the same manner as rent.

F. Any mobile home which does not have factory, manufactured skirting maintained in a neat and proper condition, in the opinion of management, must have the skirting replaced with the approved skirting as set out above or proper landscaping with prior approval of management. If the present skirting is destroyed by windstorm, an act of God, or any other means, replacement skirting must be of the approved type.

G. Should the Home Owner's mobile home be destroyed by fire, windstorm, an act of God, or any other means, the Home Owner must remove the salvage from the lot within fifteen (15) days, or in the event of hardship this may be extended by management.

H. The planting of trees, shrubbery, and flowers is encouraged; however, to protect underground utilities, it is necessary to receive written approval from management prior to planting. All trees, shrubs and plants on the lot are property of the park and are not to be moved by the Home Owner or by other Residents. Nonetheless, plants and shrubs planted by Home Owner may be removed when vacating the lot with manager's approval. Sod must be replaced by Home Owner where planting is removed. Existing trees or shrubs must not be damaged or removed by Home Owner without written permission of the park manager. Home Owner will be permitted to trim, remove, or have removed any shrub as desired. Vegetable gardening is not permitted on any lot. Plants and shrubs must be kept well groomed at all times. Home Owner must cure default under this paragraph within two weeks of written notice as provided herein.

I. Residents are requested to conserve water when watering lawns. Please turn off water valve when you have finished watering.

J. The Owner-Management reserves the right of access to all lots for purpose of inspection and utility maintenance.

K. Screen on screened porches must be kept in good order and free from holes and tears.

6. VEHICLES

A. Inasmuch as management's manufactured home park is maintained as a private enterprise, its streets are private, and not public thoroughfares.

B. The Resident is permitted a total of two vehicles per lot, provided there is adequate room. All vehicles must have liability insurance in the minimum amount required by Florida law, each Resident must register the vehicle at the office and maintain current registration. The street right-of-way and common area may be used for parking as designated by management. In the event, there is not sufficient space,

it is the responsibility of the Resident to locate parking or storage outside the park premises and not on other Residents' lots or on the grass. Only vehicles with a current license & registration and used for daily personal transportation will be allowed to be parked in the park. All other vehicles must be removed from the premises. Management will tow from the park any vehicles which, in its sole judgment, interfere with the peace, privacy, and/or general welfare of other Residents or with the appearance of the park. Vehicles in violation of these rules may be towed away without notice at the Home Owner's expense, payable to the towing service and not to the Park Owner. Residents are responsible for guests' vehicles.

C. Mechanical or other repair of vehicles is not permitted. Vehicles without current licenses and tags, or which are inoperable or in a state of disrepair are not to be stored on the lot or any other area within the park. Washing of vehicles is permitted subject to any rules or regulations promulgated by any local, state or federal agency.

D. No truck larger than three-quarter ton with pickup bed will be permitted in the park. All commercial trucks, boats, off-road vehicles, campers, motor homes, step vans, or other large vehicles are not permitted in the park. Campers, motor homes, boats or delivery vehicles will be permitted reasonable time for loading and unloading, but never overnight. No person may remain overnight or to otherwise reside in the park in any camper, motor home or similar vehicle.

E. Bicycles, motorcycles, and mopeds operated by a Resident will be permitted only as transportation via the shortest route in and out of the park. No joyriding will be permitted within the park by Resident or guests.

F. ATV's, minibikes, dirt bikes, go carts, or any motorized vehicles not properly licensed are prohibited in the park. All permitted vehicles must have factory-type quiet mufflers. No off-road vehicles will be permitted within the park.

G. The speed bumps are a safety factor. The Park Owner or manager is not responsible for any damage or personal injury.

H. The speed limit in the park is 5 M.P.H. Speeding in excess of posted limits is prohibited. All autos, motorcycles, mopeds and any other vehicle must observe the posted speed limits of five miles per hour and obey all "STOP signs" or other posted warnings. A full stop must be made at all stop signs. All of these rules will be strictly enforced as this is for the safety of our park Residents. Please inform all visiting friends about this speed limit.

i. Bicycles and pedestrians have the right of way.

I. Parking along the streets of the park shall be in designated areas only. Failure to park within the designated areas or parking in such a way as to interfere with traffic within the park shall be a violation of these rules and may cause the vehicle to be towed at the owners' expense as provided above. Residents shall make sure vehicle is within 6 inches of the curb.

7. PETS

A. One pet of small size, under 15 pounds and a true household pet, is permitted in the park. All dogs and cats must be kept on a leash when outside of Resident's mobile home, accompanied by the Resident, and must stay on their own lot. Droppings must be picked up immediately. No dog houses,

dog runs, or fenced pet areas of any kind are permitted. Pets that are noisy and unruly or cause complaints will not be permitted to remain. No exotic pets, such as snakes, chickens, pigs, etc. are permitted. Seeing-eye dogs are allowed in the park. All pets must be registered with park management by completing the pet agreement and all requirements contained therein.

B. Pets may not be tied or chained outside.

C. Your guests or friends are not permitted to bring a pet into the park. Residents will be held responsible for any violation by the resident's guests. Guest's Seeing-eye dogs are permitted.

8. REFUSE AND GARBAGE

A. All garbage must be placed in the communal garbage dumpster and each Resident must ensure that the dumpster lid remains securely closed at all times. The garbage company will pick-up trash according to their own schedule.

i. Residents are required to use plastic trash bags.

ii. In the event that a Resident's trash may be spilled or because of failure to use approved bags shall break, then the Resident shall be required by Management to clean up the trash spill.

iii. Trash or any other debris may never be left on the side of the dumpster. All trash and debris must be deposited into the dumpster. In the event that the dumpster is full, the Residents are required to wait until the dumpster has been removed or emptied before attempting to deposit additional trash.

iv. Do not place or attempt to flush garbage in the toilet, sink, tub or shower. This includes but is not limited to plastic gloves, diapers (paper or cloth), facial tissues, q-tips, baby wipes, disinfectant wipes, moist wipes, adult wipes, toilet bowl scrub pads, napkin (paper or cloth), paper towels, dental floss, egg shells, nut shells, coffee grounds, fats, oils, grease, cigarette or cigar butts, candy or other food wrappers, aquarium gravel, kitty litter, food items containing seeds and peels, hair, sanitary napkins, tampons, condoms, vitamins, medicines, wash cloths, towels or rags. Upon failure of Resident to observe this rule and such causes sewer trouble, management will have the necessary work performed and billed to the Resident

9. ANTENNAS

A. Outside antennas are permitted in the park, but must be approved in writing by management prior to installation. Ham or citizens band radios or any other equipment that interferes with television reception will not be permitted.

10. RESIDENT CONDUCT

A. Any complaints regarding noise or conduct which management finds objectionable, which disturbs the peaceful enjoyment of the park by neighbors, or a nuisance to other Residents or which constitutes a breach of the peace is prohibited. All Residents and their guests must conduct themselves in an orderly fashion.

B. No alcoholic beverages or drugs are to be consumed in the common areas of the park.

C. Residents will be held responsible for their guests conduct. Guests may not sleep in vehicle.

- D.** Illegal drugs will not be permitted. Any suspicion of such activity will be reported to local authorities for further investigation.
- E.** Open fires may not be built on park property.
- F.** No firearms or firecrackers are to be discharged in the park.
- G.** Quiet time will be observed between the hours of 10:00 PM and 8:00 AM.
- H.** Please keep televisions, radios and stereos turned down in volume at all times; this includes vehicles.
- I.** Improper conduct, intoxication, annoying parties and the use of profane language (vulgar or “cuss” words) will not be tolerated
- J.** Construction type work will only be permitted 9:00 AM and 6:00 PM. This includes pounding, the use of power tools and the like.
- K.** Use of a generator is not permitted without written permission from management.
- L.** Playground type items, temporary or permanent, including but not limited to swings, slides and bars are not permitted in the park or on the home owners lot for any reason.

11. SOLICITING OR PEDDLING

Soliciting or peddling is not permitted in this park, other than Resident solicitation authorized by Chapter 723, Florida Statutes.

12. BUSINESS

No business or commercial enterprises shall be permitted to operate from or within the park, and no advertising signs may be erected on the Residents lot or mobile home.

13. LAWS

All federal, state, and county laws, and all local regulations or ordinances must be obeyed by the Residents and their guests.

14. WEAPONS

The use or display of weapons on these premises by Residents or guests is prohibited, including firearms, air rifles, slingshots, or any other type of weapon.

15. PATIOS

Only standard lawn or patio furniture, will be permitted on patio or lawn. Patios are not to be used for storage of any items, including household furniture, appliances, mopeds, motorcycles, or other motor powered vehicles.

16. GUESTS

All persons who are not registered with management as approved occupants of a mobile home within the park and who are transient occupants of a mobile home on park premises at the invitation of the mobile Home Owners thereof, are defined as guests. Guests shall not stay in the park more than fifteen consecutive days or thirty days in any year without written permission from park management. Residents shall be solely responsible for the conduct of their guests. All guests must comply with the park rules and regulations. Guests shall not be permitted to reside or stay in the park in the absence of the Resident.

Seasonal occupants are requested to notify the park manager of the period during which the mobile home is vacant. Guests will not be allowed to bring a dog or any other animal into the park with them at any time, even for a daily visit. Seeing-eye dogs are permitted.

17. COMPLAINTS AND NOTICES

All complaints must be made in writing at the office of the park. The delivery of written notices required by Chapter 723, Florida Statutes, under the terms of any rental agreement or these rules and regulations shall be by mailing or delivery of a true copy thereof to the park management office as required by Chapter 723, Florida Statutes. If you have any complaints, recommendations, etc., please discuss them with the management and not your neighbors. Avoid passing rumors on to others. Come to the office --- we will be glad to give you the TRUE FACTS and do everything possible to correct unfair situations.

18. USE AND OCCUPANCY

The premises shall be used solely for the purposes of placing a mobile home thereon for the residential use and occupancy of Resident. Without prior written consent of the Park Owner or manager, the premises may not be occupied by more than two persons per bedroom.

19. LIABILITY FOR DAMAGES

Park Owner shall not be liable for any loss of, or damage or injury to, the person or property of Resident, or any occupant, guest, or invitee on the premises, caused by: (a) any condition of the premises of the park; (b) any act, fault, or neglect of any Resident or occupant of the park, or any guest or invitee of any Resident or occupant of the park, or of any trespasser; (c) fire, water, steam, rain, hail, wind, flood, sewage odors, electrical current, insects, or any act of God; or (d) theft or embezzlement, unless any of the foregoing was caused by park owner's active or willful misconduct. Resident shall indemnify and hold Park Owners harmless from any loss, cost, damage, or expense arising out of any claim 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 occupant of the premises, or of any guest or invitee of any occupant of the premises.

20. INSURANCE

The Park Owner does not provide insurance for Home Owner's mobile home or any of the Home Owner's other personal property located on or about park property including that located on the leased premises. Home Owner is responsible for obtaining insurance, at Home Owner's expense, to cover loss or damage to his mobile home or personal property.

21. GOVERNING LAW

The Park Owner - Resident relationship created by the rental agreement shall be governed by the Florida Mobile Home Act, Chapter 723, Florida Statutes.

22. SUBLETTNG AND RENTNG

No portion of the premises may be sublet, rented or leased by Resident. Management may lease any manufactured home it owns or leases on park lots. In such cases, Home Owners need not occupy the manufactured home.

23. DEFAULT AND EVICTION

Any violation of the rules and regulations shall, at Park Owner's option, be grounds to terminate the rental agreement, and Home Owner, together with Home Owner's mobile home, shall be subject to eviction in accordance with the procedures set forth in Chapter 723 of the Florida Statutes, for the following reasons:

- A. Non-payment of lot rental amount;
- B. Conviction of a violation of a federal or state law or local ordinances, which violation may be deemed detrimental to the health, safety, or welfare of the other Residents of the park;
- C. Violation of a park rule or regulation, the rental agreement, or Chapter 723, Florida Statutes, as prescribed by Section 723.061, Florida Statutes;
- D. A change in the use of land comprising the mobile home park or any portion thereof; or;
- E. Failure of the purchaser of a mobile home situated in the park or additional occupants to be qualified and obtain approval to become a Home Owner, such approval being required by these rules and regulations.

24. LATE RENTS

Rents shall be due on the first day of each month according to the lease agreement with the trailer park as amended from time to time. Residents are bound by all terms of the lease as well as late fees provided therein. In addition to the remedies for default and eviction, Residents will be charged a late fee as disclosed in the prospectus for any rent payment made after the 5th day of the month that the rent was due.

25. WAIVER

No waiver of any default by Resident shall be implied from any omission by Park 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 rental agreement by Park Owner shall not be construed as a waiver of a subsequent breach of the same covenant, term, or condition. The consent of the Park Owner to any act by Resident requiring Park Owner's consent shall not be deemed to waive or render unnecessary Park Owner's consent to any subsequent similar act by Resident. The rights and remedies of Park Owner contained herein are cumulative and shall be in addition to those prescribed by law.

THESE RULES AND REGULATIONS SUPERSEDE ALL OTHERS.

DATED: _____