

**EXHIBIT "D"**  
**RULES AND REGULATIONS**

TABLE OF CONTENTS

PURPOSE AND INTENT ..... 1

I. DEFINITIONS ..... 1

II. RESIDENCY ..... 1

III. THE MANUFACTURED HOME SET-UP..... 2

IV. MANUFACTURED HOME SITES ..... 4

V. ARCHITECTURAL APPLICATONS FOR HOME SITE MODIFICATIONS..... 5

VI. ARCHITECTURAL CONSTRUCTION GUIDELINES ..... 6

VII. LANDSCAPING..... 8

VIII. COLOR SCHEMES FOR EXTERIOR HOME REPAINTING ..... 9

IX. RECREATIONAL FACILITIES ..... 10

X. GUEST/VISITORS ..... 11

XI. PETS ..... 11

XII. VEHICLES, TRAFFIC, AND TRAILERS..... 12

XIII. LAUNDRY ..... 13

XIV. REFUSE..... 13

XV. SELLING, SOLICITING..... 14

XVI. SUB-LETTING - RENTALS..... 14

XVII. RESPONSIBILITIES..... 15

XVIII. COMPLIANCE AND DEFAULT ..... 15

XIX. VACATING PREMISES ..... 15

XX. EVICTION POLICY..... 16

XXI. MISCELLANEOUS..... 17

## **PURPOSE and INTENT**

The purpose and intent of this Rules and Regulations document is to promote the comfort, welfare, and safety of all residents of Lakewood Village by maintaining and improving the appearance and reputation of our community. The following Rules and Regulations have been established by Community Management and are thus reasonable, necessary and appropriate to promote this purpose. Additionally, Rules and Regulations may be changed from time to time to achieve this purpose and notice of changes in these rules will be distributed to all residents/owners at least 90 days prior to the date of implementation of any changes. Resident complaints pertaining to the violation of any of these rules and regulations must be presented to Community Management in writing, signed and must be valid. These written complaints will be held confidential. Community Management may determine and impose appropriate disciplinary measures for infractions of these rules including eviction of repeated offenders. Community Management also has the right that in case of hardship or unforeseen circumstances to make exception to these rules and regulations.

## **I. DEFINITIONS**

1. "Community" means a "mobile home park" pursuant to section 723.003(12) and refers to the land and physical structures within Lakewood Village.
2. "Community Management" refers to the "Operator of a mobile home park" as defined by section 723.003(16), Florida Statutes.
3. "Community Owner" means the owner or operator (manager) of the manufactured home Community. The term is synonymous with the definition of "park owner" set forth in section 723.003(13), Florida Statutes.
5. "Lot Rental Amount" means all financial obligations, except user fees, which are required as a condition of the tenancy.
6. "Home" - means a mobile home as defined in section 723.003(8), Florida Statutes.
7. "Home Owner" - means a person(s) who owns a home and rents or leases a lot within a Community for residential use as defined in section 723.003(11), Florida Statutes.
8. A "Visitor" (Guest) refers to anyone who is visiting any Community home owner or resident.
9. "Occupant" means a person who is not entitled to reside on the mobile home lot and who has visited the Community for a period of time longer than 15 consecutive days 30 total days per year.
10. A "Resident" or "Residents" means a person(s) entitled under authority of Home Owner's lot rental agreement to the use and occupancy of a residential lot to the exclusion of others.
11. A "Home Site", "Home Sites", or "Sites" shall refer to the mobile home lot upon which a mobile home is located, as said parcels are shown in the plot plan which is available as "Exhibit A" in the prospectus.
12. "Management or Manager" refers to the person or persons responsible for managing the everyday operations of the Community.
13. "Home" or "Manufactured home" - shall refer to a "mobile home" as defined in section 723.003(8), Florida Statutes.

## **II. RESIDENCY**

1. Lakewood Village is an all age-community and there is no restriction on resident age. The maximum number of people that may live in a home permanently (i.e. for more than 4 weeks) is five (5) or more

subject to Community Management approval. An extra resident fee will be charged as to each person over 5 residing in the home.

2. The principal resident of each home must be its legal owner or authorized resident, and only the home owner may sublease his or her home in the Community. With permission from Community Management, a second home may be owned for the purpose of subletting, following the requirements of Rule XVI SUB-LETTING. Home owners may, with permission of Community Management, purchase additional homes in the Community for the purpose of resale. These additional homes may not be sublet or occupied until the home(s) is (are) sold.

3. Home owners may sublease their homes. At no time may the home be leased without prior written permission of Community Management. An application fee for credit and criminal checks will be charged to the home owner as to any sublessee of Home Owner's home.

4. Heirs inheriting or persons otherwise obtaining ownership of a home (such as a gift) who do not wish to occupy the home or who do not meet residency requirements will not be allowed to live in the Community. However, with the permission of Community Management, these persons may sublet the home until it is sold or for a period of time not to exceed one (1) year, after which time the home must be vacated until sold or removed. An application fee for credit and criminal checks will be required from any such new home owner.

5. An application (including credit and criminal checks) for residency must be completed and approved (and an application fee paid by prospective home owners/residents) in writing by Community Management, a prospectus and Rules and Regulations delivered, and in the case of a new home owner, a rental agreement signed, before:

- (a) Taking occupancy of the home.
- (b) Arrival of the resident's home to the Community.
- (c) Occupancy of a home when the home is already in the Community.

6. All approved residents are required to attend an orientation meeting with Community Management prior to moving into the Community. No one is to "move in" before this requirement has been completed.

7. All Residents are responsible for their guests. Home owners, lessees, residents and their guests are not permitted to disturb other Residents, damage property, or play in neighbors' yards or patios without permission from said Resident.

8. Lakewood Village, its owner, officers, agents, servants, or employees may not be sued for any and all liability, claims, demands, actions and causes of action whatsoever arising out of or related to any loss, damage, injury, or death, that may be sustained by me/us, or any of the property belonging to me/us, whether caused by negligence or otherwise, while in or upon the premises owned by Community Management.

### **III. THE MANUFACTURED HOME SET-UP**

1. All manufactured homes, new or relocated within the Community must meet the Community's current standards with respect to the maintenance of all manufactured homes, fire standards, and any and all other standards as further imposed respecting the manufacture of manufactured homes by federal and state agencies inclusive of Department of Housing and Urban Development.

2. All manufactured homes must be currently registered to the approved, home owner and must display current tax decals.

3. No manufactured home shall be removed from or brought into the Community without the prior written approval of Community Management.

4. Prior to the installation of any newly-purchased manufactured home, the purchaser will submit to Community Management a completed "Application to Install". Any newly installed single-wide manufactured home

must be at least 14 feet wide and 52 feet in length, or if a double wide, must be at least 24 feet wide and 32 feet in length and no more than ten (10) years old or and approved refurbished unit.

5. The maximum length and optimum position of the unit will be determined, upon examination of the site, by Community Management. Action on the application will be taken by Community Management within fourteen days of receipt of the completed application. Any unusual/special request can be bought before Community Management for evaluation/approval.

6. Used homes for sale must be reviewed by Community Management for exterior damage such as broken, loose or missing siding, skirting, screening and fascia. No oil should be on the drive way.

7. Community Management will inspect abandoned homes to insure they are within community standards.

8. Community Management will inspect for general appearance of the home according to Section IV, Page 6, #2. Letters will be sent out to correct this situation within 10 days.

9. All electrical, plumbing, and concrete installations, as well as related maintenance work and hookups, must be completed and performed by a Florida insured and licensed contractor. Copies of plans of all building construction and improvement, license, and satisfactory evidence of insurance of contractor must be supplied to Community Management prior to commencement of the construction or improvements, and approved in writing by the Community Management prior to installation.

10. All homes in the Community must include the following appurtenances, newly installed manufactured homes must be SET UP to include the following items within 90 days from the date of placement on the site:

a. Hitches are to be removed.

b. The home must be tied down by hurricane anchors, which meet standards set by all governmental agencies having control thereof Anchoring must be performed by a Florida licensed contractor.

c. Manufactured home blocking, if installed, must comply with all applicable government laws, ordinances, and regulations.

d. Standard, Community approved manufactured home skirting or stucco must be installed between the homes and at ground level around the entire home including decks and porches.

e. Permanent steps should be installed on all homes. Rise to be no greater than 7 1/2" and minimum run of 12". Any handicapped ramps installed on the home must be built according to the Indian River County Building Code.

f. Generally, only central air conditioning units may be installed in the home. No air conditioning unit shall be located in the front window of the manufactured home or front wall of any manufactured home, or any wall facing a street.

g. Only standard window treatments are allowed. The use of blankets, sheets, neon signs, aluminum foil or any other items not specifically manufactured for use as a window treatment is strictly prohibited.

h. Free standing sheds are not permitted unless grandfathered in prior to May 21, 2015.

11. Residents are encouraged to upgrade their homes with advice from Community Management and to ensure that individual actions are aesthetically compatible with other homes in the Community and be in accordance with the Community standards. All improvements or alterations, including carports, sheds and screened porches must be approved in writing by Community Management prior to commencement of work. Each resident is responsible for the submission of complete plans and all permits (if required) for anticipated alterations showing

compliance with the Community's standards, Indian River County Building and Zoning Codes, and other restrictions of record to Community Management. All improvements must be completed within an agreed time frame.

12. All exterior material used in upgrading homes must be approved by the Community Management, and as far as practical match or complement the existing construction.

#### **IV. MANUFACTURED HOME SITES**

1. Manufactured Home Sites shall be attractively maintained and comply with all applicable laws, ordinances, and regulations of the State, County, or Community as from time-to-time amended. Residents planting trees and shrubs must first coordinate with to avoid damage to underground facilities and for lawn maintenance considerations as well as the overall appearance of the Community.

2. Home owners and residents and are responsible for the overall appearance of the home, carport & shed. Sites shall be kept orderly, neat, clean and free of litter. Maintaining and mowing the lot and watering, weeding, replacement of lawn by sod or grass seed, and general care of the lawn, planters, plants and shrubs are the responsibility of the home owners or resident per these Rules and Regulations (Section #VI). Community Management reserves the right to repair, repaint, and or other maintenance, to be brought up to comply with Community standards. Home Sites not maintained to Community standards will, after proper notice, any cost thereof will be charged to the Resident's maintenance fee. No lawns shall be mowed before 8 am.

3. Patio furniture, barbeque grills, bicycles, toys, and water softeners may be left under carport providing they are stored in an orderly fashion. Trash cans must be stored in the shed or behind the home. The storage of boxes, lawn mowers, newspapers, bottles, cans, miscellaneous equipment, or trash is not permitted around the exterior of home or outdoors on the Home Site. Only decorative planters are permitted in the yard. All other plants must be bedded in the ground. (See Landscaping Section VII).

4. All homes must have the street numbers clearly posted on the front of the home or driveway and be at least 4 inches tall and clearly legible.

5. The exterior surfaces of the home including eaves and trim shall be kept free of mildew or discoloration, peeling, fading or vegetation. Damaged exterior surfaces must be restored to a well-maintained condition.

6. As the home ages, it should be resurfaced, re-sided, re-roofed, removed or replaced if deemed not repairable. The exterior materials shall conform to homes commonly produced by the Florida Manufactured Housing Industry, Indian River County Building Codes, and must be approved by Community Management.

7. Community Management is not responsible for damage to Homes Sites resulting from acts of nature.

8. No articles may be stored beneath the home, with the exception of mobile home axles.

9. Only furniture specifically designed for outdoor use is allowed outside the home and must not interfere with lawn maintenance.

10. Alterations to the appearance of the Home or Home Site must be approved by the Community Management in writing. Prohibited alterations include, but are not limited to, placing of swing sets, dog houses, fences, hot tubs, swimming pools, and free standing sheds. Free standing basketball nets are allowed. It must be moved inside if a storm threatens. Trampolines are not permitted in LWV. Proof of insurance liability is required to be filed in the Office. Insurance must be renewed every year. Residents may be required to remove, at their own expense, any alterations or improvement which changes the appearance of the Home or Home Site made without written approval from Community Management. Alterations which have been made without approval by Community Management and for which Community Management had delivered proper notice to Residents to remove, will be removed by Community Management and cost thereof will be charged to the Resident.

11. Hurricane shutters/panels may be put up no sooner than five (5) days prior to expected landfall, and removed no more than five (5) days after the event. Residents who are away from Lakewood Village for an extended period may have their hurricane shutters/panels attached prior to their departure, and must have them removed within five (5) days after returning to Lakewood Village.

**V. ARCHITECTURAL APPLICATIONS FOR HOME SITE MODIFICATIONS:**

All Additions & Modifications to the home must be approved by the Community Management. A completed Request for Modification Forms shall be used for all exterior projects. These forms are available in the office. Requests should be submitted to Lakewood Village or mailed to: 1455 90th Ave. Vero Beach, FL 32966. Attention: Community Management.

Plan Submittal Process:

- a. Applications must be submitted to the Community Management. Required submittals include:
  - 1. A completed Request of Modification Form for all exterior projects.
  - 2. A site plan showing the location of the project and distance between homes.
  - 3. Dimensioned drawings, plans/blueprint, pictures, material samples, color samples, and landscape plans.
- b. Incomplete applications will not be reviewed and be returned for completion.
- c. Community Management will approve, disapprove or request more specific information within 14 consecutive days from the date of receipt of all of the submittals required above.

Standards:

- a. All plans shall be with sufficient detail to clearly define the proposed project.
- b. The applicant has the sole responsibility for building permits, environmental and governmental permits, engineering tests, drainage and/or any other areas requiring professional/technical advice or approval.
- c. The protection of the common area property & neighboring properties is the responsibility of the applicant. If any damage is done to the common areas of the property or neighboring properties, it will be the responsibility of the applicant to make appropriate repairs.
- d. Applications should show that the abutting neighbors have been notified of proposed additions or structural modifications. Objections by the abutting neighbors will be considered by Community Management, but will not necessarily be cause for disapproval of request.
- e. All exterior materials used in the upgrade must conform to the materials commonly used by the Florida Manufactured Housing Industry and the Indian River County Building Codes. Siding on additions must run in the same directions as the home, i.e. (Vertical with vertical) or (horizontal with horizontal). Only aluminum, vinyl may be used.
- f. Application for simple modifications such as repainting, residing or landscaping (large trees) a home, which do not require county permits nor do not increase the size of the home, may be approved by Community Management providing such request meet the color and materials contained in these Rules and Regulations. See Section VIII, Color Schemes, page 13-14
- g. If the application is approved, the applicant will then be required to sign and date receipt of the approved application form and copy of this signed document will be kept on file in the office.
- h. Once the applications are completed, all work should be completed within agreed time frame, unless a specific written exception is requested and approved, or the applicant will have to resubmit.

Completion:

1. All work must be done between the hours of 8:00 a.m. - 6:00 p.m. so as to not cause a nuisance to neighboring homes.
2. Community Management will be notified of the completed modification and they may inspect such modification within 10 days of such notification. If corrections and/or additions are required by Community Management, they must be completed within 30 days.

**VI. ARCHITECTURAL CONSTRUCTION**

Design Criteria: The purpose will be to use this Rule for consistent application of approved modifications.

1. Air Conditioners - Central air conditioning units may be installed in the home. No air conditioning unit shall be located in the front window of the manufactured home or front wall of any manufactured home, or any wall facing a street.
2. Air Conditioner Enclosure:
  - o AC units may have decorative partitions no higher than 4" above unit.
  - o Unit may have three sides or just one in front. Unit must be removable for service.
  - o Enclosure must leave space between boards to allow the unit to breathe.
  - o Enclosures will be painted white or approved color to match the home. See Section VIII, Color Schemes, Pages 13 & 14
3. Carports: Are to be constructed of aluminum or wood (to an approved design) over a concrete driveway and attached to a 4th wall next to the house and flashed into the house onto the top of roof.
  - o Permits are required from Indian River County Building Department.
  - o Each carport must have attached utility shed.
  - o An enclosed room may be placed under part of the carport and must be constructed of the same material as the home.
  - o A minimum length of 18' of driveway must remain open to park a vehicle.
  - o No stockade-type panels allowed. Roll up sun screens are allowed if approved by Community Management.
4. Clotheslines: Only one umbrella type clothesline is permitted and must be placed behind the home and maintained. Note: No clothes may remain on the line beyond a 24 hour period.
5. Decks - are permitted but will be based on lot size and placement. It may be made of pressure treated wood, concrete, and manmade decking.
6. Driveways & Extensions: Must have poured concrete or pavers. Concrete blocks or asphalt are prohibited products for driveways
7. Fences: Lot line fences no matter what the height and separates one property from another or goes around the entire perimeter of one's property is not allowed in Lakewood Village. Privacy enclosures are 5' or 6' high and enclose an area attached to the home. These could be a patio, garbage utility area and air conditioning unit. Any enclosure must be attractive and blend in with the foot print of the home.
8. Wood Privacy Enclosure:
  - o Privacy enclosures to be site built only. Exception to be reviewed/approved by the Community Management.
  - o Construction posts to be 4'x4' pressure treated set in 2' deep holes in concrete and set 8' on centers or less apart. Plastic or aluminum may also be used.



- o 3 rails between posts to be 2'x4' pressure treated.
  - o Fence Boards to be 3/4" 1'x6' or 1'x4'.
  - o Boards can be installed in different fashions such as board on board, shadow box and boards together.
  - o Fastening with galvanized nails or screws.
  - o Privacy enclosures will be painted white or approved color to match the home. See Section VIII, Color Schemes, Page 13 & 14
9. Vinyl Privacy Enclosures:
- o Solid vinyl panels are allowed but must have drawings with pictures showing what they look like when installed and be preapproved.
  - o Vinyl or wood 4'x4' pressured treated posts painted white to match vinyl to be set in 2' deep holes in concrete and set 8' on centers or less apart.
10. Gutters
- o Gutters will have downspouts in white aluminum or to match fascia (trim) color.
  - o Splash blocks on roofs that have valleys must be installed to prevent deterioration of landscape beds.
11. House Numbers - Required on each house. Numbers can be on the driveway or on the front of the house visible from the street at least 4 inches high.
12. Room Additions - Will be determined by lot size and placement. They must conform to Lakewood Village Rules & Regulations, Florida Manufactured House Industry, and the Indian River County Building Codes with permits issued (copies supplied to office) and displayed on home site.
13. Satellite Dishes
- o Satellite dishes shall be placed on the property in the most inconspicuous location possible by the satellite provider.
  - o Any antennas need to be approved by Community Management in writing before being installed.
14. Screen Porches or Enclosures - Defined as screens mounted on concrete slab or a framed structure to match the interior elevations of the home. Location may be in the front, rear or sides of home. Part of a carport may be enclosed leaving a minimum of 18' for parking.
- o The size of the enclosure will be determined based on a review of the lot and shall be considerate of setback lines and neighboring structures.
  - o Should be made of aluminum and/or pressure treated wood in some cases depending on design.
    - o Screen colors of your choice and roll up sun screening is allowed if approved in writing by Community Management.
  - o The screen door can be plain in nature or have decorative design.
    - o Metal or Aluminum roofs are to be attached to a 4th wall next to the house and flashed into the house on top of the roof
15. Sheds
- o To have Concrete floors.
    - o Frames made of wood 2'x4' PT (pressure treaded lumber that touches concrete), metal studs, or aluminum studs.
  - o Siding to match existing homes.
    - o Shingles or aluminum on roof

- o Attached to the home at the end of the carport or back of home.
- o Size of the shed to be determined by lot size of home, 8x12 standard. Note: Free standing sheds are not allowed.

16. Steps & Ramps

Permanent steps should be installed on all homes. Rise to be no greater than 7 ½" and minimum run of 12". Ramps for handicapped must be placed at all entrances. All Any handicapped ramps installed on the home must be built according to the Indian River County Building Code.

17. Walkways & Paver Patio -

- o All walkways & paver patios must be approved by Community Management.
- o Walkways may not interfere in any way with the drainage swale or the drainage between properties.
- o Walkway cannot infringe on neighbors' property. Special attention will be given to those homes with minimal property and possible impact on neighbors.
- o The homeowner is responsible for all maintenance.

**VII. LANDSCAPING**

1. Annual & Seasonal Plants - Community Management approval is not required for annual & seasonal plants; (however, the only exception needed is approval of large trees and their location by the Property Manager) the following guidelines will be enforced.

- o Installation is limited to the existing landscaped plant beds and tree rings. Annual planting is not permitted around mailboxes or along the side of LWV roads.
- o Maintenance of the plants including watering and weeding is the responsibility of the homeowner and the plants must be removed when they start to decline.
- o Residents must remove all seasonal plants before an extended period away from the home, unless the homeowner has made arrangements for the care of the plants.

2. Potted Plants -

- o Potted plants will be permitted to be maintained on exterior porches, walkways, driveways, hang in trees and existing landscape beds.
- o Potted plants must be placed as not to interfere with the routine maintenance of the landscape company.
- o Maintenance of the potted plant material is the home owner's responsibility and pots must be removed if there are no plants in the pot or the plant has died.

3. Trees not recommended - Cypress, Pine, Norfolk Island pine, Woman's Tongue, East Indian Walnut (pod trees), Brazilian Pepper, Melaleuca, Pink Tree, Australian pine, Orchid Tree

4. Shrub & vines not recommended - Oleander, Angels Trumpet, Allemande, (all are toxic or poisonous)

5. Suggested list of recommend trees - Palms such as Sago, or Small Pigmy Date, Magnolia, Arborvitae, Date Palm, Coconut Palm, Chinese Fan Palm, Oak, Maple and Ficus

6. Suggested list of recommended shrubs & vines - Crape Myrtle, Hibiscus, Copper, Croton, Ixora, Gardenia, Azalea, Ligustrum, (for view barrier & rapid growth), Bougainvillea, Sweet Viburnum, Philodendron, Butterfly, Rubber Tree, Plumbago, Elephant ears, Selloum, Jasmine, Trumpet Creeper

7. Yard Ornaments: Defined as statues, windmills, fountains, or other ornamental or items which are approved by Community Management and visible from the street or neighboring homes. This section does not apply

to temporary or exterior holiday decorations.

- o All ornamental items are to be in keeping with the compatibility, design, style, image, taste, and integrity of Community Management.
  - o Decorative Flags (American, Military, Celebratory, Holiday, Festive, and Seasonal), must be in good repair. Holiday decorations must be removed within fifteen (15) days after the Holiday.
8. Landscape Lighting or Additional Lighting -
- o Landscape lighting, shall be low voltage or solar power.
  - o Home owners will be responsible for the upkeep of landscape lighting and replacements of bulbs.
  - o Community Management, its contracted employees or its subcontractors will not be responsible for any damages to the landscape lighting for any cause.
9. Yard Furniture - All furniture in the yard must be designed for outside use and kept to a minimum.
10. All the items in Section VII must not interfere with lawn maintenance. Community Management and its Subcontractors will not be responsible for any damages resulting from same.

### **VIII. COLOR SCHEMES FOR EXTERIOR HOME REPAINTING**

House colors - This is considered to be maintenance. Any changes from the original color, home owners must submit a Request for Modification Forms and the color must be from the approved list of original house colors. These forms must be approved by Community Management before any painting commences. Color samples may be reviewed in the Community Managers' Office.

1. Non-Approved list of Exterior House Colors -
- o No Bright primary colors: Red, Blue, Yellow
  - o No Bright secondary colors: Purple, Green, Orange
  - o No Bright pastels: Hot Pink, Very Bright Green, Very Bright Lilac
2. Approved list of exterior house colors -
- Wall:
- o White or Pale Pastels only: Light Blue, Light Mint, Light Yellow
  - o Earth Tones: Muted Sand, Beige, Brown, but not bright Georgia Clay color
  - o Black: for trim only
  - o Subdued Darker Colors: Soft Dark Blue (like federal blue), Soft Brown, Dark Green (like Hunter Green), Soft Gray (dark or Light)
  - o Note: No more than two colors on the exterior of home.
- Trim:
- o Black: for trim only
  - o Subdued Darker Colors: Soft Dark Blue (like federal blue), Soft Brown, Dark Green (like Hunter Green), Soft Gray (dark or Light)
  - o Note: No more than two colors on the exterior of home.

## **IX. RECREATIONAL FACILITIES**

1. Except regularly scheduled activities, permission must be obtained from Community Management for use of the recreational hall for private parties. Residents are required to pay a user fee for reservation of the recreation hall for private parties.

2. All chairs, tables, and any other equipment in the recreation hall are to remain in the hall. The person using the equipment must return it to the proper storage area. Missing or damaged equipment will result in forfeiture of security deposit in full or part to cover the cost of repair or replacement. Community Management, will determine the condition of the hall and facilities before and after any scheduled (private) event after inspection all or part of the deposit will be returned. Note: Any chairs and tables borrowed by Residents for home use must sign an approval form from the Office.

3. Anyone using the Recreation Building must sign in upon arrival and sign out when leaving the building.

4. Use of any equipment in the Recreation Building is AT YOUR OWN RISK.

5. The pool is open from one half-hour after sunrise to one half-hour before sunset daily. SWIM AT YOUR OWN RISK.

a. Home owners and residents must assume full responsibility for their guests or visitor's actions, including intentional or unintentional acts of omission.

b. Older persons must have a pool tag or be with a resident who has his or her pool tag. You may have visitors up to four (4) per household, without registering or obtaining guest tags. Persons at the pool that are not in the company of a resident, or with no guest pass will be asked to leave the area. If you have visitors and you cannot come to the pool in person it is mandatory that your visitors have a "guest pass" in order to use the facility.

c. Everyone going to the pool must wear a beach "cover-up" and footwear until they go through the gate at the pool.

d. Anyone 13 years of age or older may be at the pool without an older person but must have a pool tag. Persons under age 13 may not bring guests unless the guardian or a resident parent accompanies them. A person who is the legal responsibility of a guardian or parent or whose actions could create legal liability for his or her parent or guardian shall be deemed a Person Requiring Supervision. While in any common areas, including the swimming pool or pool area, a Person Requiring Supervision shall be closely supervised by a Home Owner in the Community or by some other person (hereafter "Supervising Person") who accepts legal responsibility for the actions and safety of the Person Requiring Supervision. The Community Manager has the authority to require that Home Owner remove the Person Requiring Supervision from any common area in the Community if the conduct of the Person Requiring Supervision is disruptive or disturbing to the other Residents of the Community.

e. The pool area is strictly for water activities and sunbathing. No balls are allowed in the pool area.

f. Proper attire only, is required in the pool area. Thongs and G-strings are NOT permitted. Only swimwear is allowed in the pool.

g. Behavior in the pool area must be appropriate and not cause other bathers embarrassment.

h. Absolutely no public intoxication or illegal drug use will be tolerated.

i. No glass containers of any kind are allowed in the pool area. No food, beverages or tobacco products are allowed within 4 ft of pool area.

j. Running, jumping, splashing, and diving is prohibited.

k. Violators will be required to leave the pool or other recreational facility, when asked to do so by Security patrol or Community Management.

**X. GUESTS/VISITORS**

1. Guests/Visitors staying more than 7 days must register with Community Management.
2. Residents are responsible for their family member's and guest's compliance with the Rules and Regulations of the Community. Residents are responsible for any expense incurred by Community Management as a result of repairs necessitated by residents, their family members, and guests.

**XI. PETS**

1. Prior written authorization of Community Management is required before animals may be kept or housed in our community. All animals must be presented to the Administration Office to be registered and photographed. The Indian River County License Tag and a copy of the shot record must be presented to the office before authorization will be given for the pet to reside in the community.

2. Any animal must be a normal domestic pet (i.e. Cat, dog, or birds) and must be approved by Community Management. Dog are limited in size to a maximum height of 16" to the withers. Service dogs are not included in this requirement but must have documented proof of their status and still need to be approved.

3. No more than two, 4-legged animals will be permitted per unit. Aggressive breeds on AKC list (i.e. pit bulls), farm animals and exotic animals, (such as Vietnamese potbellied pigs, snakes, etc.), are prohibited. Caged animals must be kept inside the home or screen room.

4. Permission to keep a pet will be revoked upon two (2) written & verified complaints from other residents with respect to barking, odor, aggressiveness or other unacceptable behavior on the part of the pet.

5. When outside the confines of the home, all pet droppings must be picked up and properly disposed of by the Resident or the person in control of the pet and the pet must be on a leash and personally attended at all times. No dogs to be chained outside unattended in the yard. Pets must not be walked on other resident's home sites. Multiple violations will cause possible eviction of pet.

6. Residents will be liable for and defend, indemnify, and hold Community Management harmless from all personal injury or property damage caused by pets. Residents will comply with all provisions of all rules, regulations, and ordinances of a governmental authority or agency, laws of the State of Florida, and Indian River County with respect to dogs, cats, and other pets.

7. The "Dog Park" by the compound area is for the use of dogs that are currently registered with the Community office. USE THE DOG PARK AT YOUR OWN RISK. Use of the Dog Park requires adherence to the following rules:

- a. Close all gates when entering or exiting the Dog Park
- b. Dogs must be leashed when they enter and exit the Park.
- c. Dogs must be removed from the Dog Park at the first sign of aggression.
- d. No dog in "heat" allowed in Dog Park.
- e. Dog owners must maintain control of their dog at all times (voice or leash).
- f. No more than two (2) dogs per household.
- g. Dogs must be accompanied by a person old enough to maintain proper control of the

animal.

- h. Dogs must have current Rabies Tag displayed.
- i. Fill in all holes your dog digs.
- j. No glass containers or edible items allowed.
- k. Pet Owners are responsible for any damage.
- l. Pet Owners are responsible for picking up and disposing of dog feces.

## **XII. VEHICLES, TRAFFIC, AND TRAILERS**

1. Speed limit for ALL vehicles is 15 mph.
2. All motorized vehicles operated in the Community (with the exception of motorized wheel chairs or electrically powered vehicles for the handicapped) must be street legal, currently licensed, insured and registered in Florida or the home state of the owner, and must only be operated by a licensed driver.
3. No travel trailers, recreational vehicles, boats, trucks, utility trailers or other bulky items may be stored on the home site or left on the street. Each home site may have space in the compound, when available and at the discretion of the Community Manager, to store currently licensed, recreational vehicles, motor vehicles, boats, boat trailers, and utility trailers. Community Management reserves the right to limit space to no more than one space per unit if and when space in the compound becomes limited. The items must be registered in the name of the resident currently occupying the home site. All items stored in the compound area must be in good condition, display a parking decal issued by Community Management, be licensed, registered, insured, and maintained in good running order. Community Management is not responsible for items stored in the compound area. Effective from January 2014 certain "commercial or Business" vehicles have been grandfathered in and permitted to continue to be stored in the compound, the list for such vehicles is now closed.
  - a. Each space must be maintained (mowed and weeded) by the Resident to whom the space has been assigned.
  - b. If assigned space is not maintained, Community Management reserves the right to charge the Resident for such maintenance pursuant to the special service fee set forth in the prospectus and in the rental agreement.
4. All vehicles are to be parked in a driveway or in the common parking area between the hours of 10:00 pm and 6:00 am. No overnight parking is allowed on the streets. A fine may be assessed to the home owner or host home owner if violation of this rule occurs. Repeat offenders will have their vehicle towed at their expense, payable to the towing company.
  - a. All vehicles parked on Lakewood Village property must display a current parking decal or a current "Guest Parking Permit". Parking Decals and Guest Parking Permits are available in Community Management Office.
  - b. Guests must obtain a "Guest Parking Permit" which is to be displayed on the rear view mirror, during any hours that the vehicle is parked on Lakewood Village property. In the event that a guest arrives after office hours or on the weekend, Guest Parking Permits may be obtained from the Patrol Officer.
  - c. Vehicles parked on the property that do not display either a current parking decal or a Guest Parking Permit may be towed at the vehicle owner's expense, payable to the towing company.
  - d. At no time will any vehicle be parked on the lawn or other grassy area or vehicle will be towed at owner's expense. Exception: During private parties, vehicles can park parallel with the street (with owner's permission) and only on same side of street to allow for easy traffic flow. All cars must be removed from the street

by 10:00 PM.

e. No trucks over three quarter ton will be allowed to be parked in a site driveway. No trucks over one (1) ton other than moving, delivery or service trucks, will be allowed in the Community.

f. Recreational vehicles can be stored in the main parking lot overnight for one night only with additional nights requiring advanced authorization from Community Management. Personal vehicles cannot be parked in the main parking lot if sufficient space exists in the resident's driveway. Management authorization is required prior to parking personal vehicles in the main parking lot. No commercial vehicle is allowed. Under no circumstances is the main parking lot to be used for long term vehicle storage. The compound will accommodate long term storage.

g. Parking rules and street signs must be obeyed by all drivers at all times. No vehicle will be permitted in the park unless it carries a current license and insurance.

h. Major repairs to vehicles are not permitted on the site, carport, street or parking areas and at no time are vehicles to be left on blocks or ramps overnight. Minor repairs taking less than two hours to a Resident's personal vehicle, may be performed in the Resident's driveway. At no time may any repairs be carried out on a vehicle not owned by a resident. If additional time is needed to carry out a repair then arrangements can be made through the Community Manager.

i. No loud exhausts or vehicle radios are allowed.

j. Motorcycles and mini-bikes are to be used only for transportation and only by licensed drivers aged 16 and over. If the Community Manager receives two written complaints as to operational method or noise generated during the use of a vehicle, the vehicle will be barred from use in the Community.

k. Golf carts are permitted in the Community, although the requirement for a driver's license may be waived with permission from Community Management. All golf carts must have insurance and lights if operated on Lakewood Village roads.

l. Vehicles parked at a home site must be kept in good repair, licensed and insured and may not be used for storage.

m. Parking on vacant lots is permitted with Community Management approval. Parking in other residents' driveways is permitted only with written permission from the host resident. This permission must be in writing and registered with the office if the Resident is away.

n. Vehicles found in violation of the above rules will be towed at the expense of the vehicle owner, payable to the towing company.

### **XIII. LAUNDRY**

A coin-operated laundry is available for use by Residents and their guests. Open 7 days a week 8:00 am to 10:00 pm.

### **XIV. REFUSE**

1. Blue cans are for recycling and gray cans are for garbage must be placed at 4 feet apart curbed side on designated garbage collection days only. Cans must be taken out either the night before or early morning on pickup day and put away in the evening.

2. All yard waste must be tied in bundles no longer than 4 feet or placed in containers and then placed beside the street for pickup. No burning of trash, leaves, or other materials is allowed. No trash or yard waste shall be dumped anywhere on Lakewood Village property, including vacant Home Sites, around recreational areas (including Lakes), or across fences around the perimeter of the Community.

## **XV. SELLING, SOLICITING**

1. No selling, soliciting, or peddling of any kind is permitted within the Community. Notwithstanding, nothing prevents or infringes upon the right of a resident from canvassing manufactured home owners for the purposes in Florida Statutes 719 and 723.

2. Home Owners may sell their manufactured home without the services of Community Management. However, prior to offering the manufactured home for sale, the Home Owner must inform, in writing, that the manufactured home is for sale. The form Letter of Intent to Sell is available in the Community Management office. Community Management shall have the right to inspect the exterior of the manufactured home prior to approving a prospective purchaser as an acceptable resident in that manufactured home. Homes brought into the Community after [the effective date of these rules and regulations] must meet all state and local code requirements, including but not limited to anchoring, electrical and plumbing. Prior to written approval of the purchaser as a resident of the Community, the seller and the purchaser must provide 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. Community Management has the right to deny approval of the prospective purchaser if such written assurance is not provided.

3. Home Owners must comply with all Lakewood Village rules and regulations regarding the sale of their home.

4. No signs (except for manufactured home "For Sale" signs as set forth in paragraph 6) of any kind shall be displayed within the Community or on a Home Owner's home or site, without prior written approval of Community Management. General notices and articles for sale may be posted on the clubhouse bulletin board provided for such purpose in the Community.

5. Notices placed on the Clubhouse Bulletin Board must be approved by Community Management, and will be allowed to remain for no more than 30 days.

6. "For Sale" signs shall be limited to one attractive sign, not more than 21" x 21" which may be placed outside the home "For Sale" signs are limited to manufactured homes only.

7. Home Owners selling a manufactured home cannot guarantee the prospective buyer a home site in the Community. Note: Buyers must submit an application (including a credit and criminal check) before occupying a home in the Community.

8. All manufactured homes within the community must meet the Community's current established standards, any and all other standards as further imposed respecting the manufacture of manufactured homes by federal and state agencies inclusive of the Department of Housing and Urban Development.

## **XVI. SUB-LETTING - RENTALS**

1. Home Owners will not allow any other person or persons to occupy, use, rent, sublet, lease, or sublease the home, or any portion thereof, any portion of the site, for fee or for gratis, without the prior expressed written consent and approval of Community Management. An application, (including credit and criminal checks), and a personal interview shall be completed and approved by Community Management, and an application fee paid, prior to occupancy. In all cases, has the right to refuse prospective residents occupancy in rental properties.

2. Home Owners must be Community residents. Those who have lived in the Community for a minimum of two (2) years, may own up to two (2) homes, and may lease one of the two homes. These renters may renew the rental agreement on a continuous basis. All renters and sublessees must first fill out an application, (including credit and criminal checks), pay the applicable application fee and be approved for residency in writing by Community Management prior to occupying a home in Lakewood Village. Failure to do so may result in eviction proceedings against the home owner as well as the sublessee or occupant pursuant to section 723.061, Florida Statutes.



3. Renters and Sublessees may not sublet rental homes.
4. Home owners are responsible for all monthly lot rental amount or maintenance fees due to the Community.
5. Home Owners, not sublessees or renters, are responsible for maintenance and up keep on all manufactured homes and home sites. Failure to properly maintain a home or home site may result in additional cost to the owner or removal of the home from the Community at the home owner's expense.
6. Sublessees and renters must abide by all applicable Community rules and may be evicted by Community Management pursuant to section 723.061, Florida Statutes, for violations of these rules.

#### **XVII. RESPONSIBILITIES**

1. The Community Owner will not be responsible for loss or damage caused by accident, fire, theft or act of God to any manufactured home or personal property left by a home owner, resident, or their guests within the Community boundaries. The Community Owner will not be responsible for supplies or equipment placed in the recreation hall for private use by a home owner or resident. The Community Owner will not be liable for accident or injury to any person or property through the home owners, resident or their guests' use of recreational facilities. The home owners and residents, as well as their guests, will avail themselves of these facilities at their OWN RISK and assume any and all liability for any physical damage or personal injury caused by such case.
2. Home owners and Residents are responsible for damages caused by their families or their guests.
3. All manufactured homes must be adequately insured for liability. Proof of current coverage must be on file in the Community office.

#### **XVIII. COMPLIANCE AND DEFAULT**

1. The Community Owner reserves the right to terminate the tenancy of any resident for disregard of community rules and regulations and in accordance with section 723.061, Florida Statutes.

#### **XIX. VACATING PREMISES**

1. Thirty days prior to any home owner vacating their home site in the Community (when this vacation includes the removal of the manufactured home from the site) the home owner must furnish Community Management with a true copy of the contract for removal of the home and all of the above ground improvements (the "Removal Contract"). The Removal Contract must include, but is not limited to, removal of the manufactured home, carport, storage shed, all attachments, skirting, anchors, slab, and steps (the improvements). This contract must include all and any other works required to return the home site to "as was" condition. Home owners shall post with Community Owner a security deposit (the deposit) or a surety bond (the bond) furnished by the contractor in an amount which is the greater of TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$2500.00) or one hundred ten percent (110%) of the amount of the removal contract, which deposit or bond shall act as security to ensure the removal of the improvements in a workman-like fashion, leaving the site in a broom clean condition. Home owners shall have five (5) days from the date of commencement of the removal of the home and improvements to complete the removal and grade the affected area of the site, or the corporation may use the deposit or proceeds of the bond to complete said removal. Neither home owners nor the contractor shall be entitled to a refund of any unused portion of the deposit or bond, it being acknowledged that said deposit or bond shall be deemed forfeited should either Home owners or the contractor fail to complete the removal of the home and improvement in accordance with terms and conditions of this paragraph.
2. Any home owner intending to remove his or her manufactured home from the Community will continue to be responsible for lot rental amount applicable to his or her tenancy.

## **XX. EVICTIION POLICY**

Pursuant to Section 723.061, Florida Statutes, the following summarized eviction policy will apply in Lakewood Village:

1. The Community Owner may evict a home owner, occupant, tenant, or a home itself only on one or more of the grounds provided in this section, which are summarized as follows:

a. Nonpayment of lot rental amount. If a home owner fails to pay the lot rental amount when due, and if, the default continues for five (5) days after delivery of a written demand of the Community owners for payment of the lot rental amount, the Community owner may terminate the tenancy. However, if the mobile home owner pays the lot rental amount due, including any late charges, court costs, and attorney's fees, the court may, for good cause, deny the order of eviction, provided such nonpayment has not occurred more than twice.

b. Conviction of a violation of a federal or state law or local ordinance, which violation may be deemed detrimental to the health, safety, or welfare of other residents of the Community.

c. Violation of a Community rule or regulation, the rental agreement, or this chapter.

i.) For the first violation of any properly published rule or regulation, rental agreement provision, or this chapter which is found by any court having jurisdiction thereof to have been an act which endangered the life, health, safety, or property of the Community residents or the peaceful enjoyment of the community by its residents, the Community owner may terminate the rental agreement, and the home owner will have 7 days from the date that the notice is delivered to vacate the premises.

ii.) For a second violation of the same properly published rule or regulation, rental agreement provision, or this chapter within 12 months, the corporation may terminate the tenancy if she or he has given the home owner written notice within 30 days of the first violation, which notice specified the actions of the home which caused the violation and gave the home owner 7 days to correct the noncompliance. The home owner must have received written notice of the grounds upon which she or he is to be evicted at least 30 days prior to the date on which she or he is required to vacate. A second violation of a properly published rule or regulations, rental agreement provision, or this chapter within 12 months of the first violation is unequivocally a ground for eviction, and it is not a defense to any eviction proceeding that a violation has cured after the second violation.

iii.) Violation of a rule or regulation, rental agreement provision for this chapter after the passage of 1 year from the first violation of the same rule or regulation, rental agreement provision, or this chapter does not constitute a ground for eviction under this section. No properly published rule or regulation may be arbitrarily applied and used as a ground for eviction.

d. Change in use of the land comprising the Community, or the portion thereof from which homes are to be evicted, from home lot rentals to some other use, provided all home owners affected are given at least 6 months' notice of the projected change of use and of their need to secure other accommodations. The Community Owner may not give a notice of increase in lot rental amount within 90 days before giving notice of a change in use.

e. Failure of the purchaser of a home, a prospective tenant or an occupant situated in the Community to be qualified as, and to obtain approval to become, a purchaser or prospective tenant, if such approval is required by a properly promulgated rule.

2. In the event of eviction for change of use, homeowners must object to the change in use by petitioning for administrative or judicial remedies within 90 days of the date of the notice or they will be barred from taking any subsequent action to contest the change in use. This provision shall not be construed to prevent any homeowner from objecting to a zoning change at any time.

3. Community owner applying for the removal of a home owner or a home, or both, shall file, in the county court in the county where the home lot is situated, a complaint describing the lot and stating the facts that

authorize the removal of the home owner and the home. The Community owner is entitled to the summary procedure provided in section 51.011, Florida Statutes, and the court shall advance the cause on the calendar.

4. Any notice required by this section must be in writing, and must be posted on the premises and sent to the home owner and tenant or occupant by certified or registered mail, return receipt requested, addressed to the home owner and tenant or occupant at her or his last known address. Delivery of the mailed notice shall be deemed given 5 days after the date of postmark.

## **XXI. MISCELLANEOUS**

1. Carport or yard sales are limited to two per home per year and not more than 2 days each, with prior approval from Community Management. Signs shall not be attached to any Lakewood Village property. All signs advertising said sale must be put up no sooner than two days prior to the sale and must be removed immediately following the sale. Failure to remove the signs may result in a special service fee.

2. Bicycle riding or walking between homes, trespassing on other residents' sites is prohibited. No bike riding and skate boarding on the shuffleboard court located in the A-Section. No riding bikes, golf carts and skateboarding on the sidewalks around the clubhouse and pool.

3. Loitering in or about the Community by any resident or his guests is prohibited.

4. The use of guns, including but not limited to BB guns, paint ball guns, air guns, sling shots, bow and an arrow, or other dangerous instruments, is not allowed in the Community. The throwing of rocks, knives, eggs, sticks, and any other missiles, (other than balls and toys designed for sports and play when engaged in such activity) is strictly forbidden. No form of fireworks is allowed.

5. Radios, televisions, music players, musical instruments, or the like must be played softly at all times and in a matter that does not unreasonably disturb other residents of the community. Loud parties, meetings, or other congregations are not permitted in the Community. Notwithstanding the foregoing, between the hours of 10:00 pm and 8:00 am, radios, televisions, music players, musical instruments and the like are not be played in a manner that would be audible outside the home. Yelling, screaming, or the use a profanity outside the home, or inside the home, if audible outside the home, is not permitted in the Community.

6. No public intoxication or illegal drug use will be tolerated in any area or property which belongs to Lakewood Village.

7. Feeding or mistreating wild animals (ducks, squirrels, rabbits, etc.) is prohibited including nesting birds and their eggs.

8. Swan Lake and Sand Lake may be used for fishing; however, access is limited to lakefront homeowners and their guests on their site abutting the lake. All other residents may fish from the common area along the south & east side of Swan Lake, or from the island in Swan Lake. No swimming, wading or boating is allowed in either Lake.

9. Community Management does not assume responsibility for delivery of any messages or for failure to report such or failure to report such messages.

10. If any provision of these Rules and Regulations is contrary to any law of jurisdiction in which the Community is located, that provision will not be affected and will continue in full force and effect. The rules and regulations as presented herein are adopted by Community Management has the right to apply penalties (fines) for consistent minor offenses such as parking on grassy areas, parking on the street outside approved hours, (i.e.: overnight parking), parking "company" vehicles on Community property without permission etc. Vehicles violating these rules will be towed. Additionally, Community Management has the right to carry out remedial work to a home or home site which will be added to the resident's monthly lot rental amount in the form of a special service fee in the month following the work.