

EXHIBIT "B"

R U L E S A N D R E G U L A T I O N S

1. GENERAL INFORMATION

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

These Rules and Regulations are intended to maintain the appearance Standards of the Community for your comfort and that of your visitors. A copy of the Rules and Regulations will be posted in the recreation center and must be observed by all Residents, guests, and family members of invitees. Residents shall require all persons on the premises with their consent to govern themselves in accordance with the Rules and Regulations and in a manner that does not unreasonably disturb their neighbors or constitute a breach of peace.

2. RESIDENCY

2.1 An Application for Residency (Exhibit "D") must be completed and approved, a Prospectus delivered, a copy of the Rules and Regulations and a Rental Agreement (Exhibit "C") signed, prior to: (i) arrival of the Resident's manufactured home in the Community, or (ii) the transfer of title when the home is already in the Community.

2.2 The Community Manager reserves the right to: (i) refuse admittance to anyone who purchases or otherwise receives title to a manufactured home that is not acceptable in appearance and condition; (ii) refuse to accept further rent and terminate the Rental Agreement of anyone who, after proper notices pursuant to Chapter 723.061, Florida Statutes, fails to comply with these Rules and Regulations (see Paragraph 25, Eviction, for further information); and (iii) refuse rental to any applicant.

2.3 The principal Resident of each manufactured home in the Community must be its legal owner. Each additional occupant of the home must be approved for residency by the Community Manager, and each adult Resident must have signed a copy of the Rules and Regulations and the Rental Agreement prior to occupying the home. Any change in the number or make-up of persons in a home must have the Community Manager's written approval.

2.4 Residents have the right to sell their homes within the Community, and the prospective purchaser may become a Resident of the Community. The prospective purchaser must, however, meet all requirements for New Residents prior to purchase or the prospective purchaser will be required to move the home from the Community pursuant to Section 25.5, Eviction, of these Rules and Regulations.

3. CHILDREN

3.1 All Residents are responsible for their own children and the children visiting them. Children must be under adult supervision at all times and must not be permitted to disturb other Residents, damage property or play in neighbor's yards or on their patios without permission from said neighbor. Children must play in their own yards or in designated play areas and not in streets, parking or laundry area.

3.2 All bicycles, toys, etc. are to be properly stored in a shed or in the home at night.

3.3 All children under 18 years of age are required to be on their own lot by 10:00 p.m.

4. FAMILY SECTION

At the time of entry into the Community, a maximum of three (3) children per family will be permitted and all entering family members must be either over eighteen (18) years of age or twelve (12) years old or under. No more than one family per space will be allowed. Families having a maximum of two (2) persons over the legal age of majority and three (3) children will be permitted to enter the Community, although, after entry, additional natural children or adopted children will be allowed so long as the maximum number of occupants does not exceed that permitted by Hillsborough County Code.

5. ADULT SECTION

A maximum of three (3) people will be permitted to occupy a mobile home located in the adult section of the Community. No one under eighteen (18) years of age is permitted to reside in the adult section.

Children Born in the Adult Section: If a child is born to, adopted by, or becomes in any manner a legal ward of a Resident residing on a lot in the "Adult Section," and if the child is to reside in the Community with the Resident, the Resident must notify the Community Manager within sixty (60) days after the official day of birth, adoption, or

custody. Failure to notify the Community Manager will result in termination of the Rental Agreement and tenancy. Provided that Resident abides by all other Community Rules and Regulations and gives notice within 60 days, the Community Manager will, by written agreement, allow Resident and child to remain in the adult section of the Community for a period not to exceed eighteen (18) months from the date of birth, adoption, or custody. A specific agreement is required and will be attached and become a part of Resident's Rental Agreement.

6. EXISTING MOBILE HOMES

6.1 Alterations: Residents are encouraged to upgrade their manufactured homes. To assure that individual actions are aesthetically compatible with other homes in the Community and in accordance with Community Standards, all improvements or alterations, including replacement of existing air-conditioning, carports and utility buildings, must be approved by the Community Manager prior to commencement of work. Each Resident is responsible for the submission of complete plans or permits for anticipated alterations showing compliance with Community's Standards, Hillsborough County building and zoning codes, and other restrictions on record. All improvements must be completed within thirty (30) days. For additional information on Community Standards, please see "Improvements to Be Installed by New Residents."

6.2 Maintenance: All homes, carports, sheds, or any other items placed on a lot by Residents, must be maintained in a clean and orderly manner. The Community Manager reserves the right to require repairs, repainting or other maintenance that is needed to maintain Community Standards.

6.3 Street Numbers: All homes must have the street address clearly written on the front of the home. This is essential to help emergency services locate the proper party when an emergency arises. Where street address is not available, then the lot number must be clearly written on the front of the home.

6.4 Skirting: The entire mobile home, including decks and porches, must be skirted. The home is to have a brick or brick-type stucco front with shrubs across the entire front, or a full-width brick planter across the front of the home as high as the floor level. The remaining three sides may be skirted with brick or aluminum slat-type skirting that is manufactured for manufactured home use. Skirting must provide for ready access for under home utilities repair and inspection.

6.5 Steps: Steps must be concrete or material approved by the Community Manager. Steps must be kept neat, clean,

and safe.

6.6 Hitches: Bolt-on hitches are to be removed and stored so as to not be visible. Welded-on hitches shall be either covered by a full-width planter at least as high as the floor level of the manufactured home, in compliance with Paragraph 6.4 above, or preferably removed and stored.

6.7 Anchors: The home must be tied down by hurricane anchors. Tie-downs and blocking must meet all standards set by state, county, city or any other governmental agencies. These actions must be performed by a properly licensed contractor.

6.8 Windows: No aluminum foil is to be placed in windows. The use of tinted mylar film in brown or gray tint is acceptable.

6.9 Exterior Surfaces: The exterior surfaces of the manufactured home including the eaves and trim shall be kept free of mildew or discoloration. Peeling, fading, or damaged exterior surfaces must be restored to the original new condition.

6.10 Obsolescence: As the manufactured home's appearance ages, the manufactured home shall be resurfaced, re-sided, re-roofed, or replaced if deemed unrepairable. The exterior materials should be in conformity with those homes being brought into the Community and those that are commonly being produced by the Florida manufactured housing industry.

When a home reaches seventeen (17) years of age, the Resident must provide the Community Manager with certificates from the appropriate municipal agency having jurisdiction over the Community in such matters, or from an independent certified and licensed inspector, indicating that the home's mechanical, electrical, and structural systems (including, but not limited to, heating, ventilation, cooling, plumbing and fire safety) have been inspected and are certified habitable. Failure to provide such certification will be considered a violation of these Rules and Regulations and the Resident will, after proper notice, be subject to eviction from the Community pursuant to Paragraph 25, Eviction, of these Rules and Regulations.

6.11 Antennas: Group W Television service is available to Residents at an additional charge. No other antennas or sending and receiving apparatus shall in any way be attached to or protruding from any manufactured home or manufactured home site. Any equipment that interferes with neighboring reception is prohibited.

6.12 Signs: One "For Sale" sign, no larger than 10

inches by 14 inches, is allowed in the home window only. No signs are allowed in yards and violations are subject to removal by the Community Manager.

6.13 Storage: To avoid fire hazards and to promote safety, the space immediately underneath a manufactured home shall not be used for storage. Patios may not be used for storage and storage on lots is prohibited unless approved by the Community Manager.

7. ENTERING MANUFACTURED HOMES

7.1 Size and Age: The minimum size of a manufactured home entering the Community is 14 feet by 50 feet. The maximum age of a manufactured home entering the Community is not to exceed three (3) years. Prior to the time the home is brought into the Community, it must be approved by the Community Manager. Manufactured homes 12 feet in width or greater, located in the Community on October 1, 1984, may be sold to a purchaser who wishes to retain the home in the Community. However, any existing manufactured homes shall not be traded for homes less than 14 feet in width, and all Standards having to do with new manufactured homes shall be applicable.

7.2 Set-Backs and Placement: Prior to installing a manufactured home on a lot, placement must be approved by the Community Manager. Resident shall observe all local governmental building and zoning codes. Homes must e set-back ten (10) feet from the edge of the pavement and have a minimum separation between structures of ten (10) feet.

8. IMPROVEMENTS TO BE INSTALLED BY NEW RESIDENTS

Residents who commence occupancy in the Community, whether by purchase or other transfer of title of an existing home or by installing a home, must meet the following Community Standards, together with applicable requirements for "Existing Mobile Homes." The Community Manager is in the continual process of upgrading the Manufactured Home Community and reserves the right to require New Residents to upgrade to Community Standards in effect at the time of entrance. Requirements may be waived or modified by the Community Manager due to space limitations, design considerations, or such other reasons as may be sufficient in the sole discretion of the Community Manager. All plans must be approved by the Community Manager prior to commencement of work and all necessary permits obtained and displayed. All work must be completed within thirty (30) days of the date of sale or transfer and work to be done must be included in the Purchase Contract.

8.1 Steps: Concrete or stone and concrete steps must be located at all exterior home entrances.

8.2 Air-Conditioning: Only central air-conditioning units may be installed in a home. No window-type or roof top air-conditioning units are allowed to be installed and any existing units of these types must be removed and replaced with central air-conditioning units by New Residents upon move-in.

8.3 Carports: All homes are to be equipped with a carport constructed of .032 gauge aluminum or heavier and supported by 2 inch by 2 inch or larger aluminum posts which must be installed and attached to each home so as to provide an integrated roof line between the home and such carport. The carport must be a minimum of 12 feet in width by 30 feet in length and must comply with all standards set by all governmental agencies having control thereof.

8.4 Utility Buildings: All homes are to be equipped with a utility shed constructed of the same material as the carport and incorporated thereunder. The utility shed may be a minimum size of 6 feet by 8 feet by 8 feet high and a maximum size of 10 feet by 12 feet by 8 feet high. Both the carport and utility shed must be aesthetically compatible with other like structures in the Community. No free-standing sheds may be newly installed and existing free-standing sheds must be removed by New Residents upon move-in.

8.5 Additions: Cabanas, awnings, screened-in areas, or other additions and/or improvements must be approved by the Community Manager prior to installation and installed in accordance with local laws. Building permits must be displayed and all contractors must be approved by the Community Manager and licensed by Hillsborough County.

8.6 Fencing: No fencing may be installed in the Community for pet runs or division of home sites. All existing fences must be removed by New Residents upon move-in. Living fences made up of shrubbery or other plants are permitted to be installed after the Community Manager has approved plantings and placement.

8.7 Repairs: Damaged areas or poorly painted areas of the home and accessory buildings must be repaired or repainted. Depending on the condition of the home, other upgrades may be required by the Community Manager to bring the appearance and the condition of the home up to current Community Standards, pursuant to the provisions of Paragraphs 6.2 Maintenance and 6.10 Obsolescence.

9.

MANUFACTURED HOME SITES

9.1 Alterations: Any alterations or modifications to a manufactured home site, including attachments, driveways,

landscaping, or items that will affect the exterior appearance of the residence, must have the written consent of the Community Manager prior to commencement of work. Each Resident is responsible for the submission of complete plans or permits for anticipated alterations showing compliance with Community's Standards, Hillsborough County Building and Zoning codes, and other restrictions or record.

9.2 Maintenance: Resident is responsible for the overall appearance of the home site. Lot must be kept clean, orderly, and free of litter, and Resident must maintain lawn and shrubbery thereon, mowing, trimming, watering, weeding, and the general care thereof. Home sites not maintained to satisfactory Community Standards will, after proper notice, be maintained by the Community Manager and the cost thereof will be charged to the Resident.

9.3 Landscaping: Additional landscaping and shrubs may be planted with Community Manager's prior approval of type and location. The Community is not responsible for damage to homes or home sites resulting from acts of nature. Trees may not be removed without the express written consent of the Community Manager. Once planted, all trees and large shrubs become Community property.

9.4 Watering: Sprinklers and hoses shall not be left running unattended. Management has the right to enter a lot and turn off water when over-watering causes run-off from Resident's lot.

9.5 Equipment: Lawn care equipment, tools, toys, and other equipment must be stored out of sight when not in use. No articles are to be stored beneath manufactured home or on patios.

9.6 Furniture: Only furniture specifically designed for outside use is allowed outside the home.

9.7 Laundry Lines: Only removal umbrella or reel-type laundry lines may be installed at rear of home. Pole location must be approved by the Community Manager to avoid damage to utilities. No one is permitted to hang lingerie, towels, rugs, rags, or any wearing apparel on the manufactured home, awning, portable rack, or other device on the lot.

9.8 Fencing: No fencing may be newly installed in the Community for pet runs or division of home sites. The Community Manager reserves the right to request the repair, repainting, or removal of existing fences if unsafe or unsightly. Living fences made up of shrubbery or other plants are permitted after the Community Manager has approved plantings and placement.

9.9 Posts, Poles, and Stakes: No posts, poles, stakes, or the like are to be driven into the ground without consulting the Community Manager due to the danger of interfering with or damaging underground utilities. Resident will be liable for any expense incurred by the Community resulting from violation of this Rule.

9.10 Place of Residence Only: Home sites may be used as a residence only and are not to be used for business. A business is defined as 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) requires any type of sign or advertising on the exterior of the home; (iv) includes door-to-door canvassing of Community Residents; or (v) interferes with the safe, pleasant, and enjoyable use of the Community by any of its Residents.

9.11 Alterations Prohibited: Alterations prohibited of the appearance of the home site shall include, but not be limited to, placing swing sets, dog houses, fences, and the like. Resident may be required to remove, at his sole expense, any alteration or improvement made without written approval of the Community Manager which changes the appearance of the home site. Alterations not removed, after proper notice, will be removed by the Community Manager and the cost thereof will be charged to the Resident.

10. TRAFFIC AND VEHICLES

10.1 Speed Limit: The 15 mile per hour speed limit must be observed. Please pause at intersections and be particularly alert for bicycle traffic.

10.2 Street Repair: To help keep streets in good repair, the only vehicles allowed in the Community are passenger cars, vans, and pick-up type trucks (3/4 ton limit). Service vehicles required by the Community are the only exception. Please report street repairs that you feel are necessary.

10.3 Vehicles: Operators of all motorized vehicles within the Community must have a valid operator's license. Motor bikes, go-carts, motorcycles, or any similar vehicles are prohibited, except for purposes of entry and exit. Pedestrians, golf carts and bicycles have the right-of-way.

10.4 Vehicle Repairs: Only minor motor vehicle repairs may be made on personal vehicles at Residents' space. Motor vehicles not in operating condition or without current license plates are not allowed in the Community. Vehicles in violation will be towed away at the vehicle owner's expense. Major repairs to vehicles, such as the removal of engines, transmissions, or other major mechanical repairs,

will not be permitted on the lot, carport, street, or parking areas. Painting of vehicles or other equipment in the Community is prohibited.

11. PARKING

11.1 Street Parking: Streets are Fire Lanes: No overnight parking is permitted on the streets which must be kept clear to allow passage of emergency vehicles. Violators will be issued tickets after midnight.

11.2 Parking Spaces: Where applicable, parking space is provided for two (2) cars only per lot. Residents shall not keep more than two (2) vehicles in the Community. Residents and/or their guests will not be permitted to park on lawns or any other area of the Community that is not specifically marked to provide for vehicle parking. In the event that Resident desires additional parking on his manufactured home site, Resident may install a concrete paved area large enough to accommodate the additional vehicle(s); provided, however, that the Community Manager has approved the plans prior to constructions.

12. COMPOUND STORAGE AREA

No boats, boat trailers, travel trailers, campers, RVs, or similar units are allowed on lots. A compound area is provided for Residents use. Necessary arrangements for its use are to be made with the Community Manager. The Community shall not be liable for any loss or damage suffered to any articles stored in the compound.

13. PETS

13.1 Pet Registration: Every Resident who owns a pet must register the pet with the Community Manager. Only one (1) generally accepted domestic pet which has been approved and registered by the Community Manager and that does not exceed 15 pounds and 15 inches in height at full growth is allowed per home. (These number and size restrictions shall not apply to pets owned by Residents residing in the Community prior to January 1, 1985).

13.2 Leashes: Pets must be kept inside the home or on a leash with the Resident at all times. While the pet is outside, its owner shall be responsible for any clean-up needed.

13.3 Collars: Pets must wear necessary registration from the appropriate governmental agency.

13.4 Pet Removal: If ten (10) Residents or more sign a petition complaining against the conduct of the pet, its registration will be terminated and the pet must be removed.

Any pet not property registered must be removed from the Community. The only exceptions to this Rule will be those made for animals that provide "seeing eye" or "hearing" assistance.

13.5 Cancellation of Pet Privileges: Should pet management become a serious problem in the Community, the Community Manager reserves the right to refuse admission to all further new and/or replacement pets.

14. RECREATION AND OTHER FACILITIES

14.1 The Recreation Center is provided for the use of adult Residents. Children are allowed only if accompanied by an adult Resident. These facilities may be reserved through the Community Manager for private activities. Please make all reservations through the Community Manager well in advance of your planned activity. It is the Resident's responsibility to clean the area after use and to pay for any damage to equipment or facilities. All persons attending parties in which alcoholic beverages will be served must be 25 years of age or older. No pets are allowed in the recreation area.

14.2 Swimming Pools: Pool Rules are posted in the pool area and a copy is also available at the Community Office. Failure to comply with all Pool Rules will result in the rescission of pool privileges. No glass containers of any type are allowed in the pool area.

14.3 Laundry Facilities: A coin-operation laundry is available and maintained for Community's Residents use only. Unattended children are not allowed in the laundry at any time. The washers and dryers should be used according to the instructions posted in the laundry room. The Community Manager reserves the right to close said facility. Clothes are to be aired or dried only in those locations provided for this purpose, unless prior written permission is obtained from the Community Manager.

14.4 Alcoholic Beverages: No alcoholic beverages are allowed in the public areas of the Community except as provided in Section 14.1, Recreation Center. Loud parties and excessive drinking will not be tolerated any place in the Community.

(See Section IV of the Prospectus for facility locations, descriptions, and time schedules).

15. NOISE

Radios, televisions, record players, musical instruments, or the like shall be played in a manner that does not unreasonably disturb other Residents of the Community.

Prolonged (lasting more than 15 minutes) barking or loud noise created by a pet in the Community is considered an unreasonable disturbance. 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, record players, musical instruments, or the like shall not be played in a manner so as to be audible outside the manufactured home. Yelling, screaming, and use of profanity outside the home, or inside home if audible outside, are not permitted in the Community.

16.

DANGEROUS
INSTRUMENTALITIES

The use of guns, including but not limited to BB guns and air guns, sling shots, bows and arrows, and other dangerous instrumentalities, is not permitted in the Community. The hurling of rocks, knives, eggs, sticks, and any other missiles is strictly forbidden. Fireworks are also strictly forbidden.

17. REFUSE

All trash, garbage, and refuse must be placed in plastic trash bags and tied securely. Trash is to be placed at curbside only on the mornings of trash pick-up. At all other times, trash should be kept in an inconspicuous place and in covered containers.

Grass cuttings, leaves, trimmings, and etc. must be placed in plastic bags adequate for pick-up. Burning of trash, leaves or other materials is not allowed. If in doubt about large trash disposal, ask the Community Manager. No garbage or refuse shall be dumped on vacant lots, around recreational areas, or across fences around the perimeter of the Community.

18. UTILITIES

18.1 Utility Hook-Ups: All electrical and plumbing hook-ups must be done by licensed and Community approved service people. Any fees for installation or hook-up of utilities will be the responsibility of the Resident.

18.2 Utility Repairs: Electrical, gas, water, or sewer repairs required outside the mobile home, must be reported to the Community Manager. The cost for repairs made without notifying the Community Manager, including any damage incurred, will be the Residents' responsibility. The Community Manager is not responsible for the failure, default, improper act, or omission by any utility supplying such services. Resident should check to be sure that their water heater has a relief valve. The Community is not responsible for damage done to water heaters caused by lack

of water in the system.

18.3 Park's Maintenance Responsibility:

- a. Electrical - Electrical pedestal.
- b. Water - Water main, shut-off value at main, and water meter.
- c. Sewer - Sewer main.

18.4 Resident's Maintenance Responsibility:

- a. Electrical - The breaker, underground wiring from pedestal to home, and all internal home wiring and fixtures.
- b. Water - Water line from home to Community water meter and all internal home pipe and fixtures.
- c. Sewer - Sewer line from home to sewer main and all internal home sewer pipes and connections.
- d. Gas - Line from gas meter to the home and all lines within the home.

(See Section VII of the Prospectus for additional information).

19. SOLICITING

All solicitation, commercial or otherwise, is banned with the exception that Community Residents have the right to canvass and solicit as allowed pursuant to Section 723.0564, Florida Statutes.

20. GUESTS

All persons who are not specifically named in the Rental Agreement are defined as guests. A guest of a Resident shall have access to and from the Resident's site without the Resident or guest being required to pay a fee or charge. A guest is a person whose stay does not exceed fifteen (15) consecutive days or thirty (30) total days per year. Any person staying longer than these periods must fill out an Application for Residency, meet all residency requirements, and be qualified as a Resident by the Community Manager. Said person will be required to sign the Rules and Regulations and be specifically named and added to the Rental Agreement covering said manufactured home site.

Guests are entirely the responsibility of their hosts and must comply with Community Regulations. The Community facilities are primarily for the use and enjoyment of the

Residents. when conditions permit, guests will be allowed to use the Community facilities, but they must be accompanied by the Resident host at all times.

21. FEES, CHARGES, AND ASSESSMENTS

The fees, charges, and assessments applicable to each manufactured home space on the date the Community Prospectus was issued to each Resident are itemized therein. Base rent and other charges are subject to annual increases at the time that each Resident's one year Rental Agreement is renewed. Increases will only occur once in any twelve month period, other than for increases resulting from certain government and utility charges which may occur more frequently. Certain other cost increases or substitutions which are experienced by the Community during the term of the Rental Agreement will be recaptured, together with interest charges for the carrying period, in the next following Rental Agreement period. The Community Manager will notify the Resident at least ninety (90) days prior to any increases in lot rental or other charges.

Following is a summary of the major types of charges and a description of certain procedures governing their application:

21.1 Base Rent: The rental rate charged to the Resident for use of the manufactured home space. Lot rental rates vary throughout the Community based on lot size and location.

21.2. Government and Utility Charges: Those amounts, other than Special Use Fees, which are itemized and charged separately from the base rent and which represent the Resident's share of costs charged to the Community by any state or local government or utility company. Certain increases in taxes, fees, or other direct charges by governmental agencies or utility companies may be recaptured from Resident on a pro rata basis during the term of the Rental Agreement. Any direct costs which are incurred by the Community as a result of actions by governmental agencies or utility companies may also be recaptured from Residents on a pro rata basis.

21.3 Special Use Fees: A variety of fees are charged for special items and services. Residents should consult their Prospectus, Rental Agreement, and current posted rates at the Community Office for all current charges applicable to their manufactured home space. Following are a few of the major fees which apply to all Residents:

a. Credit Check Fee: A one-time, non-refundable Credit Check Fee will be charged to cover the cost incurred to verify information presented on the applicable and to

initiate all permanent Resident records. The fee is charged only to a prospective Resident for a lot at the time an Application for Residency is submitted for that lot. If the credit check fee is determined to be an entrance fee prohibited by Section 723.041, Florida Statutes, it will be refunded.

b. Service Fee: Homesites not maintained to satisfactory Community Standards (as herein specified) will be maintained by the Community Management. Residents will be billed at the prevailing Community service rate per man-hour for all hours required to perform the necessary maintenance, with a minimum charge of one hour.

c. Late Payment Fee: All rents are due and payable on the 1st day of each month, one month in advance. A Late Fee will be charged on the 6th of the month if rent has not been paid. An additional fee per day per late payment will be charged for each subsequent day that any month's rent remains unpaid. These charges are made to cover the cost of notifying Residents, changing records, making special deposits, and other necessary office procedures.

d. Returned Check Fee: A charge will be made for any check that is returned unpaid. Late Fees will continue to accumulate from the 6th until proper payment is received.

e. Facility Deposit: When any Community facilities are reserved for group or private functions, a cash or money order deposit will be collected and returned to Resident sponsor when the facilities have been restored to a clean and damage-free state.

f. Security Deposit: A security deposit may be collected at the time an Application for Residency is approved and prior to the new Resident's move into the Community.

21.4 Payments: All payments received from Residents are applied first to any Late Fees, Returned Check Fees, or Special Service Fees which may be owing, then to any utility charges due, and then the remaining balance is applied to any monthly rent balance due.

(See Section VIII of the Community Prospectus for additional information on the factors to be used in increasing rents or other charges and for a detailed schedule of rents, fees, and other charges effective on the Delivery Date of the Prospectus).

22. RIGHTS

Community Management shall have the right of access to the Resident's manufactured home only to prevent imminent danger

to the occupant or the manufactured home. Community Management shall have the right of entry onto the lot for purposes of repair and replacement of utilities, reading of meters, protection of the Manufactured Housing Community, and at all reasonable times for maintenance of the lot.

Specific variances to these Rules and Regulations may be granted by the Community Manager 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 as do not disturb Residents' quiet enjoyment of the Community and where the basis for the variances is deemed sufficient in the discretion of the Community Manager.

The rights of the Community Owner contained herein are cumulative and failure to exercise any right shall not operate to forfeit any other rights. No waiver of any condition or covenant shall be deemed to constitute or imply a further waiver of any other conditions or covenants.

23. NOTICES

Any written notices required under the provisions of the Rules and Regulations, the Rental Agreement, or Chapter 723, Florida Statutes, shall be effective with the date of postmark and shall be considered delivered if addressed to the manufactured home owner at the last known address. Certified or registered mail, return receipt requested, shall be required solely in the case of notices for eviction.

24. RENTAL AGREEMENT TERMS AND CONDITIONS

Written Rental Agreements will be required of all New Residents prior to occupancy and will be offered to each existing Resident on the anniversary date of all other Rental Agreements in the Community. All Rental Agreements will have a term of one year with the exception of the first Agreement entered into by a new Resident. Said Agreement will expire on the next following anniversary date of all other Agreements in the Community. Whether or not Resident chooses to execute a written Rental Agreement, Resident is subject to the same terms and conditions as Residents who have executed Agreements and all of the terms and conditions of the Agreement and all required statutory provisions of Chapter 723, Florida Statutes, are specifically incorporated herein by reference as Rules and Regulations governing the tenancy.

Resident shall not assign the Rental Agreement, or any interest therein, except as provided in Chapter 723.059, Florida Statutes, which allows the purchaser of a manufactured home who becomes a Resident of the Community to assume the remainder of the term of any pre-existing Rental

Agreement, and shall not sublet the leased premises or any part thereof, or allow any person or persons to occupy or use the leased premises.

25. EVICTION

A resident may be evicted from this Community on one or more of the grounds listed below:

25.1 Nonpayment of Lot Rental Amount: If a Resident fails to pay rent when due and if the default continues for five (5) days after delivery of a written demand by the Community Manager for payment of rent, the Community Manager may terminate the tenancy.

25.2 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.

25.3 Violation of the Community Rules and Regulations, the Rental Agreement, or the provisions of Chapter 723.061, Florida Statutes.

a. The Community Manager will notify a Resident of any violation which is found by any court having jurisdiction thereof to have been an act which endangered the life, health, safety, property, or peaceful enjoyment of the Community or its Residents and terminate the tenancy and the violator will have seven (7) days to vacate the premises.

b. The Community Manager will notify any Resident who violates the Rules and Regulations, Rental Agreement provisions, or provisions of Chapter 723.061, Florida Statutes, within thirty (30) days of said violation specifying the actions causing the violation and will give the Resident seven (7) days to correct the noncompliance. For the second violation of the same type within twelve (12) months, the Community Manager will notify the Resident of the grounds for eviction, terminate the tenancy, and give the Resident thirty (30) days to vacate the premises.

c. A second violation of the Rules and Regulations, Rental Agreement provisions, or the provisions of Chapter 723.061, Florida Statutes, shall unequivocally be a ground for eviction and it shall not be defense to any eviction proceeding that a violation has been cured after the second violation.

25.4 Should a change in use of the land comprising the Community or the portion thereof on which a Resident is located occur, the Community Manager will notify the Resident or Residents involved a minimum of six (6) months

prior to the date that they will need to secure other accommodations.

25.5 Should the purchaser of a manufactured home situation in the Community fail to be qualified as and to obtain approval to become a Resident, then that purchaser may not move into the Community, and should he or she continue to own the manufactured home, then it must be removed from the Community.

26. CHANGE IN RULES AND REGULATIONS

26.1 The Community Manager shall give written notice to each Resident at least ninety (90) days prior to any change in the Rules and Regulations. Rules adopted as a result of restrictions imposed by governmental entities and required to protect the public health, safety, and welfare may be enforced prior to the expiration of the 90-day period.

26.2 A committee, not to exceed five (5) in number, designated by a majority of the affected Residents, or by the Board of Directors of the Homeowners Association, if applicable, shall meet with the Community Manager to discuss such change within thirty (30) days of the notice from the Community.

26.3 Within thirty (30) days of the meeting described above, the Resident shall request that the dispute be submitted to mediation, pursuant to Chapter 723.038, Florida Statutes, if a majority of the affected residents have designated, in writing, that the change in the Rules and Regulations is unreasonable.

26.4 If both parties subsequently agree, they may request that the dispute be arbitrated rather than mediated. No action relating to a dispute as to changes in Rules and Regulations may be filed in any court unless and until a request has been submitted to the Department of Business Regulation, Division of Florida Land Sales, Condominiums, and Mobile Homes, the Johns Building, 725 South Bronough Street, Tallahassee, Florida 32301, for mediation or arbitration and the request has been processed in accordance with Chapter 723.038, Florida Statutes. If a party refuses to agree to mediate or arbitrate, or fails to request mediation, upon proper request, the party shall not be entitled to attorneys' fees in any action relating to a dispute as described in this paragraph. However, the mediation or arbitration shall not be binding unless the parties agree otherwise in writing.

27. IN ADDITION (Special Community Requirements)

RESIDENT ACKNOWLEDGE HAVING READ AND UNDERSTOOD ALL THE STATED RULES AND REGULATIONS, AGREES TO COMPLY WITH EACH, and is in full agreement with these Rules and Regulations being an integral part of the Application for Residency and Rental Agreement between the Resident and the Manufactured Housing Community Owner. Resident acknowledges that violations, infractions, breach, or default of these Rules and Regulations, whether singular or several, will be grounds for termination of Resident's Rental Agreement and eviction from the Community.

SIGNATURES ON FOLLOWING PAGE

PLEASE READ THESE RULES AND REGULATIONS PRIOR TO SIGNING BELOW.

EXECUTED by both parties this _____ day of _____, 19 .

RESIDENT: I have read a current copy of these Rules and Regulations. I signify by my signature that I understand and agree to comply with all that is contained herein.

RESIDENT(S): ALL RESIDENTS MUST SIGN

_____/_____/_____
SIGNATURE

_____/_____/_____
SIGNATURE

_____/_____/_____
SIGNATURE

_____/_____/_____
SIGNATURE

VILLAGE OF TAMPA

By: _____/_____/_____
AUTHORIZED AGENT

PLEASE LIST BELOW ALL CHILDREN AND THEIR AGES RESIDING IN YOUR HOME:

<u>CHILD'S NAME</u>	<u>AGE</u>

LISTED BELOW ARE THE ONLY VEHICLES THAT RESIDENT(S) WILL KEEP IN THE COMMUNITY:

1.

2.

RULES AND REGULATIONS

I N D E X

	<u>PAGE</u>
Additions	B-6
Adult Section	B-2
Air-Conditioning	B-6
Alcoholic Beverages	B-10
Alterations (Manufactured Home)	B-3
Alterations (Manufacture Home Site)	B-6
Anchors (Existing Residents)	B-8
Antennas	B-4
Carports	B-6
Change in Rules and Regulations	B-17
Children	B-2
Compound Storage Area	B-9
Dangerous Instrumentalities	B-11
Entering Manufactured Homes	B-5
Equipment	B-7
Eviction	B-16
Exterior Surfaces	B-4
Family Section	B-2
Fees, Charges and Assessments	B-13
Base Rent	B-13
Government and Utility Charges	B-13
Payments	B-14
Special Use Fees	B-13
Credit Check Fee	B-14
Facility Deposit	B-14
Late Payment Fee	B-14
Returned Check Fee	B-14
Security Deposit	B-14
Service Fee	B-14
Fencing (New Residents)	B-6
Fencing (Existing Residents)	B-7
Furniture	B-7
General Information	B-1
Guests	B-12
Hitches	B-4
Improvements To Be Installed By New Residents	B-5
In Addition	B-8
Landscaping	B-7
Laundry Facilities	B-10
Laundry Lines	B-7
Maintenance (Manufactured Home)	B-3
Maintenance (Manufacture Home Site)	B-7