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CITRUS GROVE ESTATES

RULES AND REGULATIONS

The purpose of these Rules and Regulations is to promote the comfort, welfare and safety of the leaseholders and renters of CITRUS GROVE ESTATES, (hereinafter called the "Park") and to improve and maintain the appearance and reputation of the Park.

These rules have been established by the Board of CITRUS GROVE HOME OWNERS ASSOCIATION, INC. (hereinafter called the "Corporation") owner of the Park, and may be changed from time to time to achieve this and other purposes.

I. Definitions:

1. Corporation - "Corporation" means CITRUS GROVE HOME OWNERS ASSOCIATION, INC., the owner of the Park and Landlord to both leaseholders and renters.

2. Leaseholder - "Leaseholder" shall be the person or persons owning a membership certificate issued by the Corporation pursuant to the Articles of Incorporation and Bylaws. Also referred to as "Member".

3. Renter - "Renter" shall mean an occupant of a mobile home in the Park who is not a leaseholder and who occupies a cooperative unit owned by the Corporation.

4. Park - "Park" or "Village" shall mean CITRUS GROVE ESTATES.

5. Board - "Board" shall mean Board of Directors of the Corporation.

II. Rules and Regulations:

1. It is recommended that all residential gates located on 7th Street, also known as Rosewood Drive, be kept closed at all times. It is required that all gates be **CLOSED AND LOCKED** from dusk to dawn.

2. Each resident may secure a gate opener for the access gates from the office. A Twenty-Five Dollar (\$25.00) deposit is required. This deposit shall be returned to the resident when the resident returns the gate opener to the office upon the resident's moving from the Park.

3. Clothes lines located in the common area on Palmwood are available for all residents. All clothes must be removed from the line by 5:00 p.m. each day. There are to be no clothes on the line on Sunday or holidays. Residents may string a short line for drying a few items in their carport but this line must be removed by 5:00 p.m.

Exhibit "15"

4. The clubhouse will be open daily from 8:00 a.m. until 9:00 p.m. It may be open later on special occasions. The clubhouse may be used by a resident for a special occasion so long as it does not interfere with the regular programming in the Park. Reservations should be made through the Park office. The clubhouse will be open on request from May through September for special occasions.

5. All rent and maintenance is due on the 1st day of the month. A fee of \$35.00 per month will be charged to the resident whose lot rent is delinquent after the 10th day of the month. A \$25.00 charge will be assessed for any returned check for rent or maintenance.

6. Occupancy of the mobile home shall not be permitted unless at least one person in such mobile home shall be fifty-five (55) years of age or older and all other occupants of the mobile home must be at least forty-five (45) years of age. The Board of Directors reserves the right to make a background check on all individuals requesting admission to the Park. No home is to be occupied by more than two (2) persons without prior written approval of the Board of Directors and any additional occupant must be a family member.

7. Mobile homes may be sublet under the following conditions. Any prospective sublease must be approved by the Park Manager. Mobile home owners may rent on their own, or have the Park Manager assist in locating a renter. The mobile home must be in a good condition at time of renting.

8. Each resident is required to regularly trim, edge, weed and care for his/her own lawn and landscaped area. There shall be no lawn mowing before 8:00 a.m. except from May 1st through October 1st when lawns may be mowed starting at 7:00 a.m. in order to beat the heat. No mowing on Sundays or holidays. If a lawn or landscaping is not mowed, trimmed or weeded, Park Management reserves the right to correct the problem and charge the owner the cost thereof. The Park owner is not responsible for any damage done to a mobile home or Park property in regards to any lawn maintenance or landscaping.

9. Each resident is required to keep his/her lot and driveway neat and orderly at all times. No open storage is allowed on the patio or property. All trees, shrubs, and walkways placed on your lot cannot be removed without specific approval of the Park Management. All planting of trees and shrubbery requires the prior written approval of the Park Management due to underground location of utilities.

10. No peddling, soliciting or commercial enterprise will be allowed in the Park unless it will benefit all Members and Tenants equally and then only with written permission from the Board. However, Members and Tenants have the right to canvas as authorized pursuant to Section 723.054, Florida Statutes.

11. The Corporation, Board and Park Manager shall have no liability or responsibility pertaining to loss by fire, theft, accident, personal injury or any other cause whatsoever to any Member, Tenant or their guests.

12. The office must have a key for the doors of your mobile in case of emergency. Please notify the Park office if you leave for more than a few weeks. For your protection, leave an address where you can be contacted and the name of who will be responsible for your lawn while you are gone. Turn off water during absences from the Park.

13. The office hours are 9:00 a.m. to 12:00 noon Monday through Friday but will be closed on holidays. Except in emergencies, do not contact the Park Manager after 6:00 p.m. Please conduct all business in the Park office.

14. There shall be no pets within the community.

15. There shall be no feeding of any stray animal. All stray animals shall be captured and removed from the community.

16. "For Sale" signs may be displayed with the following restrictions:

a. Only one (1) "For Sale" sign may be displayed for each home. Size of sign may be no larger than 9" x 11".

b. "For Sale" sign must be placed on the home itself. No signs will be allowed on the home site.

c. Information on the sign is limited to the following:
Words: "For Sale"
Selling person or agent
Telephone number

17. All plans for a room addition, utility room, etc., must be submitted in writing to the Board for approval. All state and county statutes apply. No work may be commenced until all required permits have been received and posted on the job, and written approval has been obtained from the Board.

18. Automobile and motorcycle repairs shall not be conducted anywhere within Citrus Grove Estates. Washing and cleaning resident's own vehicle is permitted. **NO UNLICENSED OR INOPERATIVE VEHICLES ARE PERMITTED IN THE PARK.**

19. No camper, van, automobile, truck, trailer, travel trailer or motor coach may be parked overnight on the street in front of a Member's or Tenant's home.

20. A resident must accompany children and guests of the resident when guests or children are using recreation facilities.

21. Please play televisions, radios and all musical instruments softly. Please avoid excessive noise. Be considerate about noise when pursuing a hobby.

22. The overflow parking area is designed for residents who need additional parking for overnight guests, parking boats, and other vehicles as needed for short term parking. A vehicle may not be located in the overflow parking area longer than 48 hours without the written approval of the Park Manager.