

MAS VERDE MOBILE HOME COMMUNITY RULES AND REGULATIONS

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

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

These Rules and Regulations are intended to maintain the appearance and comfort of the Community for you and 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 lot 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.

Definitions:

“COMMUNITY OWNER” means the owner or operator of the Community.

"TENANT" means a person who is entitled under a lot rental agreement with the Community Owner to occupy a manufactured home Community lot and who does not own the manufactured home occupying the lot. The term applies only to persons who have been approved by Community Management pursuant to these Rules and Regulations

"HOME OWNER" means a person who owns a manufactured home and rents or leases a lot within a manufactured home community for residential use.

"RESIDENT" means a person entitled under a lot rental agreement to the use and occupancy of residential lot to the exclusion of others. The term includes both tenants and Home Owners.

“GUEST” means an individual who maintains a permanent legal residence at a locale other than the Community and who pays one or more visits to a tenant of the Community.

“AMENDMENTS” From time to time rules may be changed or additional rules may be added. The Rules and Regulations will be posted in conspicuous locations within the Community. Management shall give written notice to each Resident at least ninety (90) days prior to any home site rental increase, reduction in services or utilities or changes in 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 a 90-day period. Management shall comply with Sections 723.037 and 723.038, Florida Statutes.

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1. ENFORCEMENT OF RULES AND REGULATIONS

A. A major prerequisite for admittance to this manufactured home community is that the prospective Resident be informed of each Rule and Regulation. Prior to admission to this community, each Resident must sign an acknowledgment that they have read, and that they understand and agree to be bound by, the Rules and Regulations as set forth herein. Please note that ignorance of a Rule and Regulation cannot be accepted as an excuse for violation. Every effort will be made by Management to ensure that the Rules and Regulations are enforced and that your safety and comfort are not disturbed. Your cooperation is absolutely essential in enforcing these rules.

B. Notwithstanding Community Owner's express intent to enforce the Community Rules and Regulations and to require compliance therewith by all Community residents, compliance and enforcement is a matter between Community Owner and the offending resident, and as such, no other home owner or resident has any right against Community Owner relative to enforcement of the Rules and Regulations against another resident.

2. NOTICE OF VIOLATION OF RULES AND REGULATIONS

Community Management will contact Residents who violate a regulation by means of a personal visit, a telephone call, and/or a NOTICE OF RULE VIOLATION in accordance with section 723.061, will be forwarded. It is expected that all Residents will correct the violation in a timely manner, in accordance with section 723.061. Constant violation could lead to possible eviction proceedings in accordance with section 723.061. Please note that your total adherence is absolutely essential to provide you and your neighbor a peaceful surrounding.

3. OCCUPANCY

A. Any person applying for admittance as a Resident of the Community must fill out an application for residency and be interviewed by Community Management. All prospective residents must be approved by Community Management and must sign a lease agreement prior to taking possession of a manufactured home currently in the Community or moving a manufactured home into the Community. Management has the right to reject a prospective Resident for any reason not prohibited by law. Approval of a purchaser of a home within the Community may not be unreasonably withheld. Management will not approve a prospective Resident who provides false or misleading statements, whether orally or in writing, within the rental application or in any statement or document offered in support of a request for residency approval. No one other than those executing the lease agreement shall be allowed to own or to reside upon the lot set forth in the lease agreement without prior written consent from the Community Manager. The purchase of a resident's home by those who have not executed the lease agreement or obtained written consent from Community Management shall not constitute permission or right for the purchaser(s) to reside within the Community. An Application for Residency and background check must be completed and approved, a Prospectus delivered, and a copy of the Rules and Regulations, and a Rental Agreement signed, prior to: (i) arrival of Resident's manufactured home in the Community; or (ii) the transfer of title when the home is already in the Community. The Community Manager reserves the right to refuse to accept further rent and terminate the Rental Agreement of anyone who, after proper notices pursuant to

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Chapter 723.061, Florida Statutes, fails to comply with these Rules and Regulations.

B. This Community is intended, operated and maintained for the occupancy, use and benefit of persons 55 years of age or older. As such, this Community adheres to and enforces the requirements of the "Housing for Older Persons Act" of 1995. Consequently, at least 82% of the occupied homes must be occupied by at least one person who is 55 years of age or older as of the date of occupancy and any other occupant must be 40 years of age or older (except spouses and permanent full-time care givers whose presence is required by a licensed physician). In the event the oldest occupant of a manufactured home dies or vacates the manufactured home, the remaining occupant(s) may continue as a resident(s) of the Community and an occupant of the manufactured home as long as at least 82% of the occupied homes in the Community, including those occupied by the remaining resident(s), are occupied by at least one person 55 years of age or older. Notwithstanding this express policy and intent to the contrary, Community Management reserves the right in its sole discretion to accept a resident who is less than 55 years of age but older than 40, as long as at least 82% of the occupied homes in the Community, including that of the new resident, are occupied by at least one person 55 years of age or older.

Community

C. Qualifications for Purchaser, Transferee or Tenant:

(1) The proposed new resident must comply with these Rules & Regulations and addenda hereto approved by the Florida Department of Business and Professional Regulation.

(2) The proposed new home shall meet the present standards applicable for new occupancy as set forth in these Rules and Regulations.

(3) Prospective purchasers must make all necessary changes to home and home site, regarding standards of quality, upon move in. An approved purchaser of a mobile home has the right to assume the rental agreement of the Seller for the balance of the lease term in effect at the time of the sale.

(4) The proposed applicant shall have a credit rating acceptable to Community Management.

(5) Applicant or Applicant & Spouse must meet income requirements established in the exclusive discretion of Community Management.

(6) Applicant must have a Rental/Mortgage acceptable to Community Management in its sole discretion.

(7) Applicant must pass the Criminal background check.

4. IN GENERAL

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A. Visitors/Guests must register in the Community office. No visitor/guest may remain in the Community in excess of 15 consecutive days or 30 total days per year, unless such visitor/guest has the written permission of Community Owner Home Owner shall be in residence at all times during the stay of a visitor/guest, unless given written permission by the Community Management. Home owners are to make sure that all guests, family members or invitees are aware of and abide by the Community Rules and Regulations.

B. Community Management has the right to approve or reject a mobile home if its size and appearance do not meet Community standards.

C. Mobile homes must be placed on each lot in a uniform manner. Upon arrival of the mobile home the Community Management will instruct the driver as to proper position for placement of coach.

D. All mobile homes must be attractively maintained by the resident and comply with all applicable laws, ordinances and regulations of the Community. Skirting must be installed within thirty (30) days after move-in. prior to acceptance into the Community; arrangements must be made for proper skirting and anchoring and verified by management. Skirting must be brick and approved by management. All new homes or used homes that are moved into the Community shall be anchored in accordance with the code of the state, city and/or county. Hitches must be removed.

E. No additions such as awnings, porches or carports may be made without prior approval of management. NO FENCES are permitted. In the event the home owner wants to enlarge the patio, driveway, or walkway, etc., the home owner must submit any plans in writing to the manager, and plans must be approved in writing by the manager. The home owner may not do any such work without permit by applicable governmental authority. All such work is done at the expense of the home owner.

F. Window type air conditioning or heating units are discouraged. If installed, bushes and shrubbery must be planted so that the unit is not visible from the street or other mobile home lots. The planting of the shrubbery, (as to type and location) is subject to prior written approval of management.

G. Painting of mobile homes or sheds must be approved by management as to the color scheme prior to commencing the painting.

H. Mobile homes, sheds, lots and landscaping shall be attractively maintained by resident. Dents, scratches, broken windows, torn screens, etc. shall be repaired by residents. The mobile home and any other structure on the lot shall be kept clear and washed as needed. Alternatively, if the mobile home owner does not repair such items, in time frame indicated on the notice given, then the park owner will repair/clean at the home owner's expense plus an additional fee of \$50.00 will be assessed.

I. Each resident shall be responsible for the upkeep, repair and maintenance of the driveway located on the lot.

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J. Each Resident is responsible for keeping his respective trees, plants, and flower boxes trimmed and attractively maintained. Home sites are to be kept free of dead limbs and weeds and shall not be permitted to become overgrown. The planting of trees, shrubbery, and flowers is encouraged; however, to protect underground utilities, it is necessary to receive prior written approval from Community Management prior to planting. Management reserves the right to reject certain species of trees or shrubs as unsuitable for planting on a home site and may suggest implementation of a specific landscape design. Nonetheless, plants and shrubs planted by Home Owner may be removed when vacating the lot with Manager's prior written approval. Sod must be replaced by Home Owner where planting is removed. Existing trees or shrubs must not be damaged or removed by Home Owner without prior written permission of the Community Management. Home Owner is responsible for trimming and maintenance and/or removal of all trees and shrubs located on the manufactured home lot. Tree maintenance which is to be performed at resident's expense includes tree or limb removal, limb trimming, fertilizing, root trimming or removal, leaf raking and removal, and damage or disease repair or treatment. Alternatively, if any Home Owner fails to properly maintain his and/or her yard and landscaping, including the mowing of the lawn and trimming of trees and shrubs, the park owner will mow the lot and the costs shall be charged to the home owner for that service as set forth in the prospectus. In addition, in the event the park owner has to trim and/or remove shrubs or trees the costs will be charged to the Home Owner.

K. Residents who are going to be absent from the Community for more than thirty (30) days must notify the office as to what arrangements have been made for the necessary grounds care as well as any security arrangements. Community Management reserves the right to do the necessary work so that the lot will meet the standards of the Community during Resident's absence from the Community. The costs will be charged to Resident as set forth in the prospectus. Residents are required to furnish Management with a current address and telephone number, as well as the name and telephone number of the person responsible for the maintenance of their home and space during their absence.

L. Any prospective resident of the Community, including sub-tenants, must apply for residency in the Community. There must be written approval to become a resident issued by management before moving in. The home shall not be occupied by anyone who is not listed on the application and approved by Community Management.

M. Limited outside storage for boats and/or travel trailers is available from the Community owner for a fee. This is not an item included in the lot rental amount and is available on a "first-come, first-served" basis. Community Owner is not responsible for the safety of any property placed in that storage facility and does not warrant the safety of that property. The property is placed in that storage facility at your own risk.

N. Each mobile home lot must be kept clean and tidy, free of debris. No storage of furniture, appliances, bottles, equipment or other items are allowed on patio, or under or around the mobile home. Only lawn, patio furniture and grills are permitted on outside of mobile home.

O. Trash cans must be stored in the rear of the home or out of direct visual site from the road. No dumping allowed within the Community. Lawn trash is to be placed on the lawn of the resident who created the lawn debris.

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P. Temporary visitors are permitted as guests. Management reserves the right to restrict the number of visitors at any one time. Parking for the guests is to be provided by the resident. If the resident needs additional parking then the resident is to see Community Management for a parking permit and to make parking arrangements. It is not required that the Community provide you extra parking.

Q. It is each resident's responsibility to insure that any guests and invitees abide by all park rules and regulations and the provisions of Florida law.

R. ALL GUESTS ARE REQUIRED TO REGISTER IN THE COMMUNITY OFFICE.

S. No visitor/guest can become a resident without prior written approval of management.

T. In accordance with section 723.025, Florida Statutes, the Community Owner may enter a Home Owner's manufactured home lot and/or manufactured home to prevent imminent danger to an occupant of the manufactured home or to the manufactured home itself. Additionally, at all reasonable times, the Community Owner may enter onto the manufactured home lot for purposes of repair and replacement of utilities, protection of the manufactured home Community, and the posting of notices pursuant to Chapter 723, Florida Statutes.

U. Attached utility buildings are allowed. Building and location must be approved by management. A drawing of building, size, details and location must be filed in office prior to placement. Additionally, proper permits from county or city authorities must be obtained by resident.

V. No bottled gas may be stored or used within the property, except for gas barbeque grills.

5. RENTAL/ SALES

A. Lot rental amount ("rent"), including pass on and/or pass through charges and assessments, is to be paid in full. Timely payment in full is required; partial payments will not be accepted. Lot rental amount payments are due on the first day of each month and must be paid on or before the fifth day of the month. A Late Charge will be charged to any Resident whose rent is not received by Management (including mailed-in payments) on or before the fifth day of the month. An additional per day charge will be imposed for each additional day the rent is past due as outlined in the Prospectus. If Resident chooses to pay their rent with a personal check, a charge will be assessed against any check that is not honored for any reason. Payment will only be accepted with your personal check, money order, cashiers, certified check or cash. However, in the event a check is returned not paid for any reason or proceedings are instituted to enforce Management's rights, only certified funds, a money order or cash will be accepted for payment. Lot rental amounts are payable only in UNITED STATES FUNDS. Resident's Lot Number must appear on the check, money order, or cashiers check. In the event that the Resident fails to pay rent or other charges on or before the fifth day of the month, Management will issue a Delinquent Notice requiring Resident to either pay all monies due or remove their home from the

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Community. In the event that Management chooses to initiate legal proceedings for eviction, the prevailing party shall be entitled to a reasonable attorney fee in addition to court costs. Resident will have the option to prepay rent only when that option is offered to the Residents.

B. No refund or prorating will be made for partial month occupancy.

C. Subletting or renting of the mobile homes is allowed only with prior written approval of management. Any prospective subtenant must apply for residency in the Community and be approved before moving in. The subletting shall be for no less than a 3 month period.

D. Prospective buyers must be interviewed by Community Management, and approved for residency. Every possible effort will be made to cooperate in the sale of your home.

E. Each mobile home owner is responsible for the maintenance and repair of all utilities from the points of hookup to the Community's service and/or the city hook-ups (including the sewer pipes, water lines, electric meter pedestal, phone lines and cable lines) to the mobile home.

F. No "For Sale" signs are allowed to be posted in the yard, lot, on trees or anywhere in the Community. For sale signs may be placed in the window of the mobile home, and shall not be larger than 18" x 18." Hand written signs are not permitted. Residents desiring to sell their home are permitted to display only one "For Sale" sign. If there is no window available for the sign, with prior written permission by Community Management you may display one sign no larger than 18" x 18" in the flower box against the home.

6. RULES CONCERNING CONDUCT OF RESIDENTS AND GUESTS

A. Any advertising or publicity using the Community address must have prior written approval from Community Management.

B. No loud parties, excessive volume of radios, televisions or musical instrument's are allowed. The hours between 9:00 p.m. and 7:00 a.m. will be considered quiet hours and residents will be required to maintain reasonable levels of sound during those hours.

C. Intoxication, disorderly conduct, profane language, boisterous parties, loud singing and talking will not be tolerated. All persons causing a disturbance or being a nuisance are subject to eviction pursuant to section 723.061, Florida Statutes. Trespassing through another mobile home lot or property is prohibited.

D. Clothes lines are permitted with the written approval of Community Management. Only the umbrella type of clothes lines is allowed. They must be closed overnight. Hanging clothes outside shall not be allowed on Sundays and holidays, nor are clothes to be hung out overnight.

E. No soliciting, peddling or commercial enterprises will be allowed in the Community without prior written approval of Community Management.

F. There is to be no littering on the streets or in the yards.

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G. No parking on the grass, median islands, streets (overnight), sidewalks or lot lawn.

H. No washers, dryers or refrigerators are allowed on the patio, unless it is a covered screened in patio.

I. State Health and Fire Department rules must be followed and it is the responsibility of each resident to acquaint themselves and to comply with these rules and regulations. Additionally, all State and County laws, zoning and building regulations, and other ordinances must be complied with.

7. PETS

A. Certain breeds of dog shall not be allowed, under any circumstance, including but not limited to Pit bulls, Chows, Wolf Hybrids, German Sheppard's, Rottweiler's, Bull dogs, Boxers, Doberman Pinschers, Staffordshire Terriers, Presa Canarios, Boerboels, Cane Corsos, Akitas or any dog bred or trained for hunting or as attack dog. The Community shall have final determination of the acceptability of any pet under this rule. Exempted from this rule are dogs, such as Seeing Eye dogs, trained and certified to assist disabled or impaired residents and/or approved occupants.

B. Cats are defined as those considered domesticated, and do not include cats commonly known or thought of as wild or non-domestic. Such non-domestic or wild cats include but are not limited to Mountain lion, Lynx, Cougars, Lions, Tigers, Panthers or Leopards.

C. No resident will be allowed to have or keep pets temporarily belonging to another person, whether or not said other persons is a guest, invitee or visitor staying in the mobile home unless proper license and vaccination records are provided and the Community management has approved the animal.

D. The Community shall be shown the actual pet before approval will be given for the pet to be kept in the Community.

E. These Pet Rules shall be applicable to all residents and prospective residents, including sub lessees with pets, **except that no previously approved pets shall be required to be removed from the Community because of the size breed limitation imposed by these rules.**

F. (I) Resident shall be required to formally apply to the Community for permission to bring a pet into the Community before the pet is allowed to be brought into the Community. **There will be no exception to this requirement.**

(II) If a resident brings a pet into the Community without the prior written permission of the Community, that resident shall not be given permission for that pet to be allowed to remain in the Community.

(III) Completion of the written pet application form by the resident shall be required before approval will be considered. All information required on the application shall be given with complete detail as requested. Items requested shall include but not be limited to the name of the pet, the breed, the adult size of the pet (height and weight), pet license tag number, the veterinarian for such pet, the length of time that said pet has been with the resident and any history of the pet as it pertains to barking, attacking, growling or biting. Said application shall be signed and dated by the resident. Any false or incomplete information on the application will be deemed absolute grounds for rejection of the pet, and a violation of Community Rules and Regulations if the pet is not immediately removed.

G. When a written application is submitted, the resident shall bring to the Community proof that said pet has a valid and current pet license, and has received all of the required vaccinations and inoculations that are due. Resident shall be required to provide to the Community annual proof of a current pet license and vaccinations and/or inoculations as are required. This documentation shall be copied and presented to the Community within fifteen (15) days of the renewal date of any pet license and/or vaccination and inoculation requirement.

H. No pet with a history of biting, attacking, clawing or barking shall be allowed or approved. Any resident who has been previously sued because of damages caused by any pet for which approval is being requested shall be denied permission for such pet to be brought into the

I. Any resident who has been otherwise approved to have a pet reside in their mobile home must have a resident's insurance policy for liability coverage to persons and/or property for damages that could possibly result from the conduct and behavior of the pet, and must list the Community as a co-insured. Resident also agrees by a pet being approved to indemnify the Community, its owners and management, for any and all liability claims whatsoever involving the actions of the pet, including but not limited to damages, medical expenses, assessed attorney's fees and court costs, and incurred attorneys fees and court costs expended by the Community to defend against said claims.

J. An approved pet shall not be allowed to roam loose or unattended in the Community, or be tied up outside the mobile home or any other place in the Community at anytime. Pets are not allowed in any common area recreational facilities, buildings or sidewalks around the clubhouse, including the Community office, except for the purposes of the initial inspection of the pet at the time that an application is filed. Exempted from this Rule shall be animals, such as Seeing Eye dogs, to assist handicapped and/or impaired persons.

K. A resident shall be allowed to walk an approved pet within the streets of the Community only if the pet is on a leash the pet is controlled by the owner. Resident shall be responsible for cleaning up and disposing of all pet droppings and waste.

L. Resident shall not permit or allow an approved pet to bark (for a maximum of five consecutive minutes), wail or emit any noise or sounds to such an extent that the surrounding residents have their peace and quiet disturbed.

M. If Community Management receives written complaints from two (2) or more occupants of separate mobile homes within any thirty (30) consecutive day period concerning the conduct of the approved pet, Resident shall be furnished with a written notice of violation of any of the Rules. If, within thirty (30) days of a written notice, the Community receives an additional complaint or complaints regarding the same pet, or, if the Community receives written complaints from (3) or more occupants of separate mobile homes concerning the conduct of the pet, the approval of the pet shall be revoked, and Resident having the pet shall have (30) days thereafter to remove the pet from the Community.

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

O. Any dogs to aid and assist sight or hearing impaired, or other disabled residents, or approved occupants, shall not be prohibited by the Community from residing with Resident or approved occupant. However, Resident or approved occupant, must make application and register said dog, and show annual proof of licensing and required vaccinations and inoculations similar to all other approved pets as set forth in these Rules. In, addition, all other Rules regarding pets as set forth herein are applicable to dogs to assist disabled and impaired residents and/or approved occupants.

P. In the event any pet kept by a mobile home owner or resident bites, scratches, claws or otherwise attacks any person inside or outside the Community, including but not limited to other mobile home owners, residents, occupants, guests, invitees, Community employees and/or Community Management, at any time whatsoever, the authorization for said pet shall immediately be revoked. In the event that skin is broken the animal may be detained by authorities until proof of vaccination is provided. Thereafter, the pet shall be removed from the Community within seven (7) days from the revocation of pet privileges.

8. VEHICLES

A. The Community speed limit is 15 miles per hour and must be observed at all times. Please caution your guests that the speed limit must be observed for the safety of our residents. Watch out for small children, cyclists, walkers and golf carts. It is everyone's responsibility to drive safely.

B. No vehicle maintenance allowed on mobile home lot or in Community roadways.

C. Motorcycles, mini bikes and motor scooters are permitted provided they have adequate mufflers or silencers. They are to be used as transportation only on designated roads and shall not be operated in a hazardous manner. All such vehicles may only be ridden from Community entrance to home site.

D. All vehicles must have a current license and/or inspection permit and be in running condition. Inoperative vehicles must not be stored within the park. Any such vehicles maybe removed by management at owner's expense following 48 hours notice.

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E. No vehicle storage, campers, boats, recreational vehicles, travel trailers, utility trailers, etc. are allowed on the mobile home lot or on park streets, unless approved by current Community Management.

F. R.V.'s, travel trailers and boats will be allowed in the street for a total of 24 hours, in a location that is approved by Community Management, before and after the trip.

9. RECREATIONAL FACILITIES

A. Community Management reserves the right to control and limit the means of entry to the pool area.

B. No wet bathing suits or bare feet allowed in the clubhouse. Shirts and shoes are required in the clubhouse.

C. No rough housing of any kind in the pool or pool area.

D. No small children are to be left unattended in the pool or pool area.

E. Any child or older person not abiding by the pool rules may be asked to leave the pool area by Community Management.

F. Children who are not toilet trained must wear plastic pants over their diapers or specially designed swim diapers.

G. In the event the pool becomes over crowded, Community Management may limit use of the pool to residents only by the posting of a sign to that effect.

H. Community Management reserves the right to close the pool for maintenance of the pool or pool area. In which case a sign will be posted.

I. All pool regulations must be followed.

J. No bicycles, skates, skateboards or rollerblades are allowed on sidewalks around the clubhouse or sidewalks on other common areas.

K. The clubhouse hours are from 8:00 a.m. to 9:00 p.m., but are subject to change when deemed necessary.

L. Those using the clubhouse are responsible for cleaning it.

10. ENFORCEMENT OF RULES AND REGULATIONS

A. A prerequisite for residency in this park is that each prospective tenant fully informs himself, and/or herself of these rules and regulations.

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B. Enforcement of the rules is a major part of the Community Management's duties and obligations to park residents. Ignorance of rules is not an acceptable excuse for violation. These rules and regulations are subject to amendment upon ninety (90) days written notice of the amendment.

C. Complaints concerning violations of Community Rules and Regulations must be submitted to the Community Management in writing. Management will follow through with investigation of all written complaints of violations of the Community Rules and Regulations or Florida Statutes.

11. SPECIAL EXCEPTIONS

Community Management reserves the exclusive, unrestricted right to grant special exceptions to these Rules and Regulations when, in the exclusive opinion of Community Management, special circumstances warrant the granting of special exceptions or written waiver of a particular provision as it applies to a particular resident or residents, so long as such exception or waiver does not interfere with the general welfare, health and safety of the other residents of the Community. For example, variances to these Rules 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 where the exception will not disturb the quiet enjoyment of the Community by other residents, or when the basis for the variance is deemed sufficient in the discretion of Community Management.

Residents are responsible for keeping themselves informed of any noticed changes in these Rules and Regulations.

These Rules and Regulations supersede all others.

Dated: December 23 rd, 2010.