

COUNTRY LAKES CO-OP INC.
CLV1 at 5700 Bayshore Road and CLV2 at 6201 U.S. 41 North
Palmetto, FL 34221

RULES AND REGULATIONS (May 2014)

Approved April 8, 2015

GENERAL

1. **AGE REQUIREMENTS** It is the intent of the owner and management that the community be operated as "housing for older persons" in accordance with the Federal Housing for Older Persons Act of 1995 (as amended or modified from time to time, "HOPA"). Under HOPA, "older persons" are defined as persons fifty-five (55) years of age or older. The community complies with HOPA and is intended to be reserved for occupancy by persons fifty-five (55) years of age or older, with certain exceptions as allowed by HOPA. At least eighty percent (80%) of all occupied units within the community must be occupied by at least one resident fifty-five (55) years of age or older. All residents of the community must be at least forty-five (45) years of age or older. Residents of the community will be screened for compliance with these provisions, and no application for residency will be accepted without satisfactory proof of age such as a valid driver's license, birth certificate, passport, etc. Under HOPA, the owner/management may, at its sole discretion, (a) modify this requirement, (b) limit its enforcement, or (c) strictly enforce this rule as a result of its interpretation under Federal or State law. If a manufactured home is sold to someone who is not approved through the screening process, that person may not reside in the community or must move the home from the community, subject to all requirements pertaining to the moving of a home.
2. **OFFICE HOURS** The Country Lakes Village business office is located at 6100 Bayshore Road, Palmetto, Florida. Office hours are Monday through Friday 9AM to 4PM with an hour lunch period from noon to 1PM, unless otherwise posted. There are no office hours on Saturday and Sunday. In case of an emergency, telephone numbers on the office door will direct you to responsible assistance.
3. **RENTS** All rents and maintenance fees are due and payable by either check or money order, in advance by the first day of each month. A \$10.00 late payment penalty will be assessed after the allotted time provided in your Prospectus.
4. **SOLICITING/COMMERCIAL ENTERPRISE** No peddling, commercial solicitation, or commercial enterprise that involves or generates either pedestrian or vehicle traffic of non-residents is allowed in the community.
5. **CLOTHESLINES** Clothes will be hung to dry outside of your home, except on approved portable carousels which shall be removed and stored out of sight before 4:00 P.M. on each day it is put up.

6. **LANDSCAPING** Residents are allowed and encouraged to beautify their home by planting shrubs and flowers. All such areas must be sufficient distance apart to allow access by riding mower. With that in mind, all yard plantings (flowers, bushes, trees, etc.) and ornamentation must be contained within some type of edging and or groundcover. There is no such thing as a living fence. It is a hedge. The height of the hedge may not interfere with the neighbor's line of sight with the lake or scenic views. The height requirement does not apply to hedges put up next to carports to provide privacy between homes. No changes may be made to landscaping without permission of the community manager in writing. No trees may be cut down without written the permission of the community manager. If permission is granted for the removal of a tree, the home owner must obtain the services of a licensed tree service, unless the community manager grants permission in writing for the home owner to do the removal.
7. **FENCES** Fences are not permitted. Please respect your neighbors' premises. Mobile home lots are not common areas—permission must be obtained to fish behind someone's home.
8. **CONDUCT** All residents and guests are expected to conduct themselves in a dignified and neighborly manner. Excessive noise, disorderly conduct, abusive, profane, and/or threatening language, and harassment of residents, guests, or management will not be tolerated. Residents and their guests will conduct themselves so as not to interfere with the peaceful enjoyment of the community by its residents. Residents and their guests will be required to operate televisions, stereos, etc. in a way that does not disturb neighbors, taking special care between the hours of 10:00 p.m. and 8:00 a.m. to minimize any excessive noise.
9. **CLEANLINESS** It is important that your lot and carport be free of debris. Refuse containers, bicycles and grills may be left on the carport; all other items, containers, or equipment will be placed out of sight. You may place patio furniture and or plants on the carport as to beautify this area, but all these items should be placed out of sight or otherwise secured when leaving for an extended period of time. Anything that could become a projectile in high winds like those during a hurricane must be placed inside homes or storage sheds for these periods.
10. **SPEED LIMIT** Please observe the 15 MPH speed limit. Pedestrians, wildlife, and bicycles have the right of way.
11. **PAINTING AND OTHER IMPROVEMENTS** The community office will maintain paint and color charts with a wide but not unlimited range of choices from which body, trim, and accent colors may be chosen. Pastel and other subtle colors are preferred while fluorescent or bold colors are to be avoided. **Paint colors for homes and driveway painting and/or design must be approved by management prior to the commencement of any projects.**
12. **EMERGENCY EVACUATION ASSISTANCE** – Residents who need assistance for an Emergency Evacuation should register with the appropriate county department.

13. **MULTIPLE HOME OWNERSHIP** No homeowner, person or persons nor any other entity may own or attempt to purchase more than one home intended for the purpose of rental or subleasing. By written request to the board, this policy may be set aside only for the purpose of remodeling and reselling a home.

Example 1: A man and wife own their home jointly. Both names are on the title. They may each purchase one additional home for the purpose outlined above, provided only one of their names appears on each title.

Example 2: A man owns a home. His name only is on the title. He may purchase one additional home in his name. His wife may purchase two homes in her name.

14. **PERMISSION** Throughout the rules if permission is expressed or implied it shall be in writing with a copy of said permission to be placed in the homeowners file in the office.

GUESTS

1. **YOUNG GUESTS** Since this is a retirement community, any guest under sixteen (16) years of age must be accompanied by an adult when using the recreational facilities.
2. **RESPONSIBILITY** All residents of Country Lakes Village are responsible for the actions of their guests regardless of the guest's age. It is the responsibility of all residents to report rules violations.
3. **LIMITATIONS** It is permissible for you to allow friends and relatives to use your home when you are not present; however, this privilege is limited to persons 21 years of age or older. **They must be registered at the office when arriving.** Please notify the office of your permission, so they can be admitted and treated as guests. Guest visitation is limited to a period of up to fifteen (15) consecutive days or a total of thirty (30) days in a calendar year, except when expressed written permission from the management has been given for a longer period.
4. **CHILDREN** All children of friends or relatives are allowed for a period of up to (30) days in any calendar year, unless expressed written permission from the management has been given for a longer period. They must be registered at the office.

RESALE OF HOME

1. **RESIDENCY APPROVAL** All occupants and tenants taking residence in the community must be approved through an application process with the Community Manager. There is an application fee for background checks and an interview where rules and regulations are given out and pertinent information is discussed. All pets must be identified and pictures of pets put in file. Proof of age is also required.

2. **SIGNS** A resident may place one commercially printed sign not exceeding eighteen (18") by twenty-four inches (24") in one of the owner's mobile home windows advertising the home being "For Sale". Such sign must be in good taste and must be approved by management. Such approval shall be not unreasonably withheld. No For Sale signs will be allowed outside of the home. No banners are allowed on the premises and no signs on the lawns.
3. **OPEN HOUSES** Open houses may be held for the selling of a home. One tasteful, commercially printed sign of similar size to the For Sale sign may be placed at the main entrance to the community on the day of the sale and removed by the end of the day. One additional open house sign may be placed in the yard at the home on the day of the sale and removed by the end of the day.

MAINTENANCE

1. **LAWNS AND HOME** Lawns will be maintained by management to the extent of mowing, trimming, and edging. The resident is responsible for watering and fertilizing of all landscaping on their individual home sites, including but not limited to, shrubbery, flower beds, trees, lawn, etc. If you wish this work done for you, these services can be arranged to be performed for you at owner's expense. Exteriors of homes are to be kept free from mold. **Management may keep a lot or home from creating an unsightly appearance by performing resident's duties, at resident's expense, if resident fails to perform his responsibilities. Management will notify the homeowner by personally visiting the owner or by sending documented material to the homeowner. The homeowner will have two weeks to do one of the following:**
 - a. Bring home or lot into compliance.
 - b. Arrange with the community manager for an adequate remedy.

Failure to comply with either option above will result in the community manager hiring a licensed professional to bring the lot or unit into compliance at the homeowner's expense.
2. **REFUSE** Burning or dumping of trash, garbage, and trimmings is not permitted. Such material must be placed in garbage containers. Removed palm fronds, tree limbs, and trimmings will be picked up by the disposal company. They must be placed in a garbage container, bagged, or bundled and tied. The use of wood burning devices such as Chimenea and Fire Pits is prohibited on your lot.
3. **LAMPPOST** Previously installed lampposts must be maintained by the Homeowner. Should the existing lamppost be in disrepair and require replacement the new lamppost type and location must be approved by Community Management. Lampposts must be illuminated during the evening hours and must be operational year round. Homeowners must arrange for monitoring and maintenance when the unit is not occupied.

PETS

GENERAL

1. Pets are permitted with prior written permission of the management.
2. A maximum of two (2) INSIDE pets of small size, weighing less than 40 pounds at maturity are permitted. Only true household pets are permitted. Certain breeds of dogs (including, but not limited to, Doberman pinschers, German shepherds, Rottweilers, chows, and pitbulls or any mix thereof) are not permitted due to their size and/or aggressive natures. As such, written approval from management must be obtained as to any dog which is to reside in the park, and such approval must be obtained PRIOR to the time the dog is actually brought into the park. Pets discovered in the park not having been approved are a violation of park rules and owners would be subject to provisions of F.S. 719/723.
3. Residents in County Lakes I may only have a dog if they live in the Dog Section. The Dog Section consists of Hibiscus Lane (Lots 700 thru 717) and Kapok Drive (Lots 500 thru 560).

DOGS

- (a) Except those breeds listed above, and mixes thereof, dogs weighing 40 lbs. or less at maturity for which immunization and licensing in compliance with the County Animal Control Ordinance (or other comparable municipal ordinance accepted by county Animal Control) are current and are maintained current, may, in the sole discretion of management, be approved by management for residence in the park provided that their behavior does not in any way become a nuisance to neighboring residents. Evidence of such immunization and licensing must be on file with management before a dog may be brought into the park. Applicants for residence in the Park and Homeowners in the Park who wish to acquire a dog must provide evidence of such immunization, licensing, and size with picture to management before bringing the dog into the Park.
- (b) Dog owners applying for residence in the park are required to demonstrate full control of their dog(s) and its acceptable behavior. Evidence of formal obedience training by organizations operating to American Kennel Club standards, or equivalent, while not required, will be favorably considered. Any pet, which in the sole judgment of management threatens the health, safety, or right to peaceful enjoyment of the park by other residents, must be removed from the park.
- (c) Dogs must be kept inside the mobile home except when taken outdoors on a leash for reasonable outdoor exercise periods. Dogs in Country Lakes II may be walked on the dog owner's lot, roadways in the park, and the common areas of the park. In Country Lakes I, dogs must be walked only in the pet section. No pets are permitted in the recreational facilities of either park. When outside the confines of the home, all droppings must be immediately removed by the resident. Drainage ditches, waterways, easements, or storage

areas are not to be used as waste depositories. In no event may a dog be permitted to trespass on another resident's property.

- (d) Dogs shall not, under any circumstances, at any time, be caged, fenced, tied or otherwise left restrained but unattended outside the mobile home of the dog's owner.
- (e) Sustained barking by any dog for three (3) minutes or more at any time of the day or night constitutes unacceptable dog behavior.
- (f) Management will monitor dog owners' compliance with all of the foregoing guidelines and will investigate any and all written complaints concerning dogs from any neighboring resident. When dog owners are determined by management to be out of compliance, the dog owner will immediately be given written notice of such non-compliance, in accordance with F.S. 719/723, Florida Statutes, which may lead to eviction for non-compliance under these statutes.

CATS

- (a) Domestic cats, for which immunization and licensing in compliance with County Animal Control Ordinance (or other comparable municipal ordinance by County Animal Control) is current and is maintained current are permitted. Applicants for residence in the Park and residents in the park who wish to acquire a cat must provide evidence of such immunization and licensing to management.
- (b) Cats must be kept inside the mobile home except when taken outdoors on a leash for reasonable outdoor exercise periods. Cats may not be allowed to run loose outdoors.
- (c) Cats shall not, under any circumstances, at any time, be caged, fenced, tied or otherwise left restrained but unattended outside the mobile home of the cat's owner.
- (d) Two (2) cats shall be permitted in any mobile home, but no home may possess more than two (2) pets in total.
- (e) Sustained howling which is audible outside the mobile home by any cat for three minutes or more at any time of the day or night constitutes unacceptable cat behavior.
- (f) Management will monitor cat owners' compliance with all of the foregoing guidelines and will investigate any and all written complaints concerning cats from any neighboring resident. When cat owners are determined by management to be out of compliance, the cat owner will immediately be given written notice of such non-compliance, in accordance with F.S. 719/723, Florida Statutes, which may lead to eviction for non-compliance under these statutes.

BIRDS

- (a) Pet birds whose singing or other noises are not audible outside the owner's mobile home are permitted. However, should a pet bird become a noise nuisance, the bird's owner is required to take corrective action.
- (b) Management will monitor all bird owners' compliance with the foregoing rule and will investigate any and all complaints concerning birds from any neighboring resident; and when bird owners are determined by management to be out of compliance, the bird owner will immediately be given written notice of such non-compliance, in accordance with F.S. 719/723, Florida Statutes, which can lead to eviction for non-compliance. OTHER
- (a) No other agricultural or wild animals or exotic creatures such as iguanas, snakes, ferrets, etc. are permitted in the park.
- (b) There will be absolutely no feeding of wild, stray, or non-domesticated animals in the park. There will also be no food put in the lakes of the communities at any time. Local ordinances and State laws prohibit the feeding of alligators due to safety and environmental reasons. Violations of this rule will be considered non-compliance under the statutes and subject to all provisions of F.S. 719/723.

VEHICLES

1. **PARKING** Automobiles of residents or guests are not to be habitually parked in the street or on the lawns and no overnight street parking is allowed. Cars are to be parked under the carport, on the resident's driveway, or in the designated parking area in CLVII in front of the RV area. In Country Lakes I, residents' car(s) must be parked in the carport or driveways. All second cars must be kept in resident's own carport. Parking space at the clubhouses cannot accommodate overflow parking from homes. Any third vehicle must be parked in the RV area. Additional parking at the CLV1 clubhouse is available by permit only.
2. **RV'S** Recreational vehicles, boats, and or trailers of any kind may not be parked in the park except in the RV storage areas. You may however load or unload a recreational vehicle at the home site, but it may not be there for more than twenty-four (24) hours. Under no circumstances are campers, trailer, or other RV's to be set up and used at a home site or lived occupied inside the RV storage areas.
3. **TRUCKS** No vehicle over the gross payload weight of one ton or greater will be allowed to park overnight in the park. Commercial vehicles (those with signage) must be parked at the homeowner's residence.
4. **MOTORCYCLES** Motorcycles or motorbikes may be driven in the park only if they are safely ridden, are within the 15 MPH speed limit, **and do not emit excessive noise.**
5. **GOLF CARTS** – Golf carts are permitted. All drivers of golf carts must be a minimum of 16 years of age. Golf carts driven at night must have headlights and taillights.

6. **INOPERATIVE VEHICLES** No junk, inoperative, or unlicensed vehicles may be used or parked in the park at any time. No vehicles of the ORV Type are to be driven in the park.

MAIL

1. All mail will be delivered to the clubhouse mailboxes located on the outside wall of the clubhouse.

HOME RENTALS

1. **GENERAL** The club house, swimming pool, recreation rooms, tennis courts, and shuffleboard courts are open for your use and enjoyment from 7:30 A.M. to 10:00 P.M. Some functions may go on later inside the clubhouses as long as noise limitations are observed in consideration of neighboring residents. These recreation facilities are provided for your enjoyment. Please observe and follow the health, safety, and sanitation regulations as posted in each area. No glass or other breakable containers, utensils, etc., are permitted in the recreation areas except in the clubhouse and picnic area. No flotation devices such as chairs, tubes, rafts, etc. are permitted in the pool with the exception of arm floaties for nonswimmers and noodles. Also, anyone not potty-trained must be in protective diaper pants designed for protecting the pool. If the pool is covered it is closed.
2. **CHILDREN** Guests under sixteen (16) years of age must be accompanied by an adult when using the pool or any other recreational facility in the parks.
3. **SMOKING** There is no smoking in the clubhouse or pool area.
4. **RESPONSIBILITY** Residents will be held responsible for the actions of their guests regardless of the age of the guest.
5. **LIABILITY** The owners and management of Country Lakes Co-Op, Inc. are not liable for accident or injury to life or property through resident or guest use of the recreation facilities.
6. **ORDERLINESS** The clubhouse shall be left in the same condition as it was found prior to each function.
7. **SCHEDULING** In order to avoid conflict in activities, please schedule your functions in advance with your Residents/Activities Clubs.
8. **BULLETIN BOARDS** Clubhouse bulletin boards will post news of activities and coming events.

CLV RESIDENTS MANDATORY ANNUAL CENSUS FORM

1. All residents are required to complete an annual census form every year.

MOBILE HOME SET UP REQUIREMENTS

1. All mobile homes set up in Country Lakes Village shall conform to all state and local codes.
2. Additions to the home or lot are permitted upon prior written approval by management and shall meet all state and local codes.
3. In order to ensure a uniform appearance in the park, the management will determine the positioning and set-back of the home on each lot.
4. The home must be double-wide, minimum of twenty-four (24) feet and at least thirty-six (36) feet long.
5. Driveway and carport floor must be of concrete.
6. Decorative cement block or brick under skirting must surround the entire home.
7. Screened porch or Florida room is permitted on each home.
8. Aluminum roof must be installed over the carport floor and including any utility building.
9. A utility shed under the carport roof on the rear of the driveway is required. This shed must not contain less than sixty-four (64) square feet of floor space. This shed must be sided with siding that matches the home.
10. Note: any structural additions to exterior of homes must be reviewed and approved by management. If a permit is required for the modification or addition, a copy must be turned in to the office (this includes adding patio space, etc.).

ENFORCEMENT OF RULES

1. Enforcement of these rules is the responsibility of management. It is the responsibility of all residents to report all concerns to the office and complete a Report. The office shall maintain a log of all concerns and report to the Co-Op board monthly with resolutions or actions taken.

CLV CO-OP ENFORCEMENT PROCEDURE

1. Management and the residents have the responsibility of obeying community rules. Violations cited by either management or residents will be logged by management (date, time, and party citing) and dealt with ASAP. Resolution or action taken by management will be logged and a copy of the log given to rules committee monthly.

2. Resident will have two weeks to comply with rule(s) or petition in writing to management requesting a grievance hearing with the rules committee (written petition must contain rule(s) objection. The rules committee shall at a minimum contain one HOA representative and one shareholder representative from each park and the committee chairman.
3. If the final decision by the committee/management shows resident to be in non-compliance to rule(s) in question, the resident will have an additional week to comply with the rule(s) and/or correct the violation. In the event the resident does not comply under these rules within the appropriate time frame, the Co-Op will pursue any and all remedies for rule enforcement allowable under F.S. 719/723, Florida Statutes, up to and including eviction.
4. **Decision of the Rules Committee will be final.**