

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 fortyfive (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 stores 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.