

**DECLARATION OF CONDOMINIUM
TWIN LAKES COUNTRY HOMES CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS
Amended May 2016**

The rules and regulations of the Twin Lakes Country Homes Condominium Association, Inc. have been amended and updated to meet the changed conditions of the Association and to conform with municipal, county and state codes. We ask that you accept them and support them, looking upon them not as depriving you of any of your rights and privileges, but, rather that they will ensure no individual will infringe upon or deny you the full enjoyment and use of your Condominium. After many hours of deliberation, they have been drafted to protect you, your family, your safety, your privacy, your property and your investment.

These amendments were made in the Public Records of Brevard County under Florida Code No.'s 718.112 (h) (1) and 718.112 (h) (2) and all conditions have been met and followed. Upon adoption by the Board of Directors and recorded they will be valid and binding. They shall be a part of the title of each unit until amended at some future date under the direction of the Board of Directors in office at that time. If there is a conflict between any statements herein contained, Florida Statute 718, the Declaration of Condominium, the Articles of Incorporation and the Bylaws, those documents will take precedence in the order named.

Introduction

The board of directors may from time to time adopt, repeal, or amend previously adopted rules and regulations governing the details of the operation, use, maintenance, management and control of the common elements of the condominium and of any facilities or services made available to the condominium parcel owners. Any waivers, consents or approvals given under these rules and regulations by the board of directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the board of directors. The following rules and regulations pertain to condominium property, common element, condominium units and condominiums in general and shall be deemed in effect until amended by the board of directors of the association and shall be applied to and be binding upon all condominium parcel owners.

Ours is a small community and in order to promote harmony among our residents, the rules and regulations committee has submitted revised rules and regulations to the board of directors for consideration and approval. It is our sincere hope that these changes will bring about a better understanding of what is necessary to ensure a happy and healthy community.

It is necessary for all owners, renters, families and guests to abide by the following rules and regulations. Violations will be subject to any and all remedies available to the condominium association. Violations may be remedied by injunction or any other legal means, and the condominium association shall be entitled to recover costs of said action including court fees and costs plus reasonable attorney fees.

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RULES AND REGULATIONS

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1.0 ADMISSION TO PARK

1.1 Applicants who wish to become residents of the park must first obtain the written permission of the Board of Directors in advance. Twin Lakes Country Homes is a Senior Community, admitting buyers and renters only if at least one member of the family has reached the age of 55 years or more, and no member is younger than eighteen (18) years of age. No household is permitted more than two (2) persons per bedroom full time residents.

2.0 THE HOME AND HOMESITE

2.1 The home shall be attractively maintained by the resident and shall comply with all applicable laws, ordinances and regulations of the state, county and community. Only doublewide manufacture homes having a minimum width of 24 feet and a minimum length of 32 feet, not to include the towing tongue, are permitted in the Twin Lakes Community.

2.2 All homes must be covered on the exterior walls with a vinyl or aluminum siding giving the appearance of clapboards.

2.3 The resident is responsible for the overall appearance of the home site. It shall be kept neat, orderly, clean and free of debris at all times, to include the grounds, carport and roofs. A fine of \$25.00 may be imposed on the lot owner or resident for each week or portion thereof that the appearance is not maintained in a neat, orderly, clean and free of debris condition.

2.4 The resident shall mow, trim, fertilize, water, weed and generally maintain his lawn and lot as often as needed to keep his home site clean and attractive. Residents who leave their home unoccupied for extensive periods of time must make arrangements for the upkeep of their lot. A fine of \$25.00 may be imposed on the resident of the home for each week or portion thereof that the lawn is not kept neat and attractive.

2.5 The exterior of the home, including but not limited to, screens, doors, windows, siding, and skirting, must be properly maintained and in good repair. All residents shall wash the exterior of their homes when necessary and shall paint their homes when needed to maintain a neat appearance.

2.6 Skirting must be replaced as follows: The skirting must be of wire mesh with stucco, concrete block with stucco, Durarock or other material that will not deteriorate due to moisture absorption. A brick or rock finish is required. The project must be approved by the Board of Directors prior to the start of work. No wood skirting or aluminum slats are permitted.

2.7 Only one (1) window air conditioner may be installed per unit.

2.8 Driveways may not be blocked at any time with an exception for temporary driveway maintenance.

2.9 One (1) umbrella-type clothes line is permitted. No clothes drying racks of any kind may be used outside the home. Clothes must be removed from the line each day prior to sunset. No clothes lines of any type may be installed on the lake front lots.

2.10 Trash Cans: Each resident is provided a trash and a recycling container. These 64 or 32 gallon containers are obtained from Waste Management. Yard waste containers are provided by the residents. The receptacles are to be placed near the road on collection days. They are to be relocated to your storage areas as soon as possible after collection. They are never to be left curbside. No plastic bags are to be placed at curbside.

2.11 With the exception of charcoal or wood used for outdoor barbecues, no burning of leaves, debris, or other matter is permitted at any time.

2.12 All flags, American or decorative in nature must be tasteful and maintained in good order. All soiled and frayed flags must be removed or replaced.

2.13 No playground equipment is allowed. Included in this restriction are swings, seesaws, jungle gyms, basketball hoops or any other similar items determined by the Board of Directors to be playground equipment.

2.14 Unless an acceptable signal is not possible pursuant to applicable law, Dish-type antennas must be installed below the ridge line of the roof.

2.15 Carports shall not be used as a general storage area. Items such as lawnmowers, tools, boxes, furniture not used for patio purposes, shelves, building materials and the like must be stored out of sight.

2.16 No sheds or utility buildings or other structures may be placed upon any lot, whether factory manufactured or not, without approval of the Board of Directors and all utility companies servicing the park. Residents wishing to build a storage shed must submit plans in advance of obtaining county government permits.

2.17 Residents are responsible for the maintenance of their yard light. If a yard light is not functioning the resident has seven (7) days to restore service prior to incurring fines.

2.18 No resident shall construct, erect or maintain any fence or similar construction on the home site.

2.19 NO SIGNS are permitted on any residents property with the exception of the for sale sign described in section 15.0. NO SIGNS are permitted on the common areas unless approved by the Board of Directors.

2.20 Except where otherwise stated, infraction of any item(s) in Article 2 may be penalized as follows:

First Offense.....Written Warning

Second Offense within a 12 month period..... \$25.00 fine plus a continuing fine of \$10.00 per day to a maximum of \$1,000.00 until resident comes into compliance.

3.0 **AUTOMOBILES AND MOTOR VEHICLES**

3.1 A speed limit of fifteen (15) miles per hour is necessary for everyone's safety and will be strictly enforced in the following manner:

First Offense Written Notice

Within a 12 month period after Second Offense \$50.00 fine

Third Offense within a 12 month period \$100.00 fine

3.2 Residents' vehicles must be parked in the owner's driveway or carport. Guests are to park in resident's driveway or on the street (**NOT ON CURVES OR GRASS**) for no longer than four (4) hours, NO overnight street parking. No vehicle will be parked directly across the street from an already street parked vehicle. Vehicles shall not be parked on the street which impedes emergency vehicle traffic. Residents and guests may use guest parking areas, provided there are no scheduled activities taking place, for parking their cars or RVs while preparing for travel for a maximum of 72 hours. Residents may also park their RVs in front of their homes for loading-unloading operations during the hours of 8:00 AM to 6:00 PM. Vehicles parked anywhere illegally in the park shall be towed away at the owner's expense.

3.2.1 No parking in front of mail boxes.

3.2.2 No parking on grass of any improved property. Such parking may damage underground irrigation/sprinkler pipes along street side and the violator shall be held responsible for the cost of the repair(s).

3.3 Residents' vehicles will have the option to display a park LD. device on the rear side glass of the driver's side of the vehicle or on the lower left of the driver's side of the rear window. Devices will be furnished by the Association.

3.4 Trucks larger than three-quarter ton (3/4) are not to be parked anywhere in the park, except while loading or unloading.

3.5 Vehicles with loud or noisy mufflers must be repaired within 48 hours.

3.6 Motorcycles, mopeds or similar vehicles must be ridden at idle speed when in the park and may never be driven over any portion of another's lot. No motorcycle, scooters, mopeds permitted to exceed the decibels permitted by Law. If you or your guests exceed the noise law you will be expected to push your cycle to the front entrance of the property without starting the motor. Vehicles making noise in excess of the prescribed noise decibels will be deemed in violation of these rules, as well as applicable county and city laws.

3.7 Residents who own such vehicles will be given written notice of the deficiency. If the situation is not corrected within seven (7) days the owner must remove the vehicle. No motor vehicle without a proper current license tag and no inoperative or abandoned vehicle may be kept in the park at any time. Vehicles which do not have a current license plate or blocking the street will be towed at the owner's expense.

3.8 Only minor repairs and maintenance of motor vehicles will be permitted in the park. Major repairs will not be permitted under any circumstances. For the purpose of this article, "minor repairs and maintenance" means any work on a motor vehicle which takes less than six (6) hours to complete and does not involve removal of engine, transmission or any other significant portion of the vehicle. Adding oil, adjusting headlights or fixing a flat tire are examples of "minor" repairs. Any damage caused by dripping oil, gas or fluids will be repaired at the resident's expense.

3.9 Except for the time to load or unload, no boats, trailers, motor homes, campers, or similar recreational vehicles will be placed on the resident's lot unless it can be stored under the carport; otherwise, residents with such vehicles must arrange to keep the vehicle off the park premises.

3.10 Unless otherwise specified, infractions of any item(s) in Article 3 will be penalized as follows:

First Offense Written Notice

Second Offense, within a 12 month period..... \$25.00 fine
plus a continuing fine of \$10.00 per day, to a maximum of \$1,000.00, until the resident obtains compliance.

4.0 FACILITIES

4.1 The facilities of the condominium are for the exclusive use of the Association members, lessees, resident house guests and guests accompanied by a member. Any damage to the buildings, recreational facilities or other common areas or equipment caused by a resident or his guests shall be repaired at the expense of the resident.

5.0 POOL/ CLUBHOUSE

5.1 Twin Lakes Country Homes does not supply lifeguard services. All persons using the pool does so at their own risk. As a condition of using the pool, the user agrees to totally exonerate and hold the Board of Directors and the Association blameless for any personal injury or damage to property resulting from such use.

5.2 The Clubhouse is for the use of the residents (7) days a week from 8:00 AM to 11:00 PM for social and recreational purposes. Any resident wishing to use the Clubhouse before or after normal operating hours

must secure written approval from the Board for each occasion. Private use permits are for the Clubhouse and all of its facilities but do not include the pool. Residents' rights to the pool are not to be denied at any time. Children under eighteen (18) are not permitted to use the billiard room unless supervised by parents or resident.

5.2.1 Any member of the Board of Directors reserves the right to exclude persons from the pool area for a period of time determined solely by the Board of Directors for misconduct in the pool area or other violation of these rules.

5.2.2 Use of the pool is limited to residents and their guests.

5.3 The pool is open seven (7) days a week, hours posted at the pool.

5.4 The Board of Directors reserves the right to close the pool or other facilities in the event of inclement weather, for repair of the pool, or where closing the pool or other facilities is necessary to preserve the health, safety and harmony of residents and their guests.

5.5 The Board of Directors reserves the right to deny use of the pool for such time periods as necessary, in the sole judgment of the Board of Directors, in the event of roughhousing, disorderly conduct, intentional destruction or damage to park property, or other actions creating a safety or health hazard for residents and their guests.

5.6 No glass containers may be brought into the pool area, including drinking glasses, soft drink bottles, beer bottles or any other glass container.

5.7 No pets are permitted in the pool area. Certified service animals are the only exception to this rule.

5.8 By order of the health department, persons with a communicable disease, eye, ear, nose or throat infection, or open cut or sore are prohibited from using the pool facilities.

5.9 All persons are required to shower before entering the pool.

5.10 No suntan oil or lotion of any type will be permitted in the pool water.

Persons using such oil/lotion must shower before entering the water.

5.11 Life-saving equipment provided at the side of the pool is to be used only in the case of emergency. Any resident or guest who uses the equipment for any other purpose will be ejected from the pool area. The number to call in case of emergency is 911, the telephone is located in the Clubhouse. Report any accident to the Board of Directors in writing.

5.12 Children under the age of fourteen (14) and all non-swimmers under the age of eighteen (18) will be supervised by a parent or resident. No person under eighteen is ever to swim alone. Adults are advised to have a companion present while swimming.

5.13 No street clothes or foot coverings allowed in the pool.

5.14 No soap or shampoo to be used in the pool at any time.

5.15 No running or jumping or diving in the pool area.

5.16 Pool gate must be locked at all times.

5.17 No one is to cross another resident's lot coming to or upon leaving the pool area or Clubhouse.

5.18 No diapered persons are allowed in the pool.

5.19 Unless otherwise specified, infractions of any item(s) in Article 5 are to be penalized as follows:

First OffenseWritten Notice

Second Offense within a 12 month period.....\$35.00 fine

Third Offense within a 12 month period..... *Banned* from the pool area,
time to be determined by the Board of Directors

6.0 LAKE

6.0 No child under the age of 16 is permitted in a watercraft without a life vest. All persons in the water craft should wear a life vest. All children shall be supervised by an adult.

6.1 The use of the lake adjoining residents' lots is restricted to the resident and/or their guests, except that any resident and his guest may use the portion of the lake by the Clubhouse. Your use of the lake is at your own risk and neither Twin Lakes Country Homes Condominium Association nor the owners assume any responsibility or liability to you or your guests for personal injury in connection with your use of the lake.

6.2 For your health and safety, NO ONE IS ALLOWED TO SWIM IN THE LAKE.

6.3 No motorized water craft of any type will be used in the lake at any time except for maintenance, utility or emergency use.

6.4 No docks or structures of any kind will be permitted in the lake area.

6.5 All restricted common areas and easement areas connected to the lake-front lots are restricted to use by utility employees or emergency personnel or unit owners. Any other use by others will be considered trespassing.

6.6 Unless otherwise stated, infractions of any item(s) in Article 6 will be penalized as follows:

First Offense Written Notice

Second Offense within a 12-month period.....\$25.00 fine

Third Offense within a 12-month period.....\$50.00 fine

Fourth Offense within a 12-month period.....\$75.00 fine

7.0 GUESTS

7.1 All residents must obtain written permission from the Board for Guests to occupy their premises longer than the 30 day time limit.

7.2 Residents are responsible for their guests' actions and will be held liable for any rule violations or damages caused by their guests.

7.3 Guests cannot occupy any resident's home when the host is absent unless the host receives prior written permission from the Board of Directors.

7.4 Resident shall not baby-sit for non-residents in their home in the park on a scheduled or regular or prolonged basis.

7.5 Unless otherwise stated, infractions of any item(s) in Article 7 will be penalized as follows:

First Offense Written Notice

Second Offense within a 12-month period..... \$20.00 fine

Third Offense within a 12-month period..... \$40.00 fine

8.0 CAREGIVERS

FL Rule 58H-1.006 Caregiver Requirements.

(a) Be a mature adult, age 18 or above, capable of providing a family type living environment and willing to accept the responsibility for the social, physical and emotional needs of the home care client;

(b) Be a relative or friend who has been accepted by the client as surrogate family or is a responsible adult with whom the client has made an arrangement to provide home care services;

(c) Be physically present to provide supervision and to assist in arrangement of services for the client;

(d) Maintain the residential dwelling free of conditions that pose an immediate threat to the life, safety, health and well being of the home care client pursuant to Rule 58H-1.007, F.A.C.; and,

(e) Be without record of conviction of abuse, neglect or exploitation of an older person, adult or child; shall not have been the perpetrator in a confirmed report of abuse, neglect or exploitation of another person by the Abuse Registry or other investigation process; and shall be willing to sign a statement which certifies that they are without record of conviction or have not been a perpetrator in a proposed confirmed or confirmed

report of abuse, neglect or exploitation of another person by the Abuse Registry or other investigative process and grants written authorization to the Lead Agency to check the Abuse Registry through the Florida Department of HRS. The Lead Agency may grant an exemption from this disqualification following the procedures outlined in the DOEA Programs and Services Manual.

8.1 All residents must obtain prior written permission of the Board to have a caregiver reside with a resident. In the event a resident requires a caregiver the following must be presented to the board in support of such a request:

8.1.1 A Doctor's statement that resident(s) cannot perform the day to day tasks that are considered by most insurance companies when placing a caretaker.

8.1.2 A notarized letter from the resident representing that the caregiver has the education and skills to act as a caregiver.

8.1.3 The proposed caregiver must complete sign and have notarized an application and provide a copy of the caregivers picture identification

8.1.4 The caregiver may not be accompanied by any other individuals such that they are the lone caregiver of the resident.

8.1.5 A letter, notarized, that the caregiver understands, that should the resident(s) expire or become incapacitated in any way that would require the resident to be removed to a facility; the caregiver must vacate the property and shall leave peacefully within 30 days and shall notify the board of his/her intended leave date.

8.1.6 NOTE: This is a drug free community. This is enforced whether it is the occupant or friends or family. This enforcement is also true of any nuisance actions: noise, parking, dogs, cars, etc.

9.0 CHILDREN

9.1 Children are permitted as guests and, as guests, are permitted a maximum visit of thirty (30) days in any 12-month period.

9.2 Children visitors under ten (10) years of age must be accompanied by the resident or parent when outside the home, bearing in mind we have no area anywhere in the park designated as a play area.

10.0 PETS

10.1 The only pets that residents may own are cats, dogs (1) or small non-poisonous animals no larger than 20 pounds, permanently confined to a cage or tank within the home (ex. birds, fish). Dogs, such as pit bulls, German shepherds, Doberman pinchers and the like will not be allowed in the park. If you have any doubt whether an animal will be allowed in the park, consult with the Board of Directors first.

10.2 One (1) dog per unit no larger than 20 pounds will be permitted in Twin Lakes Country Homes. Certified service animals are the exception. No pets may be acquired after initial entry without written approval of the Board of Directors. This includes pets meant to replace an animal that has died, the off-spring of a current pet and the purchase of a new pet. If the resident acquires a new pet or pets without the approval of the Board of Directors or allows the current pet or pets to violate the rules of this Article, the resident will be given seven (7) days to remove the animal(s). Residents may not keep or "pet-sit" pets for nonresidents.

10.3 Residents must register their pets with the Board of Directors and furnish the following information:

10.3.1 Name and lot number of owner

10.3.2 Description of pet

10.3.3 Pets must have a current license as required by law

10.4 All pets legally brought into the park are "grandfathered" in. Type and quantity of pets owned will apply to present pet owners when current pets have died or are no longer living in the park.

10.5 Residents are responsible for any personal injury or damage to property caused by their pet(s).

10.6 Pets must live inside the home at all times. Pets must be attended and on a leash in hand at all times when outside the home, cats as well as dogs. Dogs must not be tied up outside the home. There will be no pet houses allowed outside the home.

10.7 No pets are permitted in the club house or pool area (except certified Service animals). Pets are not allowed on other residents' home sites without the consent and invitation of the other resident.

10.8 Pet droppings must be picked up and disposed of by the pet owner.

10.9 Pets must not be allowed to bark continuously or otherwise constitute a nuisance to other residents. If the Board of Directors receives three legitimate complaints concerning a consistently loud or bothersome animal or of other violations of this Article, the resident will be give seven (7) days in which to remove the animal.

10.10 If a pet bites a person, other than the resident or member of the household, without provocation, the resident will immediately notify the South Brevard Humane Society for necessary instructions.

10.11 Unless otherwise stated, infractions of any item(s) in Article 9 will be penalized as follows:

First Offense Written Warning

Second Offense within a 12-month period..... \$35.00 fine

Third Offense within a 12-month period Resident will be given seven (7) days to get rid of the animal.

11.0 GENERAL RULES

11.1 Public intoxication, disorderly conduct, abusive or foul language, harassment, loud radio, TV and similar equipment will not be permitted. Radios; CDs and similar instruments are not to be used in screened-in areas between the hours of 10:00 PM and 8:00 AM.

11.2 No firearms, BB or pellet guns, bow and arrows or other weapons may be displayed or discharged or used outside of the home.

11.3 Selling, soliciting, peddling or commercial enterprises are not allowed within the community. Residents may not engage in selling,, soliciting, peddling or commercial enterprises within the park without the Board of Directors written permission, with the exception that residents have the right to canvass and solicit for charitable causes.

11.4 All homeowners must provide and display a current and appropriate home tax decal in accordance with Florida law.

11.5 Residents should respect their neighbor's privacy. Residents may not enter or walk across another resident's property without their permission.

11.6 No resident or guest may operate a business from their home that requires client visitation. No address in the park may be used as the business address of a resident.

11.7 Any complaints regarding the management of the Condominium property by the Association shall be made in writing to the Board of Directors.

11.8 Any owner who plans to be absent from their unit during hurricane season must prepare their unit prior to departure by removing all furniture, potted plants and other movable objects from any outside area and store them inside the home or storage shed.

11.9 All common elements are solely for the use of the residents and their invited guests. Rules and regulations governing the use of the common elements including permitted hours, guests' rules, safety and sanitary provisions and other pertinent matters, may be revised from time to time by the Board of Directors and posted on the property.

11.10 Each unit is entitled to one (1) key to the Clubhouse and pool area. This key may not be duplicated or given to or loaned to nonmembers for their private use. Violators will be fined \$100.00. If the unit is sold or rented the seller must provide the key to the new owner/renter. Lost keys will be replaced at a cost of \$50.00.

11.11 No smoking is allowed in the Clubhouse at any time.

11.12 Unless otherwise stated, infractions of any item(s) in Article 10 will be penalized as follows:

First Offense	Warning Letter
Second Offense within a 12-month period.....	\$40.00 fine
Third Offense within a 12-month period.....	\$75.00 fine

12.0 VIOLATIONS OF RULES AND REGULATIONS

12.1 Violations of any rule or regulation must be reported in writing to the Association Board President or to the current Management Representative. Charges submitted without the signature(s) of the person(s) submitting them will not be honored or acted upon.

12.2 Violations will be called to the attention of the violating owner, in writing, by the Management Representative, who will also notify the Board of Directors.

12.3 A hearing will be held before a Board-appointed panel of three (3) Association unit owners where charges and evidence will be presented and the charged will present their defense. The panel's findings will go back to the Board of Directors for their action. The Association has legal authority to assess and collect fines for failing to comply with the Rules and Regulations under Florida Code 718.112(h) (1).

13.0 MAINTENANCE FEES

13.1 Maintenance fees are due on the first day of each month and become delinquent on the sixth day. A late fee of two dollars (\$2.00) per day will be charged for each day maintenance fees are received after the fifth (5th) day of the month until the fee and late charges are paid. The date for payment received shall be determined by the date payment is received by management.

13.2 Twenty dollars (\$20.00) will be charged for any check which is returned by the bank for any reason, other than bank error. If a second check is returned by the bank for any reason, the owner will be fined as above and shall be required to pay all future rent by cash, money order or cashier's check. No checks will be redeposited.

13.3 All monies received shall be applied to any balance due for previous months before an owner receives credit for the current month's fees and charges.

13.4 Maintenance fees will be prorated between buyer and seller for the month in which closing occurs.

13.5 Any special use fees, fines and charges shall be paid along with the regular maintenance fee on the first day of each month.

14.0 EVICTIION

14.1 Residents may be fined for any of the following reasons:

14.1.1 Conviction of a violation of a federal, state or local law or ordinance, which violation may be deemed detrimental to the health, safety or welfare of other residents of the park.

14.1.2 Repeated violations of any rule or regulation established by the Board of Directors.

14.1.3 If a particular rule does not provide otherwise, the second violation of any rule or regulation within a twelve (12) month period, is unequivocally grounds for evictions or fines if the resident has received written notice within thirty (30) days of the first violation.

14.1.4 Any other grounds as provided in Chapters 718 and 723 of the Florida Statutes.

15.0 SELLING/RENTING

15.1 The resident shall notify the Board of Directors in writing before his home is offered for sale. The Board of Directors shall not deny the resident the right to sell or rent his home. Homeowners may only rent one property. However, home owners selling or renting their homes cannot guarantee a prospective buyer or renter admission to the park..

15.1 a. Intent to Sell form and/or Intent to Lease form must be filled out before a closing or an interview is scheduled. The Board reserves the right to refuse admittance to any prospective buyer or renter who fails to meet the entrance requirements specified on the sales agreement or rental contract.

15.2 If the buyer or renter is accepted he will be required to comply with all Condo Association By-Laws, Rules and Regulations currently effective.

15.3 A Unit may only be rented once in a 12 month period. Within ten (10) days of execution a copy of the lease must be provided to the Board of Directors. The unit cannot be sublet by any interested party until the duration of the lease has expired.

15.4 Residents wishing to sell their homes may place one sign in the window of their home. Signs must be made professionally and meet approval of the Board. Signs will not be larger than 12 x 17 inches.

15.5 Failure to obtain and use the Twin Lakes Country Homes Sale and Rental forms may result in the Board of Directors having the transaction declared null and void and the buyer/renter may be evicted, the seller absorbing all court costs and legal fees.

16.0 UTILITIES

16.1 Water lines from the water meter shut-off valve to the home are the responsibility of the residents. Water for sprinkling systems is provided by the Association which is responsible for the lines to the lot line. Each resident is responsible for lines and sprinkler heads on their lot.

16.2 The Association is responsible for sewer lines within the park up to the ground connection of the sewer line to the home sewer line. The in-ground connections, and the line to and including the home line, are the homeowner's responsibility both as to maintenance and repair.

16.3 Sanitary napkins, tampons, disposable diapers, sanitary wipes, paper towels, etc. are not to be disposed of by flushing them through the commode. In the event a blockage occurs which is demonstrated to be an abuse of the system by the resident, the resident will be responsible for paying the Association's cost of removing the blockage and the resident must pay this cost within ten (10) days of billing by the Board of Directors.

16.4 Florida Power and Light is responsible for the electric lines to the meter, including the meter. The Association is responsible for the electrical meter pedestal only. The homeowner is responsible for the initial placement, replacement, maintenance and repair of the underground electrical wire connecting the home to Florida Power and Light's electric meter and breaker. The homeowner may utilize an existing underground electrical wire and

connecting device if it meets amperage requirement of the owner's home. If the homeowner's amperage requirement is not met, the homeowner shall bear the cost of any replacement of the underground electrical wiring in place when the homeowner takes occupancy. It shall be the homeowner's sole responsibility to purchase the wire and required connecting device and to hire a duly-licensed electrician for this installation. The homeowner is responsible to the Board of Directors as well as other residents within the park for any damages which may occur from faulty wiring within the home or improper installation of the underground electrical wire and connecting device.

16.5 No homeowner is permitted to use LP gas as fuel, as no fuel storage tanks are permitted within the park area for safety reasons. Gas barbecue grills may be used when safely stored.

16.6 Telephone service installation and maintenance of any telephone service is the homeowner's responsibility.

16.7 The homeowner is solely responsible for the installation and maintenance of any cable television service.

16.8 The Association shall not be held responsible for any damage caused by disruption of any public utility service or any disruption beyond control of the Association, and each homeowner, by his occupancy, agrees to hold the Association harmless for any such liability.

16.9 Garbage is collected by Waste Management, or its successor, and the cost is included on the owner's annual tax bill. "Garbage" means normal domestic waste which can be placed in a sealed garbage can. The provision of adequate containers and delivering the containers to the appropriate location for pickup is the home resident's responsibility.

16.10 Trash is collected by Waste Management, or its successor. Call Waste Management to arrange for pickup of oversized items such as furniture and appliances. These items must be placed at the regular pickup location.

17.0 CONFLICT

17.1 In the event of any conflict between provisions herein, the Declaration of Condominium, the Articles of Incorporation, Association By-Laws, local, county or state codes, those documents shall prevail in the order listed.

18.0 INTERPRETATION

18.1 These rules and regulations and the restrictions set forth in the Declaration of Condominium the Articles of Incorporation and By-Laws of the Association shall be enforced as interpreted by the Board of Directors.

19.0 RIGHTS OF BOARD

The rights of the Board of Directors contained herein are cumulative. Failure of the Board of Directors to execute any rights shall not operate to forfeit any other rights of the Board of Directors, or no waiver of that or any other rule or regulation.

President, John A. Hendrickson

Vice President, Matt Mason

Secretary, Debbie Kujawa

Treasurer, Sandra Adkins

Director, J. R. Bevins