

RULES AND REGULATIONS

MOLOKAI CO-OP, INC.

These Rules and Regulations have been developed for your convenience and protection and supersede and cancel all previous Rules and Regulations. If we are to be successful in achieving a high standard and quality of living in our Community, it is necessary that we have your cooperation. These Rules and Regulations apply to all Lessees and Co-Op Members (hereinafter named RESIDENTS) and to Renters and Guests where appropriate. The owner of the Park is MOLOKAI CO-OP, INC. (hereinafter named CO-OP).

Your management has many duties and responsibilities including enforcement of the rules when necessary. We request that only flagrant and repeated transgressions be reported to management. Minor, infrequent infractions (which, in most cases, are the result of temporary thoughtlessness) and, specifically, personal conflicts between neighbors, are not within the scope of management's responsibility.

I. MOBILE HOME AND HOMESITES

- A. **MAINTENANCE:** Mobile homes and homesites shall be attractively maintained by the RESIDENT. The RESIDENT is responsible for the home, structural appurtenances, and all items located on the homesite as well as mowing, watering, weeding, edging, trimming, and general care of the lawn, including fertilization and treatment for insect infestation. RESIDENTS leaving for a period of time of more than two (2) weeks must notify the office of their leaving and of what arrangements they have made to care for their homesite during their absence. Homesites which are not maintained to the standards of the community will be maintained by the CO-OP and a minimum fee of \$25.00 per occurrence will be charged. Maintenance of the landscaping is the responsibility of the RESIDENT. The CO-OP encourages improvements to your home, for example: patios, raised porches, awnings, cabanas, carports and utility rooms, because these improvements make your home substantially more attractive, and, in addition, they improve the appearance of the entire community. However, prior written CO-OP approval is required before any construction occurs.
- B. **STORAGE AND FENCES:** Storage under the mobile home is not allowed. Fences and all such types of restrictions are prohibited, other than those perimeter fences which are erected by the CO-OP for the convenience and safety of the RESIDENTS.
- C. **TREES:** No trees are to be removed without the written approval of the CO-OP. Trees, except those on common grounds, are the responsibility of the home owner or owners where shared. Requests for removal must be

accompanied by a written opinion from the Department of Agriculture: Division of Forestry. If the tree has died of natural causes or is diseased, the CO-OP will pay one half (1/2) the removal cost, which must include stump removal. All trees removed must be replaced at the home owner's expense unless special written approval is given by the Board. The exact location of the replacement tree must be agreed to by the CO-OP to insure that underground utilities are not damaged. Replacement trees must meet Lake County requirements and shall be maintained in good condition for one year during which the home owner guarantees survival. Details of replacement requirements are available at Lake County offices in Tavares, online at www.fl-dof.com, or through the CO-OP office.

- D. CLOTHESLINES: No clotheslines may be installed, with the exception of removable umbrella or retractable types. All clotheslines must be in the rear of your home.

- E. VEHICLE OPERATION AND PARKING: Only two (2) motor vehicles are permitted for each homesite, not including golf carts or motorcycles. All vehicles, except golf carts, must be licensed. All vehicles, including golf carts, must be operable and must be parked only in driveways and carports or CO-OP approved concrete driveway extensions. No parking is permitted on lawns or grass. No overnight parking is permitted on streets. No overnight occupancy of any vehicle, motor home, fifth wheeler, boat and the like is permitted. RESIDENTS must notify the park office when bringing recreational vehicles into the park to receive parking instructions. Recreational vehicles, motor homes, fifth wheelers, trailers and/or boats may be allowed in the park and will be assigned a space, if available, in the storage area, after park management has given prior approval. The storage area is unsupervised. Any storage or parking is at the owner's risk. The CO-OP is not responsible for any damage, theft or vandalism that may occur by accident or otherwise, anywhere in the park. Small trailers, such as yard use trailers, under 40 square feet in size, used regularly, may be kept in the carport. All vehicles shall be registered with the park office, which will issue a parking sticker, which must be placed on the vehicle. No major repair or rebuilding of motor vehicles, campers, trailers, recreational vehicles or boats is permitted on the homesites or in the storage area. Boats may be stored in carports. No part of the boat or trailer shall protrude from the carport. All vehicles in the park, including golf carts, are to be operated in accordance with state and county motor vehicle regulations. Owners are reminded they are "liable" for the operation of their vehicle.

- F. GARBAGE AND TRASH: All trash containers must be stored out of sight. Home pickup will start at 8:30 a.m. on Tuesday and Friday for garbage and trash, Thursday for brush. No garbage or trash is to be placed at curbside before 7 a.m. on pickup day. All garbage and trash must be in

plastic bags that do not exceed 50 pounds per bag. All tree and shrubbery trimmings must be tied in small bundles not to exceed 4 feet in length or 50 pounds per bundle. NO garbage or trash will be picked up in broken bags. If tree and shrubbery trimmings were done by an outside vendor, the vendor must dispose of the debris. Vendors are not allowed to use CO-OP dumpsters without CO-OP approval. No items shall be more than 4 feet in length and shall not be forced or "jammed" into dumpsters. All empty boxes must be cut up or flattened. Dumpsters are for RESIDENT'S use only.

- G. HOT TUBS: An Application for Alteration must be submitted to the CO-OP and written approval obtained prior to purchase. All installations must conform to all governmental regulations.
- H. HEATING DEVICES: Only gas, propane or electric heating devices are permitted and must meet all governmental safety regulations.
- I. BRINGING IN MOBILE HOME UNITS: Prior to bringing a mobile home into the park, design, placement, condition and size must be approved by the BOARD OF DIRECTORS and comply with all governmental regulations. Architectural drawings of proposed home, structural additions (carport, shed, etc.) driveways, walks, patios, etc. shall be submitted and approved prior to any work being done.
- J. UNSECURED ARTICLES: When leaving the Park for an extended period, such as vacation or winter residents going north, RESIDENTS must secure all loose articles that can become missiles in extreme weather. They must be placed in the shed or unit or otherwise firmly secured. This also applies when leaving a home permanently, such as preparing a home for sale. All RESIDENTS are to adhere to this rule when advised of approaching storms.

II IRRIGATION AND SPRINKLER SYSTEMS

An irrigation system has been installed to service all lots at Molokai. The following rules are to be observed by all RESIDENTS regarding the use of this system.

- a. Each homesite will be provided with a standpipe hose bib and shutoff valve. The hose bibs will be painted red to designate connection to the irrigation system and distinguish them from the drinking water system.
- b. Water from the irrigation system will be allowed for lawn sprinkling only. This water is not for drinking purposes.
- c. Only one outside hose bib is allowed to be connected to the drinking water system for car washing. All other bibs must be removed and capped.

Drinking water will not be used for lawn sprinkling.

- d. No connection of any kind will be allowed between the irrigation system and the drinking water system. No irrigation hose bib will be placed closer than 4 feet from the drinking water bib.
- e. Park management will be responsible for irrigation line maintenance and repair up to the shutoff valve. Repairs beyond that point are the responsibility of the RESIDENT.
- f. Sprinkler systems are permitted only upon approval from park management and subject to the following rules:

The park irrigation system is designed to provide 15 gallons per minute to each sprinkling zone. A sprinkling zone is comprised of a maximum of 5 sprinkler heads. Sprinkling shall be limited to a maximum of 30 minutes for any one zone.

Sprinkler systems may be operated only between 4:00 p.m. and 10:00 a.m. six days a week. No sprinkling is allowed on Sundays.

All lawn sprinklers must be adjusted by the RESIDENTS so that the water goes entirely on the lawn and not on the driveways and streets.

Automatic sprinkler systems may be left unattended while in operation
Non-automated sprinkler systems may not be left unattended while the sprinklers are in operation.

Providing there is no County ban on sprinkling, sprinkling and watering shall be conducted on the following schedule:

Homes with lot numbers ending with a 3, 7 or 0 may only water on Monday and Thursday.

Homes with lot numbers ending with a 1, 4, 5 or 8 may only water on Tuesday and Friday.

Homes with lot numbers ending with a 2, 6 or 9 may only water on Wednesday and Saturday.

Approval for special sprinkling or watering for new grass or seeding may be given by management upon request by the RESIDENT and upon inspection of the property by management.

All water leaks in the irrigation system or the drinking water system must be reported promptly to park management.

Back flow restriction valves, as required by Law, must be installed on all potable water bibs.

- III. RESALE OF MOBILE HOME: Only one (1) “For Sale” sign may be displayed for each home and must be placed in the window of the mobile home. No “For Sale” signs will be allowed on the lot or any place other than in the window of the mobile home. The above rules apply to “For Rent” signs.
- IV. VACATING MOBILE HOME LOT: RESIDENTS shall notify the CO-OP in writing, ninety (90) days prior to moving their home. The RESIDENT must notify park management of their intention to remove the mobile home together with the date of the planned removal. Upon notifying the park management, the RESIDENT shall deposit, with park management, the sum of \$1000.00 for the purpose of ensuring that the vacated lot is returned to its natural state unless prior written consent is granted by the CO-OP. All concrete, wiring, sewers, tie down rods, etc, must be removed and the lot leveled to surrounding ground level. The lawn must be cut and all shrubs and trees must be trimmed. All foundation and other structures that are above ground level must be removed and the ground must be filled to grade. The CO-OP must be notified of the day of the move at least two (2) days prior to its occurrence. Once the grounds are inspected and approved by management, the \$1000.00 deposit will be returned. In the event that there is non-compliance with the above rules, park management will bring the lot into compliance and deduct from the deposit the cost thereof.
- V. PETS: All pets must be approved by park management. Pets are allowed only in the section of the park denoted as the “Pet Section”. No pet, whose weight exceeds 25 pounds, will be allowed in the park. No more than two (2) pets are allowed per mobile home. While outside the home, all pets must be kept under leash at all times and exercised only in the pet section or other designated area within the park. Pet owners are responsible for the immediate removal of their pet’s litter from their homesite and all other areas in the park. All pet owners must comply with all applicable state, county, city and local ordinances regarding their pets. Visitors with pets must comply with all of the above.
- VI. PAYMENTS TO CO-OP: Rent, maintenance fees and all assessments are due on the first (1st) day of each month and become delinquent on the fifth (5th) day of the month. A minimum fee of \$10.00 will be assessed for all delinquent payments and a minimum fee of \$25.00 will be assessed for all checks returned for insufficient funds.
- VII. SUBLETTING: Subletting is allowed only with the approval of management. All prospective renters must be approved by management and acknowledge that they have received a copy of the community Rules and Regulations. All RESIDENTS who are subletting property located in the Molokai Community, and their renters, are required to register at the office.

- VIII RESIDENT INFORMATION: All RESIDENTS must furnish to the office the name, address, and phone number of a person to contact in case of an emergency. There are emergency forms at the office for your convenience. The office should be notified when the RESIDENT is leaving the park for an extended period of time.
- IX OCCUPANCY: Molokai is a retirement community for persons 55 and older. RESIDENT shall not, without the written consent of the Board of Directors of the CO-OP, on such condition as the Directors may prescribe, occupy or use the unit or permit the same or any part thereof to be occupied or used for any purpose other than as a private dwelling for RESIDENTS or members of RESIDENT'S family. In no event shall more than two (2) persons permanently reside in the unit without the written consent of the Directors. One RESIDENT in each mobile home shall be fifty-five (55) years of age or older. No other person, or member of a RESIDENT'S family, shall permanently reside in the unit who is not at least forty-five (45) years of age or older without the written consent of the Directors. Any home occupation or use permitted hereunder is subject to compliance with the rules and regulations and the bylaws of the CO-OP, applicable zoning laws, building code or other rules and regulations of governmental authorities having jurisdiction, all of the above as may be amended from time to time. In addition to the foregoing, the unit may be occupied from time to time by qualifying guests of RESIDENT, as long as such occupancy does not violate applicable zoning laws, building codes or other rules and regulations of governmental authorities having jurisdiction. Guests, including relatives, are permitted to visit for periods not to exceed fifteen (15) consecutive days, or thirty (30) days total per year. No guest may occupy the unit unless one or more of the RESIDENTS are then in occupancy or unless consented to in writing by the Directors. Guests who are staying in the park must register at the office. Your assistance will enable us to more effectively regulate activities in the community and identify guests and RESIDENTS. All who will reside in the park, except guests, as defined earlier in this section, shall complete and submit to the CO-OP, an application for occupancy. Applications must be approved prior to any occupancy.
- X. UNACCEPTABLE ACTIVITY: Loud noise, boisterous conduct and any activities, including hobbies or avocations, which might pose a threat or create a significant inconvenience for the RESIDENTS of the community are prohibited. Please control the volume of your TV or radio at all times. Quiet time shall be maintained between the hours of 10:00 p.m. and 8:00 a.m.
- XI. EVICTION: The CO-OP may evict RESIDENTS in accordance with the provisions of applicable Florida Statutes.
- XII. RESIDENTIAL COMMUNITY: Molokai is a residential community. No business or commercial operation is permitted without the express written

consent of the Directors. Said written consent, if received, can be rescinded with a thirty (30) day written notice from the Directors or immediately, if said activity constitutes a threat to the health, safety or general welfare and convenience of other RESIDENTS of the community.

XIII. SPEED LIMIT: For everyone’s safety, the speed limit within the community is fifteen (15) mph. Please advise your guests of the fifteen (15) mph limit. Pedestrians, bicycles and golf carts have the right of way. All posted signs must be obeyed.

XIV. LANDSCAPING: Prior to making any landscape changes, a Request for Alterations form must be submitted to the CO-OP and approval obtained. The design and selection of materials must be approved. Florida Friendly landscaping materials are highly encouraged.

XV. HOT WATER HEATERS: All cold water input lines to hot water heaters must have an in-line check valve to prevent drainage of the tank. Molokai CO-OP will not be responsible for damage to electrical units or hot water tanks.

XVI. PLUMBING FIXTURES: All new or replacement plumbing fixtures must be ultra-low volume plumbing features and must comply with the following maximum flow volumes at 80 PSI:

Toilets	1.6 gal/flush
Urinals	1.0 gal/flush
Shower Heads	2.5 gal/min
Faucets (bathroom)	2.0 gal/min
(kitchen)	2.5 gal/min

XVII. RECREATIONAL FACILITIES: Recreation facilities are provided for the use of RESIDENTS and guests. All guests under 18 years of age must be accompanied by an adult. Equipment and facilities are to be used at your own risk. Rules regarding each facility, for example, laundry, pool, recreation building, shuffleboard, are posted for your safety and convenience. No bare feet or cleated shoes, nor swimsuits are allowed in the clubhouse. If it becomes necessary for the control of the use of the recreation facilities, identification tags may be required for all guests using the recreational facilities. When at the pool, all guests should have on their person the identification pool pass that may be picked up at the office.

XVIII. POOL RULES:

- a. The pool hours are 9:00 a.m. to 9:00 p.m., April 1st through October 31st and 9:00 a.m. to 7:00 p.m. November 1st through March 31st, weather permitting.

- b. The pool capacity is 25 persons.
- c. Swim at your own risk. There is no life guard on duty.
- d. Persons must shower before entering pool.
- e. No jumping or diving into the pool.
- f. No suntan lotion, soap, or oil is permitted in pool. Please shower first.
- g. Long hair must be either covered or tied back.
- h. Pool is restricted to Molokai RESIDENTS and registered guests only.
- i. Persons under the age of 18 must be accompanied by a parent, RESIDENT, or registered guest.
- j. No running or horseplay in or around pool.
- k. NO food or beverage (alcoholic or non-alcoholic), other than water in plastic containers, is allowed in the pool or pool area.
- l. Persons in swim attire are not allowed in the clubhouse.
- m. No glass or other breakable items are allowed in the pool or pool area.
- n. No toys are permitted in the pool or pool area. Rafts are not permitted.
- o. No animals are allowed in the pool or pool area.
- p. Showers are for pool use only.
- q. Only management or staff are allowed to adjust the control or the pool temperature. No resident or guest is allowed to tamper with the thermostat. Contact the office if there is a problem.

XIX. SOLICITATIONS: Door to door solicitation is not permitted. Please discourage solicitation by telling anyone who comes to your door about our no solicitation rule and let them know that, unless they leave the park, you will call the Sheriff's office (343-2101). Canvassing, however, by RESIDENTS, for the purpose of CO-OP or Homeowners Associations business is permitted.

XX. AMENDMENTS: These Rules and Regulations may be amended as deemed necessary by park management in accordance with applicable Florida Statutes and Rules.

XXI. CABLE TV/ANTENNAS: Any expenses incurred for cable TV, such as hook-ups, outlets, etc. must be paid by the RESIDENT. No TV antennas shall be erected on the home or homesite. Small FM antennas, not to extend more than eighteen (18) inches above the home, may be erected on the home upon approval of management. Eighteen (18) inch satellite dishes are allowed. Management reserves the right to approve the location that said dish is erected.

XXII. SEWER AND WATER LINES: The CO-OP is responsible for sewer lines underground from the street to the point of connection with the mobile home plumbing, which connection is located above ground either under the mobile home or nearby. The RESIDENT is responsible for the sewer line from the point of connection into and including the lines located in the mobile home. All clogged sewer lines above the point of connection are the responsibility of the RESIDENT unless the clogging is due to tree roots. The CO-OP is

responsible for the maintenance of the water wells and underground water system, including the water line from the street to the feed valve located under or near the mobile home. The RESIDENT is responsible for the maintenance and repair of the water lines from the feed valve to the mobile home and all water lines within the mobile home.

- XXIII. EMERGENCIES: Report health, fire, theft or vandalism emergencies directly to 911. The responsible government agency concerned with handling these emergencies should respond. Specifically, know and have handy the numbers of your fire department (911), police or sheriff's department (343-2101), local ambulance service (911), and county animal control officer (343-9688).
- XXIV. CONVENIENCES: The public conveniences in this community are maintained as a service to the RESIDENTS and are regarded as part of their home. Cooperation in keeping restrooms, laundry rooms, and any other utility building and recreational facilities clean and serviceable is required. All equipment, machines, or fixtures will be left clean after use.
- XXV. PARK EMPLOYEES: Respect the privacy of your park employees. Limit after hours phone calls and visits to life threatening or emergency situations that require immediate action. If said emergency requires the involvement of a governmental service agency (police, fire, etc.) please call that agency directly. All other calls should be made during regular business hours.
- XXVI. COMPLAINTS: When a complaint relates to the personal conduct of another park RESIDENT said complaint must be in writing and signed by the person lodging the complaint. Disputes between neighbors, including personal conflicts and domestic quarrels, are not within the purview of management and management will not become involved unless such activities become detrimental to the community at large.
- XVII. SPEAKING AT MEETINGS: Members are permitted to speak at meetings concerning agenda items. However, the CO-OP Board reserves the right to limit discussion to three minutes per person.