

Prepared By and Return To:
Greenberg Nikoloff, P.A.
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

**CERTIFICATE AS TO THE
RULES AND REGULATIONS
OF
COUNTRYSIDE ESTATES RESIDENT OWNED COMMUNITY, INC.**

WE HEREBY CERTIFY that the attached is a true and correct copy of the Rules and Regulations for Countryside Estates Mobile Home Park adopted in the manner required by the Association's By-Laws, Articles of Incorporation and/or the respective Countryside Estates RO Association Declaration of Master Form Occupancy Agreement, as of March 10, 2022.

THE COUNTRYSIDE ESTATES RESIDENT OWNED COMMUNITY, INC. is the Association organized for the purpose of administering a development known as Countryside Estates in Pinellas County, Florida, in accordance with that certain Countryside Estates RO Association Declaration of Master Form Occupancy Agreement, originally recorded in O.R. Book 8003, Page 702 et seq., as amended from time to time and all of the Public Records of Pinellas County, Florida, as same has been amended from time to time.

IN WITNESS WHEREOF, COUNTRYSIDE ESTATES RESIDENT OWNED COMMUNITY, INC. has caused this Certificate to be executed this 17th day of March, 2023.

COUNTRYSIDE ESTATES RESIDENT OWNED COMMUNITY, INC.

By: [Signature]
Steve McGill, President
Printed Name

(CORPORATE SEAL)

Attest:

[Signature]
Michel Bernard, Treasurer
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of March, 2023, by Steve McGill, as President and Michel Bernard, as Treasurer, of Countryside Estates Resident Owned Community, Inc., and are personally known to me or have produced Drivers Licenses as identification.



BRIANNE MONDELLO
Commission # HH 016766
Expires October 31, 2024
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC

**RULES AND REGULATIONS
FOR
COUNTRYSIDES ESTATES
MOBILE HOME PARK
27466 US HIGHWAY 19 NORTH
CLEARWATER FLORIDA
33761**

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COUNTRYSIDE ESTATES MOBILE HOME PARK

RULES AND REGULATIONS

AS AMENDED THROUGH MARCH 10, 2022

I. GENERAL HEADING

1. WELCOME. ALL REASONABLE MEANS HAVE BEEN TAKEN TO ENSURE THAT YOUR RESIDENCY HERE IS SAFE, PLEASANT, AND ENJOYABLE. THE PROPERTY IS CORPORATLY OWNED AND WE ARE REQUIRED BY LAW TO ABIDE BY CERTAIN STANDARDS. MANY OF OUR RULES AND REGULATIONS ARE BASED ON WHAT IS REQUIRED OF US BY LAW; THE REMAINDER ARE PUBLISHED TO ADDITIONALLY PROTECT LIFE, PROPERTY, PRIVACY AND PLEASANT ENVIRONMMENT. CONSIDERATION AND COURTESY TO OTHERS PLUS YOUR COOPERATION IN MAINTAINING AN ATTRACTIVE HOME WILL HELP US MAINTAIN THE HIGH STANDARD OF THIS PARK. PLEASE READ THIS PAPER CAREFULLY!

2. THE FOLLOWING RULES AND REGULATIONS ARE INTENDED FOR THE COMFORT, WELFARE AND SAFETY OF YOURSELF AND YOUR VISITORS AND TO MAINTAIN THE APPEARANCE AND REPUTATION OF OUR PARK. THEY MAY BE AMENDED FROM TIME TO TIME TO ACHIEVE THIS PURPOSE. YOUR COOPERATION WILL BE GREATLY APPRECIATED. CORPORATION RESERVES THE RIGHT TO TERMINATE THE OCCUPANCY OF ANY RESIDENT FOR THE DISREGARD OF COMMUNITY RULES AND REGULATIONS.

II. ACCEPTANCE

1. THIS IS A RETIREMENT- LIFESTYLE COMMUNITY OF PERSONS 55 YEARS OR OLDER, WHERE AT LEAST ONE PERSON IN EACH UNIT MUST BE 55 YEARS OF AGE OR OLDER.
ANY OTHER RESIDENT SHALL BE 50 YEARS OR OLDER. EXCEPT IN THE CASE OF CAREGIVING, IN WHICH CASE THE CAREGIVER MUST BE A RESPONSIBLE ADULT(S). CAREGIVERS WOULD FALL INTO THE CATEGORY OF GUESTS AS PER THE CONDITIONS OF ARTICLE VI, SECTION 3. ALL NEW RESIDENTS MUST BE APPROVED BY THE BOARD OF DIRECTORS.

III. THE MOBILE HOME

1. MOBILE HOMES SHALL BE ATTRACTIVELY MAINTAINED BY THE UNIT OWNER AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS OF THE STATE, COUNTY, CITY AND TOWNSHIP AND PARK AS FROM TIME TO TIME AMENDED.
2. ANY AND ALL CONSTRUCTION WHATSOEVER DONE OR CAUSED TO BE DONE BY THE UNIT OWNER TO THE EXTERIOR OF THE MOBILE HOME OR TO THE MOBILE HOME LOT MUST FIRST BE APPROVED BY THE BOARD OF DIRECTORS AND MUST MEET ALL COUNTY AND STATE BUILDING CODE REQUIREMENTS. BUILDING PERMITS MUST BE OBTAINED WHEN REQUIRED PRIOR TO START OF ANY CONSTRUCTION.
3. ALL MOBILE HOMES SHOULD BE SKIRTED AND ADEQUATELY INSURED FOR LIABILITY.
4. ALL MOBILE HOMES MUST BE TIED DOWN AND BLOCKED IN COMPLIANCE WITH GOVERNMENTAL ORDINANCES.
5. ALL MOBILE HOMES MUST HAVE A CARPORT AND/ OR PATIO OF SIZE APPROVED BY THE BOARD OF DIRECTORS.
6. ALL MOBILE HOMES MUST BE PROPERLY MAINTAINED AND BE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THESE RULES AND REGULATIONS. IF A HOME IS FOUND TO BE IN NEED OF REPAIR OR NOT CONFORMING TO THE RULES AND REGULATIONS, IT WILL BE IMPERATIVE FOR THE HOME AND LOT TO BE BROUGHT UP TO STANDARD. BOARD OF DIRECTORS WILL DETERMINE IF HOMES ARE UP TO STANDARD.

IV. THE MOBILE HOME SPACE SITE

1. THE CORPORATION IS RESPONSIBLE FOR MOWING ALL GRASS AREAS IN THE PARK. THE UNIT OWNER IS RESPONSIBLE FOR THE OVERALL APPEARANCE OF THE HOMESITE. IT SHALL BE KEPT ORDERLY, NEAT, CLEAN AND FREE OF LITTER. TRIMMING AROUND THE MOBILE HOME AND GENERAL CARE OF SHRUBS IS THE RESPONSIBILITY OF THE UNIT OWNER. ADDITIONAL LANDSCAPING AND SHRUBS MAY BE PLANTED WITH THE

BOARD OF DIRECTOR'S APPROVAL OF TYPE AND LOCATION. ONCE PLANTED, ALL GROWTH BECOMES PARK PROPERTY.

2. HOMESITES NOT MAINTAINED TO SATISFACTORY STANDARDS WILL BE MAINTAINED BY THE BOARD OF DIRECTORS; FEES FOR SPECIAL MAINTENANCE DONE WILL BE CHARGED TO THE FOLLOWING MONTH'S MAINTENANCE FEE.
3. KLEENEX, PAPER AND TOWELS AND OTHER DISPOSABLE ITEMS MUST NOT BE DEPOSITED IN SEWER. THESE WILL NOT DISSOLVE. THIS STOPS UP SEWER LINES. EXPENSE OF CLEANING OUT SEWER LINES TO AND INCLUDING VENT IS BORNE BY UNIT OWNER.
4. LAUNDRY MAY BE DRIED ON THE LOT SITE, (PORTABLE LINE PREFERABLE), BUT MUST BE AS CONCEALED AS POSSIBLE. USE OF THESE LINES IS RESTRICTED TO DAYLIGHT HOURS.
5. FLOWERS, SHRUBS AND LAWNS MAY BE WATERED BY HAND-HELD SPRINKLERS, OR AUTOMATIC POP-UP SPRINKLER SYSTEM, CONNECTED ONLY TO THE WELL-WATER SUPPLY. ALL WATER USAGE MUST CONFORM TO, AND COMPLY WITH, THE SOUTHWEST FLORIDA MANAGEMENT DISTRICT'S WATER USAGE RULES AND RESTRICTIONS.

ANY AUTOMATIC SPRINKLER SYSTEM INSTALLED SHALL BE AT THE UNIT OWNER'S EXPENSE, CONNECTED TO THE WELL WATER ONLY AND MUST FIRST BE APPROVED BY THE BOARD OF DIRECTORS. WATER SHALL NOT BE PERMITTED TO RUN DOWN OR UPON THE STREET FROM SPRINKLER SYSTEMS. A SHUT-OFF NOZZLE OR OTHER WATER-EFFICIENT DEVICE MUST BE USED WHEN WASHING CARS.
6. ANY SITE IMPROVEMENTS OTHER THAN EXISTING IMPROVEMENTS PROVIDED BY THE ASSOCIATION SHALL BE AT THE EXPENSE OF THE UNIT OWNER AND APPROVED BY THE BOARD OF DIRECTORS.
7. WATER IS FURNISHED TO EACH MOBILE HOME BY THE ASSOCIATION. UNIT OWNERS WILL EXERCISE PRUDENCE IN USING WATER AND REPORT ALL INTERNAL AND/OR EXTERNAL LEAKS TO THE BOARD OF DIRECTORS.

8. ANY CHANGE IN UTILITY SERVICE TO MEET REQUIREMENTS OF UNIT OWNER'S WILL BE DONE AT UNIT OWNER'S EXPENSE, EXCEPT IN THE CASE OF REPLACING THE HYDRO CONNECTION AT THE POLE. 50/50 CHARGE WILL BE CONSIDERED AS PER THE MINUTES OF A BOARD MEETING DATED MARCH 04 /2016 AMENDMENT TO MFOA ART.48.GENERAL OBLIGATIONS
9. ALL UTILITIES CONNECTIONS MUST COMPLY WITH ALL GOVERNING ORDINANCES.
10. ALL UNIT OWNERS AND TENANTS LEAVING THE PARK MORE THAN A WEEK MUST SHUT DOWN THEIR MAIN WATER VALVE BEFORE LEAVING. DO NOT FORGET TO CLOSE YOUR WATER HEATER ELECTRIC BREAKER TO AVOID BURNING YOUR ELEMENT.

V. RECREATION FACILITIES

1. RECREATION FACILITIES ARE PROVIDED FOR USE OF UNIT OWNERS, RENTERS AND GUESTS.
(GUESTS TO BE ACCOMPANIED BY UNIT OWNERS)
2. EQUIPMENTS OR UTILITIES ARE USED AT YOUR OWN RISK.
3. NO ALCOHOL BEVERAGES WILL BE SERVED OR CONSUMED IN THE RECREATION FACILITIES EXCEPT AS DESIGNATED BY THE BOARD OF DIRECTORS.
4. MINIMUM CLOTHING FOR MEN AND WOMEN IS NORMAL STREET CLOTHES.
5. THE RECREATION HALL, THE GAMES ROOM, AND EXERCISE ROOM AND ALL FUTURE RECREATION BUILDINGS ARE DESIGNATED NON-SMOKING AREAS.

VI. GUESTS

1. GUESTS STAYING OVERNIGHT MORE THAN TWENTY-FOUR (24) HOURS MUST REGISTER AT THE OFFICE.
2. UNIT OWNERS ARE RESPONSIBLE FOR THEIR GUEST'S ACTIONS.
3. GUESTS STAYING LONGER THAN FIFTEEN (15) CONSECUTIVE DAYS OR THIRTY (30) TOTAL DAYS PER YEAR WILL BE CONSIDERED AN EXTRA PERSON AND UNIT OWNER WILL BE CHARGED ACCORDINGLY. (SEE SECTION XIV, RENTS AND FEES.)

VII. PETS

1. ALLOWABLE PETS ARE LIMITED TO SMALL BIRDS AND FISH. SPECIFICALLY. NO DOGS, CATS, OR DERIVATIVES OF SPECIES OF FARM ANIMALS, LARGE EXOTIC BIRDS, OR REPTILES ARE ALLOWED.
2. DAY GUESTS OF TENANT/ UNIT OWNERS MAY BE ACCOMPANIED BY DOMESTIC PETS DURING CASUAL VISITS, PROVIDED THESE PETS REMAIN IN THE UNIT OF THE TENANT/ UNIT OWNER AND DO NOT REMAIN IN THE PARK OVERNIGHT. THE PET OWNER IS RESPONSIBLE FOR REMOVING THEIR PET'S EXCREMENT FROM PARK PROPERTY.
3. ON WEDNESDAY MARCH 2, 2022 THE BOARD DISCUSSED AND DECIDED TO START ENFORCING: NO PET IN THE PARK RULE VII (1) (2), EFFECTIVE IMMEDIATELY.

« UNIT OWNERS IN THE PARK, WHO HAVE A PET, WILL BE ALLOWED TO BE GRANDFATHERED IN, BUT TO BE GRANDFATHERED IN; THE OWNERS MUST REGISTER THEIR PET IN THE OFFICE WITH A PHOTOGRAPH OF THE PET(S) ».

«IF THE PET(S) ARE NOT REGISTERED, IN THE OFFICE, BY MARCH 15, 2022 IT WILL BE ASSUMED THEY DO NOT HAVE A PET, THEREFORE, THE BOARD WILL TAKE THE NECESSARY LEGAL ACTION TO ENFORCE THIS RULE FROM THE ABOVE NOTED DATE OF MARCH 15, 2022».

4. NO REPLACEMENT WILL BE ALLOWED UPON THE DEMISE OF A PET WHICH WAS GRANDFATHERED IN.

VIII. VEHICLES, TRAFFIC, TRAILERS ,MAINTENANCE

1. THE SPEED LIMIT IN THE PARK IS TEN MILES PER HOUR (10 MPH).
2. PEDESTRIANS AND CYCLES HAVE THE RIGHT OF WAY.
3. TRUCKS OVER ¾ TONS ARE NOT PERMITTED TO BE KEPT IN THE PARK AND MUST BE GARAGED ELSEWHERE. NO COMMERCIAL TYPE VEHICLES WILL BE PARKED ON THE HOMESITE.
4. NO UNIT OWNER OR TENANT SHALL PARK A CAR, TRUCK, TRAVEL TRAILER, CAMPER OR MOTOR HOME IN FRONT OF MOBILE HOME, ON SIDE-STREET, ON GRASS OR OTHERWISE. YOUR DRIVEWAY IS FOR YOUR VEHICLE.
5. GUESTS REMAINING OVERNIGHT WHOSE AUTOMOBILE CANNOT BE ACCOMMODATED IN THE RESIDENT'S DRIVEWAY MUST PARK IN DESIGNATED AREAS. THESE AREAS ARE: BY THE WORKSHOP AREA AT THE BOTTOM OF **ELLIS DRIVE**; AND BY THE APARTMENTS AT THE TOP OF MAXWELL LANE.
6. MAINTENANCE.

WASHING, MINOR REPAIRING AND UPKEEP OF AUTOS WILL BE ALLOWED. MAJOR AUTOMOBILE REPAIRS ARE NOT ALLOWED IN THE PARK.

THE FOLLOWING ITEMS WOULD TRADITIONALLY BE CONSIDERED MINOR CAR MAINTENANCE /REPAIRS.

- CHECKING AIR IN TIRES
- CHECKING AND FILLING OIL
- CHECKING AND FILLING WINDSHIELD /WASHER FLUID
- CHECKING AND FILLING TRANSMISSION FLUID
- CHECKING AND PUTTING WATER IN BATTERY
- REPLACING BATTERY
- CHANGING FLAT TIRE
- CLEANING, WAXING, POLISHING

7. THE BOARD OF DIRECTORS SPECIFICALLY RESERVES THE RIGHT TO RESTRICT THE OPERATION OF ALL DELIVERY TRANSPORTATION OR OTHER VEHICULAR TRAFFIC WITHIN THE MOBILE HOME PARK WHICH THE CORPORATION DEEMS TO BE DETRIMENTAL TO THE INTERESTS OF SAFETY AND TRAFFIC CONTROL, THE WELL-BEING OF UNIT OWNERS AND PRESERVATION OF THE MOBILE HOME PARK GROUNDS AND ROADWAYS.
8. ALL MOTOR VEHICLES IN THE PARK MUST HAVE CURRENT LICENSE PLATES ATTACHED.

IX. GARBAGE AND REFUSE

1. **GARBAGE...** EVERY UNIT OWNER OR TENANT HAS A RESPONSIBILITY TO HELP KEEP THE COMMUNITY CLEAN AND NEAT. PROPER DISPOSAL OF GARBAGE AND REFUSE IS IMPORTANT TO OUR HEALTH. ALL GARBAGE MUST BE WRAPPED AND PLACED IN PROPER RECEPTACLES AND PERSONAL OR HOUSEHOLD GARBAGE MUST NOT BE PLACED IN THE «DUMPSTER».
2. **DUMPSTER...**RESIDENTS ARE REQUIRED NOT TO OVERFILL THE DUMPSTER. THE COVER OF THE DUMPSTER MUST BE ABLE TO CLOSE COMPLETELY. IF THE DUMPSTER IS FULL AND RESIDENTS LEAVE REFUSE OUTSIDE THE DUMPSTER THEY MUST RETURN WHEN THE DUMPSTER IS EMPTY AND ENSURE THAT THEIR REFUSE IS PROPERLY PLACED IN THE DUMPSTER. ALL LARGE OBJECTS SUCH AS FURNITURE, CHAIRS, ETC. MUST BE BROKEN DOWN IN SUCH A WAY THAT THE REFUSE ITEMS SHALL BE PLACED IN THE DUMPSTER

X. MAIL

1. ALL MAIL IS DELIVERED TO YOUR HOME BY POSTAL AUTHORITIES.
ALL MAILBOXES MUST CONFORM TO U.S. POSTAL REGULATIONS.

XI. SELLING, SOLICITING, RENTING AND SUB LETTING

1. SELLING, SOLICITING, PEDDLING OR COMMERCIAL ENTERPRISES WITHIN THE PARK ARE NOT PERMITTED, UNIT OWNERS AND TENANTS, HOWEVER, HAVE THE RIGHT TO CANVAS AND SOLICIT AS PERMITTED UNDER FLORIDA STATUTES.
2. ANY MOBILE HOME OFFERED FOR SALE BY UNIT OWNERS MUST BE REGISTERED WITH OFFICE MANAGER AT PARK OFFICE, AND ALL BUYERS OF MOBILE HOMES WITHIN THE PARK MUST BE APPROVED BY BOARD OF DIRECTORS PRIOR TO THE PURCHASE.
3. UNIT OWNERS SELLING MOBILE HOMES CANNOT GUARANTEE PROSPECTIVE BUYER THAT HE OR SHE WILL BE ADMITTED IN THE PARK. IF BUYER DOES NOT QUALIFY, THE SALE IS CANCELLED AND THE UNIT OWNER MUST FIND A NEW BUYER.
4. RENTING OF MOBILE HOMES SHALL BE ALLOWED. ALL RENTERS MUST BE APPROVED BY THE BOARD OF DIRECTORS PRIOR TO OCCUPANCY AND MUST MEET THE 55 YEARS OF AGE REQUIREMENT. (SEE PAGE 3, ARTICLE II, SECTION 1)
5. LONG TERM RENTING SHALL BE ALLOWED WITHIN THE PARAMETERS OF ARTICLE XI RULE 7 BELOW AND OUR BY-LAWS AND MASTER OCCUPANCY AGREEMENTS. ALL RENTERS MUST BE APPROVED BY THE BOARD OF DIRECTORS PRIOR TO OCCUPANCY AND MUST MEET 55 YEARS OF AGE REQUIREMENTS (SEE PAGE 3, ARTICLE II, SECTION 1)
6. SEASONAL RENTING IS AUTHORIZED DURING THE WINTER MONTHS ONLY FROM OCTOBER THROUGH APRIL AND CAN'T EXCEED THE SIX- MONTH PERIOD. MEMBERS MUST ADVISE THE OFFICE 30 DAYS PRIOR TO ARRIVAL OF TENANTS. FAILURE TO DO SO MAY RESULT IN DENYING ACCESS TO TENANTS.
7. ALL RENTERS MUST BE APPROVED BY THE BOARD OF DIRECTORS PRIOR TO OCCUPANCY AND MUST MEET 55 YEARS OF AGE REQUIREMENTS (SEE PAGE 3, ARTICLE II, SECTION 1) FAILURE TO DO SO MAY RESULT IN DENYING ACCESS TO TENANTS...
8. SUB LETTING, SUB RENTING, OR THIRD-PARTY RENTING SHALL NOT BE AUTHORIZED IN THE PARK.

9. NO PARK RESIDENT SHALL USE ANY PART OF THE PARK OR HIS ADDRESS FOR PURPOSES OF NEGOTIATION, ADVERTISEMENT OR SALE OF MERCHANDISE.

10. ON JAN 03,2022 AT AN EMERGENCY BOARD MEETING THE FOLLOWING MOTIONS WERE APPROVED AND WERE EFFECTIVE AT 5 P.M. JAN 03,2022.

MOTION 1 « THE RULES AND REGULATIONS OF COUNTRYSIDE ESTATES PARK WERE AMENDED TO LIMIT THE NUMBER ON NON-PARK OWNED RENTALS TO ten (10) ».

MOTION 2 «ANY NEW OWNER MUST BE AN INDIVIDUAL, NOT AN ACTION FOR ANY INVESTMENT GROUP OR CORPORATION, NEW OWNER MUST AGREE TO BE THE ONLY OCCUPANT FOR A PERIOD OF TWENTY-FOUR (24) MONTHS BEFORE IT CAN BE RENTED, AND ONLY THEN IF THERE ARE NOT ALREADY ten (10) NON-PARK OWNED RENTALS. ALL NEW PURCHASES MUST GO THROUGH THE PARK OFFICE AND BE APPROVED BY THE BOARD».

11. NOTIFY THE OFFICE IMMEDIATELY IF ANY SOLICITORS BOTHER YOU

XII. RESPONSIBILITIES

1. THE CORPORATION AND/OR BOARD OF DIRECTORS OF THIS PARK ABSOLVE THEMSELVES FROM ALL LIABILITIES PERTAINING TO LOSS BY FIRE, WINDSTORM, THEFT, ACCIDENT, PERSONAL INJURY OR ANY CAUSE WHATSOEVER IN ANY AREA WITHIN THE PARK PROPERTY AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE DONE TO CARS, MOBILE HOMES OR OTHER VEHICLES IN THE PARK.
2. UNIT OWNERS /TENANTS ARE RESPONSIBLE FOR ANY DAMAGE TO PERSON AND/OR PROPERTY BY THEIR FAMILY OR GUESTS.
3. NEIGHBORHOOD DISPUTES ARE NOT THE CONCERN OF THE CORPORATION. PLEASE RESPECT YOUR NEIGHBOR.
4. DRUNKENNESS AND IMMORAL CONDUCT SHALL NOT BE TOLERATED AND MAY BE GROUNDS FOR EVICTION. NO ALCOHOLIC BEVERAGES SHALL BE CONSUMED OR SERVED IN ANY BUILDING OR RECREATION AREA WHICH IS

CORPORATION'S PROPERTY EXCEPT FOR SPECIAL OCCASIONS AS APPROVED BY THE BOARD OF DIRECTORS.

5. AS OF MARCH 10/2022, ALL NEW OWNERS WHO SEEK A MORTGAGE AGREEMENT WITH THE PARK MUST HAVE A MINIMUM INSURANCE COVERAGE OF \$10,000 IN FAVOR OF THE PARK IN CASE THE UNIT BURNS DOWN OR IS DAMAGED BEYOND REPAIR AND MUST BE REMOVED AT THE PARK'S EXPENSE.

XIII. MISCELLANEOUS

1. NOISE
LOUD AND ANNOYING PARTIES OR LANGUAGE ARE NOT ALLOWED AT ANY TIME. SPECIAL CARE REGARDING THE DISTURBING USE OF TV, RADIO, HI-FI, BETWEEN 10:00 PM AND 8:00 AM IS REQUIRED.
2. PARK OFFICE HOURS ARE:
9:AM UNTIL 12:00 NOON,
TUESDAY THROUGH FRIDAY
3. RULES AND REGULATIONS MAY BE AMENDED AS DEEMED NECESSARY BY THE BOARD OF DIRECTORS WITH THIRTY (30) DAYS WRITTEN NOTICE.
4. ALL COMPLAINTS MUST BE IN WRITING AND SIGNED.
5. THE NAME AND ADDRESS OF THE CORPORATION OR PERSONS AUTHORIZED BY THE CORPORATION TO RECEIVE NOTICES ARE:

COUNTRYSIDE ESTATES RO ASSOCIATION, INC.,
27466 U.S. HIGHWAY 19 NORTH, CLEARWATER, FLORIDA,
33761,

ATTENTION: BOARD OF DIRECTORS, AT THE OFFICE OF
COUNTRYSIDE ESTATES MOBILE HOME PARK.

ANY NOTICE, EXCEPT NOTICES CONCERNING REDUCTIONS
IN SERVICES, CHANGES IN RULES AND REGULATIONS,
EVICTIONS BY CORPORATION TO THE UNIT OWNER SHALL
BE MAILED OR DELIVERED TO THE UNIT OWNER AT THE
UNIT OWNER'S ADDRESS IN THE PARK OR/
BY POSTING OF THE NOTICE ON THE DOOR OF UNIT
OWNER'S MOBILE HOME.

HOWEVER, NOTICE SHALL BE GIVEN IN WRITING TO EACH AFFECTED MOBILE UNIT OWNER AT LEAST THIRTY (30) DAYS PRIOR TO ANY REDUCTION IN SERVICE OR UTILITIES PROVIDED BY THE PARK OR CHANGE IN RULES AND REGULATIONS. IN THE EVENT OF AN EVICTION OF A UNIT OWNER, NOTICE WILL BE SENT TO THE UNIT OWNER BY CERTIFIED OR REGISTERED MAIL, RETURN RECEIPT REQUESTED, TO THE UNIT OWNER AT HIS LAST KNOWN ADDRESS, AND BE POSTED ON THE PREMISES.

6. BOARD OF DIRECTORS MAY EVICT UNIT OWNER OR TENANT FOR NON-PAYMENT OF LOT MAINTENANCE FEES AND OR RENT, CONVICTION OF A VIOLATION OF SOME FEDERAL OR STATE LAW OR LOCAL ORDINANCE, WHICH VIOLATION MAY BE DEEMED BY THE BOARD OF DIRECTORS TO BE DETRIMENTAL TO THE HEALTH, SAFETY OR WELFARE OF OTHER RESIDENTS OF THE PARK; VIOLATION OF ANY RULE OR REGULATION ESTABLISHED BY THE CORPORATION; A CHANGE IN THE USE OF THE LAND COMPRISING THE MOBILE HOME PARK OR A PORTION THEREOF.
7. IT IS SPECIFICALLY UNDERSTOOD AND AGREED BY AND BETWEEN CORPORATION AND UNIT OWNERS OF THIS PARK THAT FLORIDA STATUTES GOVERN THESE RULES AND REGULATIONS.

XIV. RENTS AND FEES

1. RENTS AND OTHER APPLICABLE CHARGE ARE DUE THE 1ST DAY OF EACH MONTH.
2. ALL SPACE IS BASED ON TWO OCCUPANTS PER MOBILE HOME. ALL EXCEPTIONS MUST BE APPROVED IN WRITING BY THE BOARD OF DIRECTORS. THERE WILL BE AN ADDITIONAL CHARGE OF \$30.00 PER MONTH FOR EACH AND EVERY PERSON IN EXCESS OF TWO OCCUPYING A MOBILE HOME, EXCEPT IN THE CASE OF GUESTS, WHICH CASE IS COVERED IN REGULATION VI. ABOVE.
3. UNIT OWNER LEAVING FOR EXTENDED ABSENCE (MORE THAN ONE MONTH)

MUST MAKE ARRANGEMENTS FOR THEIR MAINTENANCE FEE
PAYMENTS WITH
THE OFFICE MANAGER

XV. FIRE, EMERGENCIES AND SAFETY

1. IN THE EVENT YOU HAVE CALLED FOR FIRE, POLICE OR
AMBULANCE ASSISTANCE, NOTIFY THE BOARD OF DIRECTORS
AND/OR OFFICE MANAGER IMMEDIATELY THEREAFTER AT:

TELEPHONE NUMBER: 727-796-8934.

FAX: 727-796-2145

EMAIL: countryside mhp@tampabay.rr.com

THANK YOU!

**THE BOARD OF DIRECTORS AND,
COUNTRYSIDE ESTATES RO ASSOCIATION, INC.
27466 U.S. 19 NORTH
CLEARWATER, FL 33761**

AMENDED: MARCH 10,2022

XVI. LIST OF AMENDMENTS

AMDT	SUBJECT	DATE
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