

EXHIBIT "C"

RULES AND REGULATIONS
BUCKINGHAM CLUB MOBILE HOME PARK
1919 BUCCANEER DRIVE, SARASOTA, FLORIDA 34231

The following alphabetically prefixed paragraphs are not properly classified as Rules and Regulations, but are set up separately to simplify understanding of the Rules and Regulations, which follow as numerically prefixed paragraphs.

- a. Management, as hereinafter referred to, shall be interpreted to mean the Owner and the Manager of BUCKINGHAM CLUB MOBILE HOME PARK.
- b. Member, as hereinafter referred to shall be interpreted to mean an individual(s) leasing a lot from BUCKINGHAM CLUB and who shall become a Member in good standing of BUCKINGHAM CLUB MOBILE HOME OWNERS, INC.
- c. Management shall not be liable for any loss, damage or injury to the person or property of Member, or any occupant, guest or invitee on the lot or the mobile home or in the Park caused by (a) any act, fault or neglect of any tenants or occupants of the Park, (b) any guests or invitees of any tenants or occupants of the Park, (c) any trespasser, (d) Management or Management's agents or employees (e) fire, water, steam, rain, hail, wind, frost, breaking of pipes, electric currents, odors, insects, or any other acts caused by the elements or beyond the control of Management, or (f) theft or embezzlement; unless any of the foregoing was caused by Management's active, primary (and not merely passive or vicarious) gross negligence or willful misconduct. Member shall indemnify, defend and hold harmless Management from and against any loss, damages, costs, or expenses arising out of any claim asserted by any persons because of any loss of or damage or injury to the person or property of any person caused by an act, omission, default or neglect of any occupant of the mobile home, or any guest or invitee of any occupant of the mobile home. Management may, at any time during the occupancy of the lot by Member, require Member to provide proof of insurance showing adequate coverage for fire and casualty insurance and public liability insurance.

1. RULES AND REGULATIONS (hereinafter detailed)

- a. Will be firmly and impartially enforced by Management.
- b. Nothing in this Lease will be contrary to Mobile Home Owners Bill of Rights.
- c. Rules and Regulations may be amended, added to, or deleted by Management, whenever it is felt to be in the best interest of Members of the BUCKINGHAM CLUB MOBILE HOME PARK.
- d. These Rules and Regulations shall automatically apply to Members and renters as well as to guests and visitors, or anyone whom they may employ to work on the premises

of BUCKINGHAM CLUB. It shall be the responsibility of Members to see that renters, guests, visitors, and workmen do not violate these Rules and Regulations.

2. LOT RENT

- a. Late penalty of \$_____ per day, each day late.
- b. For non-payment of lot rental amount under F.S. 723.061, if a mobile home owner fails to pay lot rental amount when due and if the default continues for five days after delivery of a written demand by the mobile home park owner for payment of the lot rental amount, the Park Owner may terminate the tenancy and evict the mobile home owner or mobile home from the Park.

3. FURNISHED BY MANAGEMENT

- a. Central water to the mobile home up to the outside shutoff valve. Central sewer to the mobile home up to the outside clean-out access for sewer.
- b. Maintenance of one palm tree on any Member's lot.
- c. Mowing of lawn unless Member desires otherwise.
- d. Waste disposal and storm drainage.

Note – Gas connection to mobile home, from gas main at rear of lot, shall be the responsibility of the Member, at his expense, and shall be made only by a reputable, licensed dealer. Electric service to the home and from supply pedestal by FPL (or other service provider) shall be the responsibility of the homeowner. Telephone to the home shall be the responsibility of Verizon (or other service provider) and the homeowner.

4. CONSTRUCTION

- a. All details must have Management approval before installation and construction.
- b. Size permissible: On or after the date of this publication, no mobile home shall be less than 20 feet in width and 40 feet in length (exclusive of hitch) which is placed on any lot in BUCKINGHAM CLUB MOBILE HOME PARK.
- c. Placement of mobile home, appurtenances, and all attachments thereto, as well as any other structures on lot, must be approved by the Management before installation or construction.
- d. Cabana must conform with the appearance of the mobile home to which attached and shall be constructed of vinyl, aluminum or masonry and be of an approved size and construction and in an approved location.

- e. Carport shall be constructed of aluminum which conforms with the appearance of the mobile home to which it is attached.
- f. Driveway must be of concrete on all new units or when sold.
- g. Planter shall be of masonry and shall not extend toward the street from the front building line a greater distance than approved by Management in individual cases.
- h. Awnings and shutters shall be of an approved size, type, and construction which will complement the appearance of the mobile home and the Park.
- i. Cable television is available to all lots. The following applies to antennas designed to receive over the air broadcast signals from local broadcast television stations (“Broadcast Antenna”) and direct broadcast satellite dishes or other devices designed to receive video programming through direct broadcast satellite service or a multi-point distribution service (“Dish”). The term “Reception Device” shall refer collectively to a Dish and a Broadcast Antenna. Dishes larger than 18” in diameter are prohibited in this community. Dishes of 18” in diameter or smaller must comply with the following restrictions affecting placement, appearance or installation of Reception Devices. Any out-door Reception Device must be installed on the resident’s home in a location that is not visible from the street or in a place that would not detract from the overall appearance of the Park. Outside Reception Devices must be approved and supervised by Management in all cases before installation.

5. TENANCY

- a. Right of access onto any lot at any time to prevent imminent danger to an occupant of the mobile home or to the mobile home is reserved by Management; provided, however, Management shall not be obligated to take any such preventative measures. Except for occupants of mobile homes in the Park at the time of the adoption of this amendment to the Rules and Regulations, occupancy of a mobile home shall not be permitted unless at least one person in such mobile home shall be fifty-five (55) years of age or older; provided, however, all other occupants of the mobile home must be at least fifty (50) years of age. In the event that all occupants of a mobile home who are fifty-five (55) years of age or older shall die or otherwise discontinue occupancy of the mobile home, then the Park Owner/Management reserves the right to terminate the occupancy of the mobile home by all persons under fifty-five years of age, if continued occupancy would result in less than eighty percent (80%) of the mobile homes in the park being occupied by at least one person fifty-five (55) years of age or older.
- b. Landscaping of lot and planter shall be such as to enhance the appearance of the mobile home and the Park. Members shall request permission of Management to plant anything which might grow to an objectionable size to the mobile home park. No member may plant any tree, bush, plant, or shrubbery outside of the planter box or the planting area located adjacent to the driveway side of the mobile home without prior Management approval.

- c. Control of trees, shrubbery, bushes, plants, weeds, etc., in a manner which will contribute to the best possible appearance of the mobile home and the Park, shall be the responsibility of the Member leasing the lot.
- d. Each Member is required to regularly trim, weed, water, and keep their lawn, plants, and shrubs neat and free from harmful insects. When this is not done, THE MANAGEMENT RESERVES THE RIGHT TO HAVE IT DONE AND CHARGE FOR THE SERVICE. If you plan on being away for more than three months, arrange with the Manager to maintain your landscaping when needed.
- e. Watering of lawns, shrubbery, landscaping, etc., must be supervised at all times using hand held watering devices (do not let your hose run unattended). Automatic sprinklers, soaker hoses, etc., are not permitted. Watering should only be done on watering days as prescribed by local ordinances and restrictions.
- f. Digging or excavating shall be done by Members, or at his or her request, only after checking with Management due to underground wiring and utilities.
- g. Garden hoses, when not in use, shall be stored off the ground where it will not be detrimental to the appearance of the Member's premises or of the Park, or interfere with the mowing of grass.
- h. Items (water bottles, racks, trash, and recycle containers, etc.) shall not be left in view on porch, carport, or elsewhere on premises where they will be in view of passers-by and detract from otherwise orderly appearance of Member's property or the Park. They should be stored in Member's shed. When away from your mobile home for more than 30 days, items such as bicycles, garden hoses, porch furniture, gas grills, etc., should be moved into Member's shed.
- i. Storage of Member's properties which cannot be discarded and which, if left outside, would detract from the appearance of Member's premises, or of the Park, may, if not storable in Member's utility room, be stored underneath the mobile home but completely out of sight.
- j. Clothing or other personal items shall not be hung or displayed outside of any mobile home. Lines are provided in the drying yard adjacent to the laundry for this purpose.
- k. Garbage pick-up shall be on the days as assigned by the garbage carrier. Garbage shall be placed by the curb before 6:00 a.m. of the pick-up day. Recycled items should be sorted and placed into the proper container and placed at the curb.
- l. Yard waste can be disposed of at anytime by placing in the yard waste dumpsters located in the Park. Please contact Management in the event that you need assistance to move your yard waste to the dumpsters. Yard waste should not be left on the curb or let lay in the yard at anytime unless Management has been notified to pick it up.

- m. Trash cans or recycle bins shall not be left at the curbside on days other than scheduled pick-up days or the night before. After pick-up, containers should immediately be returned to their storage location in your utility shed.
- n. Toilets and drains are not to be used to dispose of garbage, paper towels, cigarettes, etc., or other items which will not readily and completely disintegrate.
- o. Damage to property of BUCKINGHAM CLUB MOBILE HOME PARK, BUCKINGHAM MOBILE HOME OWNERS, INC., or its Members by renters, guests, or visitors shall be the responsibility of the Member responsible for the renter, guest, or visitor causing the damage.

6. AUTOMOBILES, BICYCLES, DRIVING, PARKING

- a. Parking of automobiles shall be on the Member's driveway and not on the street or in front yards. Parking on streets is prohibited except for "drop-in" stops of a very few minutes duration, in which case you shall park on the side of the street of the mobile home being visited and headed in the direction in which traffic moves on that side of the street. Parking, other than as provided above, is to be in the spaces provided in the Clubhouse area. Additionally, Members may not park their vehicles on their driveway within 5 feet of the asphalt street or in any manner creating a safety hazard for passing cars and bicycles.
- b. Driving and parking of automobiles shall be only on paved or asphalt areas provided specifically for this purpose.
- c. The speed limit in the Park is fifteen (15) miles per hour and must be observed by all drivers on BUCKINGHAM CLUB MOBILE HOME PARK streets.
- d. Driving on the right hand side of the street, the same as on a public highway, is a firm requirement.
- e. Stop signs in the Park must be observed at all times.
- f. Commercial vehicles shall not be parked in the Park overnight or used as personal or private transportation within the Park.
- g. Member's trucks are allowed in the Park after Management's prior approval of the vehicle. Once approved by Management, no Member's truck in the Park is allowed to have a camper top, tool-box, rack, or any fixed equipment located in the bed.
- h. Signs or lettering for business or advertisement purposes is not allowed on any Member's vehicle that is kept permanently at the Park.

- i. Bicycle riders are to be guided by the same speed, stop, “side of street,” and other applicable regulations as provided above for automobiles.
- j. No repair or overhauling of automobiles, trailers, boats, or other machines is allowed in the Park.
- k. Bicycle parking is permissible in driveways, utility rooms, etc., with the provision that they are kept as inconspicuous as possible at all times.
- l. Bicycles, when ridden in the Park between sundown and sunrise, or whenever visibility is questionable, must have front and rear lights for riders’ own safety.

7. SWIMMING POOL

- a. Pool hours are 9:00 a.m. to 10:00 p.m. all year, conditions permitting. Hours reserved for adults only (persons 18 years or older) : 9:00 a.m. to 10:00 a.m. and 2:00 p.m. to 3:00 p.m., October 1 through May 1 (no exceptions).
- b. No one person, for obvious safety reasons, shall be permitted in the pool alone unless accompanied by an adult at pool side.
- c. No person(s) will be allowed within the pool deck area at any time that the pool cover is on. Sunbathing during this time may be done on the upper sunbathing deck.
- d. The pool cover will be covering the swimming at various times as determined by the BUCKINGHAM CLUB Management, BUCKINGHAM CLUB MOBILE HOME OWNERS, INC., or Member(s) responsible for its care. The swimming pool will be covered based on weather conditions in order to maximize the heat retention of the swimming pool water during colder weather. Only Members that have volunteered and have been properly trained by Management concerning installing and removing the swimming pool cover may operate this cover. The Members responsible for installing the cover must padlock both pool gates when exiting the pool deck area after the swimming pool has been covered. The swimming pool gates will be unlocked after the swimming pool cover has been removed. For obvious safety reasons, two (2) Members must be present when the swimming pool cover is removed or installed.
- e. Florida Board of Health swimming pool regulations posted at the swimming pool are to be read and complied with by all users of the pool.
- f. Showering at poolside before entering the pool is a strict requirement. Bathing (soaping hair, body, etc.) at the poolside shower is strictly prohibited.
- g. Children under the age of 18 are permitted in the pool during unrestricted hours only if accompanied by a parent or by a Member of the Park who can identify and speak for them.

- h. Only small children are permitted to use inflated barbells, small life preservers, and padded life jackets in the pool. Residents may use a flotation device referred to as a “noodle” as long as they do not interfere with the enjoyment of others in the swimming pool and are kept out of the way when not in use.
- i. Children wearing diapers are not allowed in the swimming pool for health reasons.
- j. Glass articles as well as food and beverages are strictly prohibited in the pool and on the pool deck area surrounding the pool.
- k. The slope-break line should only be removed for short periods of time when swimming laps and should immediately be returned when finished. Swimmers are forbidden to sit on, pull, or stand on this line.
- l. All sunbathers using suntan lotion are required to shower at poolside each time that they enter the swimming pool to wash the oil from their skin.
- m. Pool lounges and chairs may not be reserved for more than 30 minutes at one time. Please remove towels and personal items if you plan to be absent longer than that period of time.

8. SHUFFLEBOARD

- a. Hours of operation are from 9:00 a.m. to 10:00 p.m., weather and other conditions permitting. At all other times, equipment shall be under lock and key and courts not used or walked upon.
- b. Courts are for the use of Members, renters, qualified guests and visitors.
- c. Children under the age of 18 shall be permitted to use shuffleboard courts only under the supervision of parents or Members responsible for them being in the Park.
- d. To prevent damage to equipment, it shall be handled with care by all users and returned to locker when play is completed. Any damage, which does occur, shall be the responsibility of Members or renters causing the damage, including that by their guests or visitors.

9. VISITING RESTRICTIONS

- a. Members are required to notify the office in the event that visitors are staying in their mobile home and must complete an approved Visitors Registration Card. This Registration card will be provided by management and must be presented to the office in advance of the visitors arrival.
- b. Guests and visitors under the age of 50, including children other than residents of Sarasota and Manatee Counties (who are not eligible as house guests) may remain in the

Park for a period not to exceed 15 consecutive days or a total of 30 days in one calendar year without charge to Member or renter, and only when a member is present over the age of 55.

- c. While the above rule is final as it concerns children, adult guests 50 years of age or older may remain longer, with Management's approval, by paying to Management in advance \$10 per week for each individual.
- d. All visitors under the age of 18 must be accompanied by a park resident or adult visitor over 18 when using any Park facility (swimming pool, shuffleboard court, clubhouse, etc.).

10. RENTALS/ GUESTS

Note: The following Rules govern individuals staying in a mobile home (whether they are guests or renting) when the Member is not present.

- a. BUCKINGHAM CLUB Members must give Park Management in writing at least 30 days prior notice of renting their unit or allowing visitors to stay in their unit without the Member being present. Renters and visitors without the Member being present are subject to the same qualifications and approval prior to occupying a mobile home as are prospective buyers. Members are required to complete a Buckingham Club Renter/Visitor Registration Card and submit to the office prior to the arrival of their renter/visitor. This form will be provided upon request.
- b. Since this is a retirement park intended and occupied as housing for older persons, renters must comply with the age requirements of Rule 5.a, above.
- c. Visiting rights are a privilege only allowed to Buckingham Club Members. Daytime visits are acceptable but overnight guests are strictly forbidden.
- d. Any renter or visitor without the owner being present is required to check in with the Park Office upon their arrival at the Park.
- e. No more than two persons may occupy a unit in BUCKINGHAM CLUB without the Member being present.
- f. All renters and visitors to BUCKINGHAM CLUB without the Member being present must be provided a copy of BUCKINGHAM CLUB Rules and Regulations from the mobile home owner before their arrival and a copy must be posted in the home.
- g. No individual may be a renter in BUCKINGHAM CLUB for more than two seasons.
- h. No individual may be a renter for less than one month.
- i. Renters are responsible for mail forwarding (always use your lot number on any mail sent to BUCKINGHAM CLUB). This will assure proper receiving of mail.

- j. The opening and closing procedures of the mobile home is the responsibility of the renter or the visitor (includes water shut-off when leaving). Management will provide assistance upon request.
- k. A visitor of a Park Member without said Park Member being present shall be subject to the same restrictions as a renter of a Park Member.

11. PETS

- a. Pets are not permitted in the Park at any time whether owned by Members, renters, guests, or visitors.

12. CLUBHOUSE

- a. Unlocking of doors at 8:00 a.m. and locking doors at 5:00 p.m. is the responsibility of Management each day of the week, including Saturdays, Sundays, and holidays.
- b. For Club functions at other hours, unlocking and locking of doors, turning lights on and off, and any other responsibilities pertinent to the use of the clubhouse, shall fall on the President of BUCKINGHAM CLUB MOBILE HOME OWNERS, INC., Officers, Chairmen of the group activity, or other Members authorized by the President to perform such functions.
- c. Air conditioning and heating is the sole responsibility of the Management and the President or Chairman of the group activity occurring therein. No one else is authorized to turn it off or on. The President or Chairman of the group activity shall have the responsibility of all utilities to be shut off immediately after the function. Abuse of this rule will result in termination of the Clubhouse use of the activity.
- d. Please be advised that the recreation hall is not a certified storm shelter and BUCKINGHAM CLUB does not make any implications, warranties, guarantees, or anything written or implied that this hall is a storm shelter. However, if you wish to use the recreation hall for refuge during a storm, you are welcome to do so at your own risk. If county, state, or federal governments order mandatory evacuation in our area, no one is to use the recreation hall as a storm shelter.

13. INSURANCE ON MOBILE HOMES

- a. All Members are required to carry adequate insurance for replacement, fire, casualty, and public liability on the mobile home. Please make sure that Management has your insurance information on file in the office in case of emergency.
- b. Proof of insurance will be required before any Member is approved as a resident.

- c. Management may, at any time during the occupancy of the lot by Member, require Member to provide proof of insurance showing adequate coverage.

14. MAIL

- a. When leaving the Park for an extended period of time, all residents are responsible to provide the Management and the Post Office with a current forwarding address before leaving.
- b. Before leaving, a clip or wire must be placed and secured on the mailbox lid. This is only to insure that all mail is forwarded because of the increasing number of substitute mail personnel.
- c. All mail should contain your lot number as part of your correct address.

15. GENERAL

- a. Privacy of Members and renters is to be respected at all times. Members, renters, guests, and visitors of either, are not to trespass on the property of others.
- b. Loud, boisterous, or otherwise objectionable noise or gatherings are not permitted in the Park. It shall be understood that Members shall be responsible for the deportment of their renters, and for guests and visitors of both Members and renters.
- c. Alcoholic beverages are not permitted in any Park building or on Park premises which are not under lease to Members, except for two sponsored parties each year to be determined by BUCKINGHAM CLUB OF SARASOTA, INC.
- d. Commercial peddling or soliciting in the Park is not permitted without the approval of Management which will consider approval, when all Members will benefit equally; provided, however, Park tenants have the right to canvass and solicit as allowed pursuant to Sections 723.054, Florida Statutes.
- e. Salesmen may call on Members, renters, or guests by appointment.
- f. No boats, trailers, or other items not pertinent to mobile home living shall be parked overnight in driveways or elsewhere in the Park.
- g. Conditions that are felt to be dangerous or potentially dangerous, or any other items requiring Management's attention, should be reported to Management in person or at phone numbers listed in the Park directory.
- h. Repairing or overhauling of automobiles, trailers, boats, etc. on Park property is prohibited.

- i. Lights at the mailboxes are to be turned on only when absolutely necessary and turned off promptly when they have served their purpose so the Members will not be unnecessarily disturbed.
- j. Tools and equipment belonging to Management, shall be checked out with Management and used by Members at their own risk and returned promptly to the tool shed not later than 5:00 each day, unless other arrangements have been made. Do not remove any tools or ladders without Management's knowledge.
- k. Blowing of horns as a greeting is objectionable to many Members and it is requested that horns be used only as necessary as a warning or safety measure.
- l. Tenants shall keep their mobile home in a neat and clean appearance and in good repair to insure to all other Park tenants the maintenance of a high quality of appearance, safety and cleanliness. Park Owner may, upon prior written notice to a tenant, advise of a condition(s) of disrepair, lack of safety or cleanliness requiring the tenant, in order to comply herewith, to effect corrective measures within a reasonable period of time following receipt of said notice. If the condition(s) shall remain uncorrected thereafter, the Park Owner may cause the corrective work to be done and charge the cost of thereof as an additional rent to be payable by the tenant to the Park Owner or may declare the lease to be in default for violation of this rule and seek an eviction pursuant to Section 723.061, Florida Statutes.
- m. Decals must be displayed on an outside window at the front of your mobile home. When putting on your new decal(s), please remove the old decal(s).

16. MOBILE HOME SALES

- a. Signs "For Rent", or others of a personal nature, except Members names and lot numbers shall not be displayed in the Park, either inside or outside of mobile homes.
- b. Signs "For Sale" are allowed under the following guidelines. These "For Sale" signs are limited to one, placed in the front window (street side), to be no larger than 12" X 12". The only descriptive information allowed on the sign are the words "For Sale" and the owner's telephone number.
- c. Every person desiring to become a resident in the Park must first fill out an application form that is provided by the BUCKINGHAM CLUB Management. This application must be presented to the office prior to the sale being made. The prospective purchaser(s) must have their application for residency approved by the Park Office prior to his occupying the mobile home. The applicant(s) must be present with the application and must provide documentation of the age(s) of the proposed occupants of the mobile home so that the BUCKINGHAM CLUB Management may copy this information for their records. This documentation shall include one of the following: (a) driver's license; (b) passport; (c) or any other state, local, national or international documents containing a birth date of comparable reliability. The applicant shall not omit requested information or provide false information

on the application, and any such false or omitted information shall constitute grounds for rejection of the application and termination of the right of occupancy.

- d. BUCKINGHAM CLUB Management reserves the right to take up to seven (7) business days to process any application for approval.
- e. BUCKINGHAM CLUB Management shall not deny any Member the right to sell Member's mobile home within the Park. Use of outside resources is discouraged since they are only sale oriented and not concerned with the best interests of the Park. Mobile homes offered for sale in BUCKINGHAM CLUB are recommended to be sold in one of two ways:
 - 1. Sold by the owner of the mobile home. Buyer must be approved as a Member by BUCKINGHAM CLUB Management before purchasing into BUCKINGHAM CLUB property (see Rule 16c);
 - 2. BUCKINGHAM CLUB Management to act as agent for the homeowner. Homeowner will have the opportunity to accept or reject any or all offers received.

17. RULE & REGULATION CHANGES

- a. The BUCKINGHAM CLUB Management reserves the right to add to or alter these regulations as circumstances require.