LAKESIDE RANCH INVESTMENT CORPORATION (LRIC)

PARK POLICY AND PARK RULES

Policy Statement: Lakeside Ranch is an over 55+ Adult Mobile Home Retirement Community. The following rules and regulations have been approved by the LRIC Board of Directors in order to promote continued safety, a pleasant atmosphere, and beauty of the Park. All persons residing or visiting are required to abide by these regulations.

I. OWNERSHIP/RESIDENT OF HOMES

Age Requirements:

1. In order to qualify as a retirement community, 80% of the residents must be 55+ years of age and 20% could be between 45 and 55, but have no children living at home.

Mobile Homes Sales:

1. LRIC cannot sell homes in the Park.

   The Homeowner has the option of selling their own home or listing with a Realtor.

2. Each Owner/Seller may designate a person or persons to show his/her home to a prospective buyer in his/her absence.

3. The cost of the LRIC Share is to be included in the price of the home with no charge for the transfer by LRIC.

4. When the Home is sold, the LRIC will:

   a. Issue a new Certificate of Shares.

   b. Prepare the “Proprietary Lease” and Notarize where required.

   c. Complete the “Return for Transfer of Interest in Real Property” and will collect the Documentary Stamp (RP) fee.

   d. Submit items “b and c” above to the Clerk of the Courts for recording.

Note: The LRIC Board and/or Corporation will not be responsible for any problems that arise with the home.

Maintenance Fee Per Home:

1. A monthly assessment is set up for each home for a two-person residence.

2. No more than three (3) adults may permanently reside in any home. An additional $5.00 fee per month will be assessed for the additional adult.

3. Monthly fees are payable **one month in advance** on the first of the month and should be paid within five (5) working days of the due date. Fees may be paid monthly, or however the owner desires, but must be received by the 15th of the month or a 10% penalty will be assessed.

Land Division:

1. The lot line between each Mobile Home is an invisible lot line and no structure shall be erected or permitted to exist along or within 60" of the lot line.

2. The lot line between the Mobile Home is the centerline between rooflines.

3. Any construction of additions to homes must be at least 60" from the lot line

4. Other than grass, nothing can be planted near or on the lot lines without written permission of the adjoining neighbors and the LRIC Board.

5. The Owner must have LRIC Board approval prior to the purchase and replacement of an existing damaged Mobile Home.

Prior Approval of Exterior Changes:

1. All exterior additions or changes to the Mobile Home and its exterior aluminum and concrete package must have **PRIOR WRITTEN APPROVAL** from the LRIC Board of Directors. Permit forms are available in the office.

2. All types of exterior antennas must be approved by the Board.

3. No Satellite television dishes over 24" in diameter are allowed.

4. Detached buildings are not permitted.

5. Failure to comply with these rules may result in the removal of the property/structures at the owner's expense.

Guests/Renters:

1. It is the responsibility of the Home Owner to notify the office prior to the arrival of guests/renters using the home in the absence of the owner. Guests/renters must also check in at the office upon arrival.

2. Only Registered guests/renters will be allowed to use the recreational facilities.

3. Home Owners should supply guests/renters with a remote gate opener. If not, a control is available at the office for a fee of $35.00. $25.00 will be refunded when the control is returned to the office in good condition.

4. Home Owners must make guests/renters aware of these Policies/Rules by providing them with a copy. Current copies can be obtained in the office.

5. Persons under the age of 18 are permitted to visit the Park for not more than two weeks at a time, not to exceed 30 days a year.

6. Residents/Home Owners are responsible for the actions of all their visitors.

7. All Guests are under the same rules as Residents/Home Owners.

8. Children visiting the Park must be supervised by either a parent or Home Owner when using the recreational facilities.

9. Minimum rental periods will be for no less than two (2) months per rental occasion.

Eviction:

1. The LRIC Board of Directors may evict a tenant/Home Owner for non-payment of monthly assessment and for repeated violation of Park Policies/Rules.

II. PARK APPEARANCE

Clotheslines:

1. Clotheslines are not allowed on home sites.

2. Clothes or laundry shall not be displayed outside or near any Mobile Home.

3. A drying area is provided at the west end of the Clubhouse.

House Washing and Painting:

1. Mobile Homes are to be washed once a year and repainted as necessary.

2. The LRIC Board reserves the right to have the necessary work done. After notification, the owner will be charged the going rate for work performed.

Garbage and Yard Trash Pick-up:

1. Garbage pick-up is twice a week on Monday & Thursday. Have all garbage securely tied in bags or garbage cans and place in front of the home, early in the morning of the scheduled pick-up.

2. Recycling trash is picked up on Wednesdays. The type of recyclable items is printed on the exterior of the provided container.

3. Yard trash pick-up is scheduled once a week on Wednesday. Trash should be bagged or tied in bundles for pick-up, and should be in front of the home early in the morning of the scheduled pick-up day.

4. All other worthless material that is not acceptable for pick-up by the garbage men is the responsibility of the Home Owner to have it removed from the Park and disposed of properly.

5. Pick-up days will be publicized as changes are made.

Yard and Tree Maintenance:

1. Yards will be kept mowed and trimmed at all times.

2. If the owner plans on being away for more than two (2) weeks, make sure arrangements are made for the necessary grounds care (mowing, trimming, flower beds and weeding).

3. The LRIC Board of Directors reserves the right to do the necessary work to bring a property up to the Corporation standards. After notifying the owner prior to performing the work, the owner will be charged for this maintenance.

4. The LRIC is responsible for the trimming of palm trees planted by the Corporation.

Storage Facilities:

1. No storage facility, either in an existing structure (which shall include mobile home, manufactured home, or other residential facility), or in a separate structure located on the same or adjoining lot in the Park, shall be used as, or in connection with, any commercial enterprise.

2. Present facilities and existing enterprises are grandfathered. All new enterprises will be reviewed and considered by the Board of Directors.

Air Conditioners:

Only Central Air Conditioners are permitted in LRIC Mobile Homes.

Signs:

l. "For Sale", "For Rent", or other related signs may only be displayed in a window of the advertised home facing the primary roadway of that home. It is strongly suggested that signs be no larger than 9"x 12" in size.

III. ACCIDENT LIABILITY

LRIC will not be liable for accidents or injuries to life or damage to property through use of Corporation facilities.

The Corporation will not be liable for loss or damage caused by accident, theft or Act of God to any Mobile Home within LRIC properties.

IV. USE OF FACILITIES

NOTE: The following applies to all facility usage. Children under the age of 18 must be accompanied by a resident or an adult Park visitor when using recreational facilities. Any damage due to misuse of equipment and/or facility will be the responsibility of the owner/resident for the cost of the said damage, regardless if damage is caused by an adult or child.

A. Clubhouse:

No smoking anywhere in the Clubhouse.

Scheduling of activities in the Clubhouse will normally be done by the Office Manager. However, there may be occasions when Board approval may be required.

The LRIC Board of Directors must approve any meeting in writing when the sole purpose of the meeting is to sell a product or service.

It is the responsibility of the group holding the activity to:

a. Prepare the facility for the function.

b. Turn on lights.

c. Turn on the PA system and adjust as needed.

d. Adjust thermostat for comfort of attendees, and turn system off before leaving clubhouse.

e. The preparation of any food.

f. Clean up and return of the facility to non-use level.

The group is also responsible for any damage that may be incurred during the meeting/gathering.

B. Pool Room:

The Pool Room is to be used by Park Residents and their guests. Adult supervision must be in attendance at the all times.

All equipment is to be used in an appropriate manner to ensure that it is not damaged and returned to their proper places before leaving.

No Pool Room supplies or equipment are to be removed form the facility <u>ever</u>.

C. Swimming Pool:

The Pool is open only to Park residents and their guests.

Pool Hours are normally from 9:00 a.m. to Dusk. However, the pool will be closed when the weather is cloudy or inclement.

No diving or jumping is allowed in the pool at any time.

The lifesaver ring that hangs on the fence is not to be used as a toy!

Anyone with long hair must wear a swim cap.

A shower must be taken before entering the pool per Florida Department of Health Regulations.

Do not enter the pool with sunscreen or lotion on the body.

Children who are not potty trained must wear proper attire to insure that accidents do not happen.

Towel off before entering the Clubhouse restrooms.

Absolutely no glass containers are allowed within the fence pool area.

D. Shuffleboard Courts:

Do not walk on the courts.

All equipment is to be used in an appropriate manner to ensure that it is not damaged and is to be returned to the storage room before leaving the area. No equipment shall leave the shuffleboard court area.

The courts are open from 9:00 a.m. to 10:00 p.m.

E. Laundry Area:

The laundry is located on the west end of the Clubhouse. The machines are coin operated and owned by the Corporation.

Please leave the washers and dryers clean after use.

Turn off lights when leaving.

Report any equipment problems to the office.

Access to the laundry room will be by key, available in the office for a charge of $5.00, which will be refunded when the key is returned.

V. UTILITIES

A. Street Lights:

Streetlights must remain on at all times, year round.

The LRIC will maintain the streetlights at each home, including replacing bulbs, starters and wiring to the power source.

The power source will be the Home Owners responsibility and be part of his utility bill.

If the streetlight must be replaced due to an accident, the persons responsible for the damages must bear the expense.

B. Electrical Lines:

1. Home Owners are responsible for all electrical lines and equipment from the external electrical meter box to the home.

C. Sewer Lines:

The Home Owner is responsible for all sewer connections from the main line to their home.

LRIC is responsible for the mains and the sewage treatment plant.

D. Water Lines/Wells:

It is the Home Owners responsibility to maintain the water lines between the Main Line and their home.

LRIC will maintain the wells and all water mains in the Park.

If a water supply problem exists, a notice will be placed on the outside bulletin board.

E. Water Conservation:

Southwest Florida Management District rules for using water are announced in the local newspaper and are posted on the bulletin board.

PLEASE DO NOT WASTE WATER!

F. Digging Rules:

1. Please be aware that all of the utilities are buried in the Park and before planting trees or any other endeavor that requires digging in your lot, please call the electrical, telephone and cable TV companies.

2. Contact the Park Maintenance Committee for water and sewer line locations.

VI. VEHICLES

A. Restrictions:

Only resident owned vehicles may be washed in the Park.

No major repairs, overhauls, oil changes or other maintenance may be performed on boats or motor vehicles in the Park.

All trailers, boats and motorized vehicles, other than golf carts, must have current license and registration tags displayed properly.

All motorcycles, mopeds and similar two wheel motorized vehicles are prohibited, other than visitors to our park.

No overnight parking on the street or at residences unless in a driveway.

15 MPH speed limit signs are posted throughout the Park. Please observe the signs!!

B. Parking:

Short Term Parking:

a. Short-term parking is defined as a maximum of two (2) days without moving the vehicle.

b. An area is provided on the corner of Lakeside Ranch Circle and Lakeside Ranch Lane as a designated "Short Term Parking" area. Violations of the parking maximum can result in towing at the owner's expense.

Visitor Overnight Parking:

a. Signed areas for "Visitor Overnight Parking" are provided west of the sewage treatment plant on the grass area.

Long Term Parking:

a. Parking areas signed "Long Term Parking" is provided west of the sewage treatment plant on the grass area.

b. These parking sites must be used for at least four (4) consecutive months per year.

c. The areas are assigned by the Boat Dock Committee on a first come and first served basis.

d. A car parked in a non-assigned area may be towed at the owner's expense.

e. Residents who rent a boat slip will be guaranteed a parking site for their boat trailers. The rest of the sites are for residents use.

f. An owner shall not be assigned or use more than one site.

g. During the summer months, it is required that all vehicles, boats and trailers be removed from this area to allow for proper maintenance of the area.

h. Do not place items under or around the vehicles. All items must be stored within or atop the vehicle, boat or trailer.

VII. BOAT DOCKS AND BOAT SLIPS

A. Boat Docks:

Lakefront Home Owners may have a dock at their individual properties for their own boat or that of a Lakeside Ranch resident.

No boats may be kept at a dock other than a boat owned by a Lakeside Ranch Resident.

These docks are to be maintained by the Home Owner.

B. Boat Slips:

The boat slip assignments are handled by the Boat Slip Committee set up by the Board of Directors.

The boat slip may not be subleased to anyone outside of LRIC Residents, due to Insurance liability.

A fee of $100.00 per annum will be collected per boat slip starting on January 1st.

The rental of a boat slip guarantees the use of a long term parking site for the storage of the boat trailer during the season.

Any improvements to a boat slip, such as a lift or canopy may be installed, maintained and insured at the owner's expense and must be removed

when the season is over. This pertains specifically to the tarps to prevent damage due to high winds and hurricanes.

Boat owners will be charged for the repairs of the slip due to damage caused by their boat or other attachments to the slip.

LRIC will not be responsible for any damage to boats in slips.

C. Boat Ramp:

A boat ramp for launching and recovering boats is located on the east end of Lakeside Ranch Circle. This ramp is to be used by the residents of the Park only.

The chain is to be kept across the boat ramp when not in use. ***This is a requirement of our Insurance provider***.

VIII. MISCELLANEOUS

A. Newsletter:

A monthly newsletter will be published every month that the Board of Directors meets. During the summer months the Board does not typically meet and thus a newsletter will only be published as needed.

B. Pets:

Absolutely NO pets are allowed in the Park. Exception: ***Animals that are required to maintain normal lifestyle of the resident may be allowed, such as seeing eye or hearing dogs.***

C. Noise Considerations:

Please be considerate of your neighbors, and avoid unloading and loading trailers, etc. late in the evening or early in the morning.

Keep your entertainment noise down to an acceptable level so as not to disturb your neighbors and friends.

D. Solicitors, Peddlers or Agents:

Solicitation is not permitted without written consent of LRIC Board of Directors.

E. Sale of Items:

Items for sales are not permitted to be displayed outside of the front gate or on Common Grounds of Park property.

Carport sales are allowed.

F. One Way Streets:

The only entrance into the Park is via Lakeside Ranch Drive, which is one-way heading north.

The only exit out of the Park is via Lakeside Ranch Court, which is one-way, heading south.

G. Gate Operation:

The front gate is open from 7:00 a.m. until 7:00 p.m. daily.

The operation of the gate after hours is via a remote control or a code number. The code is available from the front office and should not be given out to anyone other than guests/renters.

H. Safety First:

To assure safety for our residents, the LRIC Board of Directors request the following:

a. All pedestrians shall carry a flashlight while walking during dark hours.

b. Bikes shall be well illuminated both in front and rear. Attach a flag for safety if desired.

c. Automobile drivers must be alert for bike riders/pedestrians, especially during dark hours.

d. Please attach a flag on small electric vehicles for visibility to motorists.

e. ALL VEHICLES SHALL MAINTAIN A SPEED LESS THAN 15 MPH.

REMEMBER: conditions exist that auto drivers can not always see bike riders or pedestrians even though they are seen by the riders and pedestrians. ***So be on the alert and always be responsible for your own and others' safety!***

These Park Policies and Park Rules may be accepted at the Annual Meeting of the Shareholders by the affirmative ballot voted by the majority of the Stockholders.

This document has been approved by the following Board of Directors of Lakeside Ranch Investment Corporation on this date of December 21, 2006.

Board Member Signatures

President_____

Vice-President_____

Treasurer_____

Secretary_____

Board Member_____

Board Member_____

Board Member_____

Board Member_____

Board Member_____

These rules supersede previous Park Policy and Park Rules.

Revisions: Park Rules 1983, revised 1993, 1996, 1998. Park Policy 1983, revised 1993, 1997.

The Lakeside Ranch Investment Corporation Park Policy and Park Rules combined in 1999; Revised 2001, 2002, and 2006. These Park Policy & Park Rules were approved by the Board of Directors and Shareholders in a Special Meeting held Nov. 28, 2006, with absentee ballots counted by 12-21-06..