

**AMENDED AND RESTATED RULES
AND REGULATIONS
OF
RIVER HAVEN, INC.
March 4, 2024**

1. GENERAL

1.1 The following Rules and Regulations, as adopted by the Board of Directors and in some instances, the Shareholders, pursuant to the Corporation's Bylaws, are administered and enforced by the Board of Directors. They are intended to provide for maximum pleasure and living conditions of the Owners, Residents, Occupants and Guests and to maintain the beauty of the Mobile Home Park. The Rules and Regulations may be amended in accordance with Section 3.17.4 of the Bylaws from time to time to achieve these purposes, and may be voted on by shareholders. Your comments are always welcome concerning Rules and Regulations, as amended from time to time. It is requested that your comments be submitted to the Board for consideration, in writing, and be signed by the Owner. The Rules and Regulations, and any amendments thereto, shall be distributed to each Owner.

1.2 The terms used in these Rules and Regulations shall have the same definitions and meaning as those set forth in the Bylaws of the Corporation (the "Bylaws"), as amended from time to time, and the Florida Business Corporation Act (Chapter 607, Florida Statutes), as amended from time to time (the "Act"), unless herein provided to the contrary, or unless the context otherwise requires.

2. HOUSING FOR OLDER PERSONS

The Mobile Home Park is operated and will continue to operate as a residential community for persons fifty-five (55) years of age or older in accordance with the Fair Housing Amendments Act of 1988 as amended by the Housing for Older Persons Act of 1995, and as provided in parallel state or local ordinances, all as amended from time to time, and as set forth with more particularity in the Bylaws.

3. APPROVAL OF NEW STOCKHOLDERS AND OCCUPANTS

3.1 The Development Committee is to recommend to the Board potential Stockholders for approval or disapproval. The Board reserves the right to interview and approve new Stockholders, Residents and Occupants of the Mobile Home Park as a 55 and older mobile home park regardless of how the unit was acquired, including but not limited to inheritance and marriage. Current Owners should remember this should they desire to offer their Mobile Homes for sale or will be adding a new resident to their home. All new residents must submit an application at least twenty (20) days prior to occupying a unit and must be approved before the sale of the unit or an additional person residing in the unit. Any new resident who fails to submit an application for occupancy may be subject to eviction. Attorney's fees and costs incurred in an eviction matter will be paid for by the shareholder.

3.2 The Board reserves the right to verify the ages of all potential Stockholders or proposed residents in the Mobile Home Park and to obtain references, to conduct credit checks to determine financial responsibility, and conduct criminal background checks.

3.3 Disapproval for Good Cause Appropriate good cause reasons for disapproval shall include, but not be limited to, the following:

1. The application or investigation by the Corporation reveals that the proposed transaction will result in a violation of the Corporation Documents, including but not limited to the age restrictions set forth herein;

2. The current Owner is delinquent in the payment of any monetary amounts owed to the Corporation at the time the application is considered;
3. The application on its face indicates that the transferees seeking approval or any of the proposed occupants intend to conduct themselves in a manner inconsistent with the covenants and restrictions applicable to the Corporation;
4. The transferees or any of the proposed occupants have been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, a felony involving arson, a felony demonstrating dishonesty or moral turpitude, a felony involving sexual battery, sexual abuse, or lewd and lascivious behavior regardless of when that conviction occurred, or are a registered sexual offender or predator;
5. The transferees or any of the proposed occupants have a history of conduct which evidences disregard for the rights and property of others;
6. The transferees or any of the proposed occupants, during previous occupancy, have evidenced an attitude of disregard for the Corporation rules;
7. The transferees or any of the proposed occupants give false or incomplete information to the Board as part of the application procedure;
8. The transferees occupy the Unit before approval has been granted by the Corporation Board.

3.4 If the Board disapproves a transfer for good cause, the Corporation shall have no duty to purchase the Common Shares or the Mobile Home or furnish an alternate purchaser, and the transaction shall not be made, or if made, shall be rescinded in the manner determined by the Board.

4. RESIDENCE

4.1 River Haven Inc is a “Fifty-Five and Older Community” and is governed by the Housing for Older Persons Act of 1995 (“HOPA”), and any amendments thereto. At least one person, who is at least fifty-five (55) years old, must be the qualifying occupant of each occupied Unit. For the purposes of this Section, “qualifying occupant” means any occupant of a Unit who is at least fifty-five (55) years old. Persons under the age of fifty-five (55) but who are at least forty-five (45) years of age or older may occupy a Unit as long as at least one person who is at least fifty-five (55) years old is also in occupancy. Persons under the age of forty-five (45) may not occupy a Unit for more than thirty (30) days in any calendar year under any circumstances. However, during such occupancy at least one other person must also occupy the Unit that is fifty-five (55) years of age or older. Sale of the Units to persons under fifty-five (55) years old is permitted but said person may not occupy the Unit until they reach the age of fifty-five (55) or are at least forty-five (45) and occupy the Unit with a person age fifty-five (55) or older.

The Board may place limitations and conditions on granting hardship exceptions. The granting of a hardship exception in one instance does not establish a precedent that will require the Board to grant others hardship exceptions even in similar circumstances.

Unless a hardship exception has been previously granted in writing, Owners must pre-register all persons who will be occupying the Unit in the absence of the qualifying occupant, and must provide documentation that at least one person who will be occupying the Unit is at least fifty-five (55) years old and all other occupants are at least forty-five (45).

If the Unit is not occupied by any person, then an absent Owner is the qualifying occupant for purposes of this Section as long as the Owner intends to occupy the Unit at some future time and the Unit is otherwise vacant.

The Corporation Board has the right to evict any person occupying a Unit in violation of this Section, and the Owner and occupants shall be responsible for all legal fees and costs of enforcement. The attorney's fees and costs in such action would be added to the Owner's account and deducted from stockholder's shares.

4.2 Pursuant to Bylaw 1.21, Owner means the recorded Owner of a mobile home who must occupy said mobile home for thirty (30) days each calendar year subject to Board waiver of the occupancy requirement as set forth in Section 6.3.1 of the Amended and Restated Bylaws of River Haven Inc. March 6, 2023.

4.3 No Stockholder may own more than one (1) Mobile Home in the Mobile Home Park unless one of them is legitimately for sale with written Board approval.

4.4 No more than two adults, one of which being the Stockholder, shall occupy a residence. Should there be an emergency or hardship needed to waive this rule, the full Board must be consulted and Board approval obtained in writing in advance of a third person moving in. The Board reserves the right to approve or disapprove the third non-stockholder.

5. GUESTS

5.1 Owners and Residents shall be held responsible for the conduct of their Guests regarding the Corporation Documents, including but not limited to the Rules and Regulations. It is the responsibility of the Owners to apprise their Guests of the Corporation Documents, including but not limited to the Rules and Regulations. Guests under sixteen (16) years of age may not use the recreation areas (pool, club house, shuffleboard etc.) or drive a golf cart unless accompanied by an adult. For the safety of all concerned, safe and proper operation of bicycles and golf carts is required at all times.

5.2 Guests may occupy a Stockholder/Owner's home in the absence of the Stockholder/Owner if they notify the Board of Directors in writing of the names and ages of such person(s), and how long they intend to occupy the home, not to exceed thirty (30) days in any calendar year unless otherwise permitted by the Board of Directors.

5.3 If any one (1) Guest stays beyond thirty (30) days, then Sections 3.1 and 4.4 of these Rules and Regulations apply.

6. TENANTS

Leasing of homes is strictly prohibited.

7. MAINTENANCE AND OTHER FEES

7.1 The Maintenance Fee is due on the 1st day of the month and late fees will be charged after the 10th. One dollar (\$1.00) per day late fee shall be charged for delinquent Maintenance Fees and shall be duly enforced.

7.2 Maintenance Fees shall be paid via ACH (automatic withdrawal) through the Corporation's Bank.

7.3 After ninety (90) days of delinquency, the Board may take appropriate action toward eviction. The Board shall have the authority to deduct the maintenance fees from the Stockholders shares. In the event that the Stockholder does not maintain sufficient shares as required by the Bylaws, the Stockholder would no longer maintain Stockholder in "good standing" status and could be subject to eviction. In the event of an eviction, the prevailing party shall be liable for all attorney's fees and costs incurred and shall be collectible in the eviction action.

8. PETS

8.1 A pet is an animal kept for companionship and enjoyment. The Board reserves the right to approve or disapprove unusual or exotic pets.

8.1.1 Dogs - No more than one (1) dog may be kept in a home.

8.1.2 Indoor pets other than Dogs -No more than one (1) indoor pet (other than a dog) may be kept in a home.

8.2 All pets must be kept inside the Owner's screened in area, lanai, shed or Mobile Home. If pets are outside on Mobile Home Park Property the pet owner must control them. All pets allowed on Mobile Home Park Property must be on a leash or hand held and accompanied by an adult. Retractable leashes are allowed but leashes shall not exceed a length of six (6) feet. The pet owner shall immediately clean up all waste of their pet, including on their own Lot. Owners are not permitted to take their pet into the pool, pool caged area, club house, marine storage building, maintenance shop, storage sheds, or on the large point. The Board has the discretion to allow for exceptions during emergency situations.

8.3 Under direct supervision, a pet is allowed to exercise off leash at the far end of the Lighthouse point.

8.4 One dog and one indoor pet (other than a dog) is allowed per Mobile Home.

8.5 Aggressive breed dogs will not be permitted in the Mobile Home Park. Aggressive breeds shall include, but not be limited to, full or mixed breeds of the following: Dobermans, Pit Bulls, Rottweilers and German Shepherds, Chow-Chow, Wolfdogs and hybrids, Cane Corso, Akita, Husky, Mastiff, Alaskan Malamute. The Board shall have full discretion in making the determination as to whether a dog should be considered one of the aforementioned breeds or a dangerous breed. Keeping of a dog is a privilege so the Board has absolute discretion and final decision making on whether a dog is considered an aggressive breed and therefore prohibited from the Mobile Home Park. Assistance animals will be permitted with proper screening/documentation.

8.6 The pet must meet the licensing requirements for the State of Florida and Charlotte County. A copy of the license and shot record must be on file in the River Haven Stockholder file.

8.7 The pet owner will compensate any person who is hurt or bitten by any pet and will hold the Corporation harmless from any claim resulting from any action of the pet, whatsoever.

8.8 A Guest's pet must abide by the rules in this section. If a guest stays longer than thirty (30) days, Rule 8.1 applies.

8.9 The owner of any pet currently in the Mobile Home Park (as of March 2024) not conforming to these rules must submit a letter to the Board by May 1, 2024 requesting approval to be grandfathered. If approved it will be put in the Owner's file. This will be a temporary approval from the Board. However, if said pet passes away, any future pet must conform to all the above rules.

9. VEHICLES

9.1 The streets in the Mobile Home Park are privately owned and regulated by the Corporation. The speed limit is fifteen (15) miles per hour. Stop signs are located at certain intersections.

9.1.1 Parking - At least one vehicle must be parked in your driveway. If your driveway will accommodate 2 vehicles they must both be parked in your driveway. If your driveway does not accommodate two vehicles, your second vehicle may be parked in overflow parking or on your pavers. Having lawn furniture or other items in your driveway does not constitute making your driveway unavailable for parking. Vehicles shall not be parked on the streets or the grass overnight. Owners must obtain their neighbor's permission before parking in their driveway.

9.1.2 Golf Carts - Golf carts can be parked in driveways or pavers. Golf carts are not allowed to be driven between resident homes. Golf carts and any motorized items cannot be driven by anyone under the age of 16 unless accompanied by an adult.

9.2 Only two (2) vehicles per Mobile Home are allowed. Any item that is licensed to be operated on the road is considered a vehicle (eg - motorcycle) and therefore will be counted towards the two (2) vehicle limit.

9.3 Vehicle washing must be done in accordance with current water restrictions.

9.4 No major vehicle repair work will be allowed in driveways. Major work includes a repair which cannot be completed in one day and no changing of fluids.

9.5 There shall be no overnight sleeping or camping in any recreational type vehicle while in the Mobile Home Park. Residents are allowed one overnight in front of your home for packing or unpacking, etc. It cannot block traffic or emergency vehicles.

9.6 No unlicensed or inoperative vehicles are permitted in the Mobile Home Park or on an Owners' lot. Unlicensed or inoperative vehicles are subject to a fine at an amount to be determined by the Board.

10. MOBILE HOMES

10.1 Mobile Homes shall be maintained in a clean, neat, and attractive manner and kept free of debris and litter. Washers, refrigerators, freezers and other appliances cannot be placed outside the screen room or sheds. Mobile Homes shall not be allowed to deteriorate and distract from the beauty of the Mobile Home Park. If the Board deems a Stockholder/Owner's property is not being maintained in the manner as described, the Board will have the necessary work done and the Stockholder/Owner will be billed as needed. Stockholders shall comply with applicable laws, necessary permits, ordinances and regulations of Government authorities.

10.2 Mobile Home washing by power washer or with a trigger nozzle on your hose must be done in accordance with the current Southwest Florida Water Management District (SWFWMD) directives.

10.3 Any one leaving a Mobile Home unoccupied for one (1) week or longer must shut off the water supply to the Mobile Home.

10.4 No Mobile Home over five years old can be brought into the Mobile Home Park. All Mobile Homes must be rated and approved for wind Zone 3.

10.5 Any new or replacement Mobile Home must conform to the Corporation Documents and State and Local Codes. It is the Owner's responsibility to obtain Board approval and applicable permits. The Owner must submit a drawing to scale showing the proposed Mobile Home and all additions as indicated in Section 11.6 of these Rules to the Board prior to any startup.

10.6 All Mobile Homes (new and existing) must have an approved carport which must appear to be an integral part of the Mobile Home provided that the lot size permits such a structure. This requirement may be waived with Board approval.

10.7 The Mobile Home Park has water lines, sewer lines, and telephone and cable lines buried underground. If you have or intend to place pavers, patio blocks, cement drives, sheds or other permanent structures and a need arises that these be torn up in order to repair or replace Mobile Home Park services, the Owner will be responsible for replacing the damaged area.

10.8 Natural disasters impacting the MOBILE HOME - If a natural or man-made disaster destroys the Owner's Mobile Home, the Owner is required to abide by the Corporation Documents, including but not limited to these Rules:

10.8.1 When the mobile home is damaged, the Stockholder/Owner has 90 days to complete repairs. The Board has full discretion to extend this time period under hardship conditions but is under no requirement to do so.

10.8.2 If the home is destroyed, the Stockholder/Owner is required to abide by the Corporation Documents, including but not limited to these Rules, and the destroyed Mobile Home must be removed within ninety (90) days at the owner's expense. If replacing the destroyed mobile home, it must be replaced within twelve (12) months, unless upon written request the Board may grant an exception due to special circumstances. If not replacing the destroyed mobile home, then Rule 11.12.2 must be adhered to.

11. MOBILE HOME LOTS

11.1 Owners in River Haven do not own the lot or have the right to sell the lot their Mobile Home sits on, as the property is owned by the Corporation. Mobile Home Owners are members of the River Haven Community and are Stockholders of the Corporation.

11.2 The Stockholder is responsible for the overall appearance of his lot. It shall be kept orderly, neat, clean and free of litter. Loose items shall be secured. Weeding, watering, and general care of the lawn and shrubs are the responsibility of the Stockholder. The Corporation will be responsible for trimming around the Mobile Homes, up to six inches from the Mobile Homes, but there will be no weeding inside the flower beds or gardens. Additional landscaping may be planted with the approval of the Board or Building and Grounds Chairman as to the type and location. Once planted, all growth becomes the property of the Corporation. However, any produce from these plantings, such as fruit, flowers, etc., belongs to the Owner or Resident in the Mobile Home located on the grounds where planted and it is their responsibility to dispose of the fallen fruit and flowers accordingly.

11.3 The Board assumes the duty of mowing all grass that can be reached with a riding lawn mower. No stones or other material shall be placed so that they may damage mower blades.

11.4 Sprinklers are not permitted. Governmental restrictions relative to watering shall be strictly adhered to.

11.5 The Board must approve all changes to the exterior of the Mobile Home and any item or structure placed

outside of the footprint of the Mobile Home. The footprint of the Mobile Home for this purpose is the Mobile Home manufactured and delivered to the site. The footprint does not include: lanai, porch, screen, vinyl or glass enclosed porch, curbing, trees, sidewalk, or other item that is not part of the Mobile Home delivered to the site. The Board cannot list all of the requested items that a Owner may wish to place outside of the footprint of the original Mobile Home, therefore, the Board must approve all changes listed or not. The approval provided by the Board is strictly to maintain a uniform appearance and the overall aesthetic design and beauty of the Mobile Home Park. The Owner and contractor must obtain all permits for the work to be performed from the applicable agencies. The request to the Board must be in writing and drawn to scale so the work can be clearly reviewed by the Building and Grounds Chairman. The Board will always strive to maintain a uniform appearance while considering the best interest of the Corporation and Mobile Home Park as a whole.

11.6 All lots and lawns remain under the direct control of the Board or Building and Grounds Chairman who reserve the right of access at all times for the purpose of inspection and maintenance of the grounds.

11.7 Installation of dish type antennas must be placed so they do not interfere with the maintenance of the Mobile Home Park. Permitted antennas include:

11.7.1 A “dish” antenna that is one meter (39.37”) or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.

11.7.2 An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite.

11.7.3 An antenna that is designed to receive local television broadcast signals.

11.8 Owners shall be responsible for the cost of repairs and maintenance of their water/sewer line under their Mobile Home, driveway, shed or outbuildings and for the electric service from the meter to and inside their Mobile Home.

11.9 The need for any repairs, where reimbursement is expected by the Owner from the Corporation, must be approved in advance of such repairs by the Board. The Owner must contact the Building and Grounds Chairman so it may be determined if these repairs can be done by the Corporation prior to hiring an outside contractor.

11.10 No advertising signs except “For Sale” signs may be placed on the Mobile Home or on the lot. Flags and signs that display the Confederate flag, politicians, political candidates, political issues or contain vulgarity or profanity are not allowed to be displayed at a residence or anywhere in the park. The board reserves the right to determine what is offensive and in need of removal.

11.11 Requirements when Owner is to be absent for more than thirty (30) days or if absent more than seven (7) days during hurricane season. The Owner is responsible for arranging for any yard maintenance not covered by the Corporation’s regular crew. The Owner’s Mobile Home should be cleaned and clear of debris. All exterior items must be secured either in the Owner’s shed or Mobile Home. All items that could become airborne in high winds must be put away. Window coverings must be secured during hurricane season. Water must be turned off at the outside handle.

11.12 Disasters - After a natural or man-made disaster, the owners are responsible for the following regarding the lot:

11.12.1 The Owner is required to rake and clean the lot of all debris and trash within sixty 60 days of the disaster at their expense.

11.12.2 If the Mobile Home is destroyed and the the **Owner chooses not to replace** it with a new Mobile Home, then the Owner is responsible for the following on **the lot**:

11.12.2.1 After the destroyed mobile has been removed, the Owner is responsible for seeing that the lot is completely clean and is required to present evidence to the Board that the lot has passed City inspection within fourteen (14) days. No share funds will be refunded until all requirements are met. The Board has full discretion to extend this time period under hardship conditions but is under no requirement to do so.

11.12.2.2 The Owner is required to have repaired to present codes any damage that occurred to the infrastructure of the Mobile Home Park. To clarify further, the following must be repaired or removed at the Owner's expense:

1. Water and sewer connections, above and below ground within the boundaries of the previously occupied lot.
2. Electrical connections above and below ground from the electrical meter to the Mobile Home, above and below ground.
3. Concrete driveway, patio and other concrete damaged due to a natural or man-made disaster within the boundaries of the previously occupied lot.

11.12.3 If the Owner decides not to meet and/or perform the above obligations, then the Corporation will hold all monies the Owner has in Common Shares and/or direct the Corporation attorney to file suit against the Owner to collect all costs involved in Section 11.2.1, Section 11.2.2 and Section 11.2.3 hereof, all filing fees and attorney costs.

12. MOBILE HOME USE

12.1 Mobile Homes shall be used for residential purposes only. Stockholders shall not commit acts, or engage in practices which would annoy, disturb, or become a nuisance to the health and safety, comfort, or welfare of the other Owners and Residents in the Mobile Home Park.

12.2 Any person or persons who violate the terms of the Corporation Documents, including but not limited to these Rules and Regulations, or amendments thereto, commits any crime, or fails to pay any Maintenance Fees or other charges due the Mobile Home Park, shall be subject to eviction.

12.3 All Maintenance Fees and other charges, or damages caused by the Stockholder, must be paid before Common Shares will be redeemed and deducted from the shares if not paid.

13. GARBAGE AND TRASH

13.1 Garbage, bottles, cans, wastepaper and newspaper shall be disposed of in accordance with current City regulations. Trimmings from lawns or shrubs may be placed in the dumpster at the maintenance building. No other items are to be disposed of at the maintenance building. Owners and Residents are responsible to dispose of all items by calling the waste removal provider (i.e. stoves, washers, household furniture) prior to placing the item on the street.

13.2 Owners and Residents shall place their garbage and trash out for pickup on the evening preceding the pickup date. Containers must be kept clean and covered with a tight lid. Owners and Residents shall place their garbage and trash containers on the roadway, not on the grass or carport, so as to prevent the garbage trucks from driving on the edge of the road and grass. Please leave five feet (5') between trash containers and recycle bins. Any spilled garbage or trash, no matter the cause, must be cleaned up by the Mobile Home Owners or Residents on the day of garbage collection.

13.3 Flushable and non-flushable wipes, paper towels, grease, cigarettes, cloth, plastic, tissues, female sanitary products and diapers are not to be poured down or placed in drains or flushed in toilets. These types of items should be added to the trash for pick-up.

14. BOATS AND MARINA

14.1 The marina (boat house, boat docks and fish cleaning table) are for the convenience of Mobile Home Park Owners and Residents.

14.1.1 The Maintenance and repair of the docks are to be completed by the Corporation.

14.1.2 The Building and Grounds Chairman is in charge of the docks.

14.1.3 Docks will be on a first come first served basis.

14.1.4 When boats are docked, they must be kept securely tied in a safe manner.

14.1.5 When using the boat docks, the user is responsible for cleaning the dock.

14.1.6 Residents are required to thoroughly clean the table after cleaning the fish. Water and hose with trigger nozzle are provided at the table for this purpose.

14.2 Boats

14.2.1 When not in use, boats can be parked in driveways all year, but only if your vehicle can also fit in your driveway. Boats must have current registrations, be operable and seaworthy. Deteriorating boats will not be allowed.

14.2.2 No boats or fishing are allowed in Surprise Lake.

14.2.3 No major boat repair work will be allowed in driveways. Major work includes a repair that cannot be completed in one day and no changing of fluids.

15. CLOTHES WASHING AND DRYING

A folding umbrella type or retractable line may be placed in the rear of the Mobile Home lot. No other type of line is permitted. These clothes lines must be stored inside during long absences of the Owner. A tall marker must be placed in the ground to identify the pole for grass cutting purposes.

16. RECREATIONAL AND MOBILE HOME PARK SERVICES.

16.1 All swimming pool regulations are posted in the pool enclosure and must be strictly adhered to.

16.1.1 The rules as posted are the current state regulations.

16.1.2 The Pool Etiquette sign outlines rules for the safety and enjoyment of all of our swimmers.

16.1.3 Guests under sixteen (16) years of age must be accompanied by a responsible guardian.

16.1.4 The pool deck is defined as the pool and a four foot (4') perimeter around the pool and no food should be inside that perimeter. The only areas in our pool that are outside this are the tables at the south end of the pool cage. Drinks are allowed in the pool area as long as they are in a plastic or metal container. No smoking allowed inside the pool cage or on any of the patio around the outside of the pool cage.

16.2 Haven Hall is for the benefit of all residents and it is their responsibility to help maintain the overall condition of the premises including kitchen and bathrooms. When using this facility, it must be left in a clean and orderly fashion. All trash must be placed outside in the appropriate trash containers. The Board will appoint a resident as Hall Manager to oversee events and maintenance of the hall.

16.2.1 NO SMOKING is allowed in any areas of the Hall or Porches.

16.2.2 The Hall bulletin boards will contain lists of activities and Board reports. These activities should be coordinated with the person the Board has placed as Hall Manager.

17. DISCHARGE OF FIREARMS

The discharge of firearms, including air rifles, pellet guns and fireworks is strictly forbidden.

18. STORAGE YARD

18.1 Storage is for Owners of the Mobile Home Park only. The storage area is for utility trailers, recreational vehicles and boats/trailers, hereinafter collectively referred to as "item", not to exceed 30 feet total in length and no wider than 10 feet. Any item in the storage yard must have current license and registration. It is intended for storage of an item that is currently being used. It is not for a long term unused item. The type of item to be placed in the storage yard is subject to approval by the Board and/or storage yard manager. When the storage yard has reached capacity, a waiting list will be established.

Storage yard rules include but are not limited to the following:

1. An annual storage yard fee will be assessed on January 1st and if not paid by February 1st, you will be required to remove your item and return your key. After which, The first person on the waiting list will obtain the right to place an item in that space.
2. The Board reserves the right to adjust the storage yard fee.
3. Only one (1) item per Owner is permitted in the storage yard. Hanging kayaks or canoes are not included in that count.
4. Each stored item must be clearly marked with the Owner lot number.
5. The Building and Grounds Chairperson maintains a storage inventory sheet for each stored item. The Owner must provide a picture, copy of registration, and sign the inventory sheet before the item can be placed in the storage yard. The Buildings and Grounds Chairperson/storage yard manager must have this information completed and signed by the Owner prior to the item being placed in the storage yard. Notify Building & Grounds of sale of your property and if you will be replacing.
6. Once the right to store a item in the storage yard is obtained from the Building and Grounds Chairperson, that space will remain for the use of the Owner as long as the Owner desires to store the item whether the item is in storage or removed for use, providing that the item continues to be

registered and is operable and seaworthy (boats/kayaks). Owner is responsible for keeping the space around and under their property free from weeds and litter.

7. If the Owner sells the item within the storage yard, they must remove it and release the storage space unless a similar item has been purchased. If sold to another Owner, they must be placed on the waiting list for storage space.
8. All storage is at your own risk and the Owner shall not hold the Corporation responsible for theft or damage.
9. The item stored, as described on the storage inventory sheet, is the only item permitted in the storage yard. Approval must be obtained from the Corporation before substituting items.

19. RULES AND REGULATIONS ENFORCEMENT

19.1 Each Owner and Resident has the right to remind other Owners, Residents, Occupants and Guests of the Rules and Regulations for the enjoyment of all.

19.2 If a violation continues after the violator has been notified, the concerned resident should submit a signed note to the Board with the name of the violator and place it in the office mailbox. Concerned residents reporting the violation will be known only by the Board. Afterwards, the Board will contact the violator.

19.3 Violations will be addressed as outlined in the Bylaws Section 3.17.15 including unpaid fines being deducted from shares. After loss of 1 (one) share, the violator is no longer a shareholder in good standing. The violator will have 30 days to repurchase the share or be subject to any of the following: financial judgment, eviction or any other legal means of collection. Any legal fees incurred will be paid by the shareholder in violation.