



LITTLE WILLIES RV RESORT

RULES AND REGULATIONS

I. GENERAL

Welcome to Little Willies RV Resort. All reasonable means have been taken to insure that your residency here is comfortable and enjoyable. This property is privately owned and our goal is to not only comply with all applicable laws but to achieve the highest standards possible in RV park management. One way to provide an enjoyable atmosphere for all of our customers is to enforce fairly and equally rules and regulations that help everyone abide by applicable laws, rules and safety standards. Under Chapter 513, Florida Statutes, these Rules and Regulations are deemed to be a special contract between the operator of the park and each tenant or guest. Violation of these Rules and Regulations may result in eviction of the violator.

As used in these Rules in Regulations: the term “unit,” “home” or “RV” means a recreational vehicle, as defined in Section 513.01(9), Florida Statutes, which is occupied by a tenant of the Park. The term “tenant” or “tenant” means a person who is registered as an approved occupant of a site in the Park, and the term “guest” means a person who is registered to temporarily occupy a site at the invitation of a tenant for a period of no longer than two (2) weeks in a 30 day calendar period, or four (4) weeks in a twelve month period.

Little Willies reserves the right to make and enforce any other rules and regulations changes deemed necessary for the safety, comfort, convenience, and enjoyment of its tenants, or for the preservation of its own property. Rules and regulations of the park will be enforced for each tenant that fails to comply.

II. REGISTRATION AND OCCUPANCY

1. All tenants and guests must be registered at the park office, as required by law, and approved by Management. No exceptions. Any tenants who do not register their guests at the park office will be in violation of their current lease and will be subject to eviction.

2. All Guests-Visitors shall be registered at Little Willies office and are subject to a two-week visitation period. Guests are allowed to stay for a maximum of two, two-week periods during the dates of September 15th-May 15th of the corresponding year/season.

3. No guest(s) is permitted to stay on property in excess of fourteen days unless the tenant is present in the home.

4. Permanent tenants are allowed one, two-week period during the summer in addition to the two-week maximum during the season.

5. Rates are based on a one or two-person occupancy per site and there is an additional charge for any extra person(s) staying overnight or using park facilities (\$7 per guest/per night). No unit shall be occupied by more than two persons per bedroom, excluding guests as defined in these Rules and Regulations.

6. Guests who have not registered or paid are not entitled to use the park facilities such as showers, pool and recreational equipment and may be asked to leave the park.

7. Changing of sites is not allowed without Management's advance written permission.

8. No one other than those executing the lease agreement shall be allowed to reside upon the leased site as set forth in the lease agreement without prior written consent from Management. The purchase of a unit by those who have not executed a lease agreement or obtained written consent from Management shall not constitute permission for purchaser(s) to reside within the park.

9. The site shall be used solely for the purpose of placing a unit thereon for the tenential use and occupancy of tenant.

10. Any violation of this rule shall be grounds for eviction. A fee shall be charged per day as additional rent for each unapproved guest in the home for a period in excess of that allowed herein. Payment of such unapproved guest fee shall be made when the rental payment is due.

11. Care givers must register at the park office if they intend to reside in the park for a period in excess of that allowed in this Rule II. Tenants wishing to have a caretaker in the park in excess of that period must request such in writing with park management as a request for a reasonable accommodation as allowed pursuant to federal and state fair housing laws.

12. If a reservation is made in advance with community management and the money is paid in advance to S&A of Arcadia/Little Willies RV Resort, **no refunds are permitted**. Refunds are handled on a case by case basis and are subject to community owners discretion. In the event a **medical** emergency takes place and a tenant is unable to fulfill a reservation period,

written documentation from a licensed health care practitioner or acute care facility is required for a refund. Refunds may be carried over to the next season as a deposit or payment to reserve another spot.

13. Permanent tenants are required to sign a new lease during the Spring of even numbered years.

III. FIFTY-FIVE AND OLDER COMMUNITY

1. This Park is intended and operated for occupancy by persons 55 years of age and older and, as such, adheres to the requirements of the Housing for Older Persons Act of 1995. Consequently, at least 80 percent of the occupied units must be occupied by at least one person who is 55 years of age or older as of the date of occupancy. All other occupants must be at least 40 years of age or older.

2. At the time of application for initial residency, or upon demand of Management, all prospective tenants and all existing tenants shall be required to produce for inspection and copying, one of the following age verification documents: driver's license; birth certificate; passport; immigration card; military identification; other valid local, state, national or international documents containing a birth date of comparable reliability or a certification in a lease, rental agreement, application, affidavit or other document signed by any member of a household over the age of 18, asserting the age of the persons residing therein. The minimum age for all tenants is eighteen (18). The Park Owner reserves the right, in its sole discretion, to accept an occupant younger than these requirements who is handicapped dependent and a member of the occupant's immediate family, while still maintaining compliance with the Housing for Older Persons Act of 1995.

3. On January 1st of each even numbered year, all existing tenant's shall be required to provide the names and ages of all current persons residing in the home, in writing, to Community Management. Failure to provide the written tenant documentation shall constitute a violation of these Rules and Regulations and the tenant may be subject to eviction pursuant to Chapter 513 or Chapter 83, Florida Statutes, as applicable.

4. In the event that a tenant gives birth or adopts or otherwise obtains custody of a minor child while a tenant, tenant agrees to move from the park within six (6) months from the date of birth, adoption or custody.

IV. CHILDREN & GUESTS

1. Guests of a registered tenant, including under-age children and grandchildren, are allowed to visit 2 weeks in a 30 day calendar period, not to exceed 4 weeks in a twelve month period.
2. Children and grandchild under the age of 16 must be accompanied by the tenant or a parent when not on the tenant's site.
3. All guests staying overnight must be registered at the park office on day of arrival.
4. Only registered guests of tenant's are allowed to use the park facilities and must be accompanied by a tenant.

V. RV SITES

1. Management requires tenant's to keep the site neat and clean. Miscellaneous items such as coolers, beach toys, ladders, buckets, refrigerators, appliances, household furniture, unused odds and ends etc. must be placed inside the unit or storage shed, if any. No storing of items under the unit or piled on the side or back of the unit. Only patio furniture, picnic tables, and grills are allowed to be kept on patio area. All other items must be approved by management. Nothing is to be placed on the lawn area around your unit as it interferes with the mower.
2. Fences are not allowed.
3. Lot lines are determined by Community Management based on the size of your unit with or without a lanai and parking capabilities. Please see Community Management for determination of your lot line.
4. No hanging of laundry outside except umbrella type clothes lines at the side of the RV. No laundry is to hang from awnings, the RV itself, carports, or lines.
5. Campfires are allowed in designated areas deemed appropriate by management based on Desoto County Fire Department codes.
6. One unit per site is allowed unless prior written approval is obtained from Management. Parking on vacant RV sites is not allowed unless authorized by Management. Violators are subject to immediate towing at their own expense and may be charged the current daily rate for the use of the RV site.
7. No antennas or outdoor reception devices shall in any way be attached to or protruding from any unit or site, except small DBS satellite dishes less than one meter in

diameter (39 inches) and broadcast TV antennas (over-the-air and multichannel multipoint antennas). All other outdoor reception devices are prohibited. Further, any equipment that interferes with neighboring reception is prohibited. Prior written permission from Management must be obtained before installation of any kind of approved outdoor reception device (DBS satellite dish or broadcast TV antenna) to ensure that the device is located in conformance with the aesthetic standards of the Park. Antennas and other outdoor reception devices must be placed in an area that does not interfere with the maintenance of the RV site. Cable hook-ups are located on each site, and paid directly to the cable company.

8. No digging on property without the permission of Management is allowed due to underground utilities. If digging occurs without authorization of Management, tenant shall pay Little Willies RV Resort for any damages to Resort property caused by such digging.

9. One utility shed per site may be installed with prior written permission of Management, in its sole discretion. Sheds are approved on a case by case basis depending on the size of your lot line and parking capability on each unit. Sheds must be approved by Community Management prior to installation. Shed must be anchored down. Final inspection by Community Management is required after installation. Existing sheds may be sold to another tenant with the written permission of Management. Wherever required, a permit must be obtained from the local city or county building department and provided to Community Management before installation. Placement of the shed is at the discretion of Community Management.

10. RV sites are not to be used for any business or commercial purpose and no advertising signs may be erected on the RV site. Soliciting is not allowed in the Park and all offenders should be reported to the Management immediately.

11. Yards sales are limited to one time per year at our annual "trash and treasure" event. Please see management for details.

12. Any changes to an RV site or RV structure must be approved in writing by Management prior to the change being made with no exception. Permits must be applied for in advance if applicable. Tenants are required to notify Desoto county building department for projects that require a permit. If a tenant fails to apply for a permit either by lack of knowledge or direct negligence and fines by Desoto county are enacted upon Little Willies RV Resort, the tenant will pay appropriate fines and costs to fix violations.

13. LP gas will be delivered to your site by outside vendors if available (see Management for more information).

14. The planting of trees, shrubbery, and flowers is encouraged; however, to protect underground utilities, it is necessary to receive written approval from Community Management prior to planting. If you dig and hit power, water, sewer or cable lines you are financially

responsible for the repairs. Flowers and shrubs, if planted, must be placed adjacent to your unit. You are responsible for keeping them trimmed and neat. Trees and shrubs must be kept well groomed at all times. Brick or wood edging materials around plants is encouraged. Management may remove thorny plants if they cause a threat to our mowing employees. Additionally, any plants, shrubs, trees, etc. planted on any site automatically becomes the property of Little Willies RV Resort and can and will be removed if they are in the way of mowers or extend onto an adjacent site. We ask that you hire someone to tend your flowers and shrubs while you are absent from the park for an extended period. The maintenance staff will regularly mow lawns. Each Tenant is responsible for keeping his respective trees, plants, and flower boxes trimmed and attractively maintained. Brick or wood edging materials around plants is encouraged. Management may remove thorny plants if they cause a threat to our mowing employees. Homesites are to be kept free of dead limbs and weeds and shall not be permitted to become overgrown. All trees, shrubs and plants on the lot are the property of the Community and are not to be moved by Tenant or by other Tenant's. Nonetheless, plants and shrubs planted by Tenant may be removed when vacating the lot with approval of Little Willies Management. Additionally, Little Willies RV Resort can and will remove plants which are in the way of mowers or extend onto an adjacent site. The maintenance staff will regularly mow lawns. Tenant is responsible for any trimming and maintenance and/or removal of any tree and/or shrub located on the mobile home lot. Dead trees, or trees and shrubs located on the mobile home lot damaged by high winds, or by any other act of God, must be removed by Tenant, at Tenant's expense, within seven (7) days of occurrence of death or damage of the affected tree or shrub. Digging is not allowed without advance written permission of Little Willies' Management. If you are going to leave a water hose hooked up, it must be neatly hung up off the ground out of the way of lawn mowers and weed-eaters. Please do not hook up your water hose on a site that does not belong to you. Tenant must cure any default under this paragraph within two (2) weeks of written notice as provided herein.

VI. ACCEPTABLE STANDARDS FOR RV'S

1. RV units shall be restricted to the following: Motor Homes, 5th Wheels, Travel Trailers, Pop-Up Trailers, and Park Models.
2. All units must be maintained in accordance with City and State Laws.
3. Any units coming into the Park must meet Management's approval. Little Willies RV Resort has the right to refuse admission for those units it deems inappropriate.
4. All RV's shall be set up in a manner acceptable to Management. Acceptable minimum requirements include:
 - A. Units are to be controlled and mold free
 - B. Only patio or outdoor furniture will be allowed on patio
 - C. No fences of any type surrounding unit

- D. No plants (even small) or trees are to be planted without office approval
- E. All units must be tied down and must be skirted and all sewer and water lines buried.
- F. Carports must be completely open, not closed in. No semi-closed in or partially closed carports are allowed
- G. Storage buildings are permitted.
- H. Only one utility room (shed) per RV unit.
- I. RV's must be tied down.
- J. Manhole coverings will be clear of tenant's personal property. No sheds, concrete, or permanent structures are to be placed over manholes.

5. Little Willies electrical services are not designed to carry unlimited appliances or electric heaters. If an issue arises with the breakers, cut back on the electrical input to your unit. Electrical 30 amp is standard on most sites within Little Willies.

- A. 50 Amp electrical units are offered by Little Willies are subject to increased charges at owner's discretion.
- B. One electrical cord per unit.
- C. All pigtailed are to be unplugged and stored out of harm's way at all times

6. Absolutely NO alterations, additions or deletions shall be made to the unit or site without prior written approval from Management, whether free-standing or attached. This includes additions, screened rooms, sheds, air-conditioners, installation or removal of trees, concrete, any landscape changes or additions, etc. NO outside antennas or satellite dishes shall be erected without prior written approval from Management. NO free-standing structures, such as a carport canopy, are allowed. No new carports are allowed to be built. Carports built before 2013 are acceptable to remain.

7. Tenant's must wash their unit, so that park standards are maintained. Any unit not kept clean of dirt, grime, mildew, etc. will be cleaned by park maintenance and the unit owner will be billed. Nonetheless, the following water utilization Phase II restrictions must be complied with:

- A. Pressure washing: Buildings and other structures may generally be pressure washed once a year. Pressure washing twice per year may be authorized if for mold control.
- B. Driveways and other impervious surfaces may continue to be pressure washed once a year
- C. Vehicle washing: Vehicles may not be washed within Little Willies RV Resort.

8. Window coverings visible from the street shall be limited to blinds, shutters, drapes, curtains or similar standard window treatments. Bed sheets, mattresses, blankets, aluminum foil or similar items are prohibited from being used as a window covering or shade device, whether the tenant is in residence or has closed up the unit for the season.

9. Hibachis and gas grills are permitted.

10. Little Willies RV Resort maintenance staff will make every effort not to damage skirting, down spouts, plumbing, or wiring. However, Little Willies assumes no responsibility for any damage below the bottom of your unit. Precautions should be taken by the homeowner to protect the home from damage.

11. Tenants are required to display their lot number on the unit. Numbers on lots should be two inches high according to fire department codes.

12. Department of Motor Vehicle (DMV) requirements state that each renter must display their license plate or registration stickers on outside of unit. Please remember that RV's are considered motor vehicles and should be treated as such by law. As of 2015, Desoto County has implemented a new policy when renewing tags. In the past, a license plate was required to be displayed outside attached to a tenant's mobile home/RV. Little Willies accepts a validated DMV sticker when renewing tags that will replace a license plate for permanent or long term lease mobile homes. This sticker must be displayed and visible from the outside of your unit. Management may request an updated copy of a tenant's registration paper at any time and a copy of renewed registration must be turned in to Little Willies RV Resort.

13. Tenants are not allowed to display for sale signs or advertising information. This information should be posted on the park bulletin board in the recreation hall. Please see community management for details

14. Seasonal decorations are permitted unless the decorations interfere with maintenance staff in the event of work that needs to be completed. Little Willies reserves the right to ask tenant's to remove seasonal decorations for work orders or maintenance temporarily.

VII. PETS

1. No more than two (2) generally accepted domestic pets weighing no more than 40 pounds at maturity which have been approved and registered by the Manager are allowed per household. Prior written approval from Management must be obtained as to any pet which is to reside in the Park, and such written approval must be obtained prior to the time the pet is actually brought into the Park.

2. Little Willies reserves the right to refuse any breed of animal prior to lease signing and animals will be accepted on a case to case basis. If a tenant signs a lease, and fails to disclose any ownership any pet (including pets less than 40 lbs.), immediate termination of lease and eviction will be implemented.

3. To be approved, the pet must be an inside pet and a true household pet. Management reserves the right to make decisions on pets on a case by case basis but shall not use this discretion to approve or grandfather a pet with a history of barking, attacking, growling, biting, or other menacing behavior or any dog whose breed or breed mixture appears to be a dangerous breed as described below. Management can at any time terminate approvals granted for pets based upon incomplete, inaccurate, or changed information.

4. Completion of the written application form by the Tenant shall be required before approval of any pet will be considered. All information required on the application shall be provided with complete detail as requested. Such items requested shall include, but not be limited to, the name of the pet, the breed, the adult size of the pet (height and weight), the pet license tag number and current vaccination status of the pet, the veterinarian for such pet, the length of time that said pet has been with the Tenant and any history of the pet as it pertains to barking, attacking, growling, biting, other menacing behaviour or law suits occasioned by its behaviour. The application shall be signed and dated by the Tenant. Any false or incomplete information on the application, including that of the mix or breed of the pet, will be deemed absolute grounds for rejection of the pet, and shall constitute a violation of the Rules if the pet is not immediately removed.

5. No pet with a history of biting or attacking any person shall be allowed or approved. If an animal bites or physically harms another tenant or causes significant life threatening injuries or death to another tenant's pet; the animal must immediately be removed from the park and Little Willies assumes no responsibility.

6. The following dog breeds are not permitted under any circumstances, regardless of prior approval or prior existence of such dogs: Doberman Pinschers, German Shepherds, Rottweilers, Pit Bulls, Staffordshire Bull Terriers, Chow Chows, Akitas, wolf/dog mixes, any dog which is a mix of the above breeds, or any dog or any other animal that exhibits aggressive behaviour.

7. Pet owners are required to demonstrate full control of their pet and its behaviour. If a complaint is received by Management regarding the behaviour of a particular pet, which Management in its sole discretion determines to be valid, Management may require that the pet be permanently removed from the Park.

8. Pets must be kept inside the unit except when taken outdoors on a leash no longer than six feet for reasonable outdoor exercise periods. For this purpose, pets may be walked on the Tenant's site or in designated areas within the Park. When outside the unit, all

droppings must be immediately removed by the Tenant. In no event may a pet be permitted to trespass on another Tenant's site.

9. Pets shall not, under any circumstances, at any time be caged, fenced, tied or otherwise left restrained but unattended outside the unit of the pet's owner. However, pets may be tied outside if and only if the owner is outside with the pets. No outside fences or pet restraining perimeters, whether above or below ground, dog houses, dog runs, cages, or other containers or forms of restraint of any kind for the retention of pets will be permitted on the lot. Pets shall not be left alone outside at any time. All pets can be walked in the vacant 8.5 acres of the park or in the area in front of the park. Pets are not allowed in or around the office, recreation hall, or pool area.

10. Noisy, disruptive, or destructive pets or assistance animals are not allowed. Persistent barking, howling, chirping, etc. by any pet at any time of the day or night, which is audible outside the unit, constitutes unacceptable pet behavior. If an animal approved to live with the tenant causes disturbances related to noise, violence, aggression, or failure of the tenant to comply with pet policies, the park Management can require immediate removal of the animal from the park. The tenant will be given 7 days' notice to remove the pet. Failure to comply with the demand for removal of animal will result in eviction of tenant(s).

11. No other agricultural or wild animals, poisonous creatures or exotic creatures such as pigs, iguanas, snakes, ferrets, etc., are permitted in the Park.

12. Tenant's shall hereby be liable for and shall defend, indemnify and hold harmless Park Owner and Management, its affiliates and its and their officers, directors, employees, agents, and assigns from all personal injury or property damage caused by pets. In addition, Tenant's shall comply with all provisions of any rules, regulations and ordinances of any governmental authority or agency and the laws of the State with respect to dogs, cats and other pets.

13. Pets are never allowed in recreational areas, laundry facilities, or park and office buildings. (Certified service animals are the only exception.)

14. In the event of verified complaints against a pet, one written warning will be issued. If a second written warning is necessary, you will be asked to vacate your site. No refund will be provided.

15. Waiver must be signed by any tenant who comes into Little Willies with a pet regardless of breed or species of animal. A dog run area is available to tenant's who sign a liability release waiver which releases Little Willies from any liability for personal injury to any persons or animal.

VIII. CLUBHOUSE AND RECREATIONAL FACILITIES

1. Recreational facilities are provided for the use of tenants. (Guests and children must be accompanied by tenants when using these facilities.) No smoking is allowed in recreational buildings. No bare feet or swim suits (wet or dry) in the recreation halls or office area. Minimum clothing for men: shorts and shirt; minimum clothing for ladies: shorts and halters. No pets are allowed in the recreation areas. Clubhouse and/or recreational facilities are not designated storm or hurricane shelters.

2. The Recreation hall shall be kept clean at all times. Each group using the recreation hall is responsible for cleaning it up after use including emptying trash cans, and cleaning floors and tables after each use.

WE RESERVE THE RIGHT TO DENY ANY PERSON/PERSONS THE PRIVILEGE TO USE ANY OF OUR PARK FACILITIES EITHER ON A TEMPORARY OR PERMANENT BASIS FOR INFRACTIONS OF THESE PARK RULES OR ANY POSTED RULES.

3. EQUIPMENT AND FACILITIES ARE USED AT YOUR OWN RISK. Children under 18 years of age shall be accompanied by a tenant or registered guest who is 18 or older.

4. The swimming pool hours are 9 AM to 10 PM. These Rules and posted rules will be strictly enforced. All suntan oils are prohibited. No babies are allowed in the pool unless they are potty-trained or are wearing commercially sold pool diapers. No diving or jumping from the sides of the pool. Only proper bathing suit attire is allowed in or around the pool. **Showers are required before entering the pool.** No alcohol, food, or glass containers are allowed in or near the pool. Swim at your own risk. No lifeguard is on duty. Max pool temperature is 104 degrees Fahrenheit. Please close umbrellas after each use. No outside guests are allowed in pool without office permission. Pool is for enjoyment of tenants only. Little Willies has a certified pool operator on site during weekdays for water quality and utilities operations.

5. In the event that any tenant or guest accidentally defecates in pool, Management must immediately be notified. Little Willies will enact an accidental fecal response plan and the pool may be closed for the pool to be shocked. **Please report this immediately to the community management this should be considered to be an emergency for health and safety of other tenants.**

6. Laundry facilities are provided for the exclusive use of our tenants and registered guests. Please follow the instructions on the machine and treat them with care as they are provided for your convenience. Tinting or dyeing is not allowed to be done as that may cause damage to the machines. Laundry is to be removed from the machines immediately upon completion of the washing and drying cycles. Each tenant is to clean the machines and the laundry room area after use. Please notify Management of any malfunctions. Please remember that Little Willies RV Resort does not own washers or dryers. Repairs to the amenities are subject to increased wait times.

7. Rules for each facility are posted. These Rules and posted rules shall be strictly enforced.

IX. VEHICLES, TRAFFIC, & UTILITY/STORAGE TRAILERS

1. Inasmuch as the Park is maintained as a private enterprise, its streets are private and not public thoroughfares. Only individuals having a current and valid driver's license may operate a motor vehicle (including a golf cart) in the Park. The term "vehicle" shall have the same meaning as the term "motor vehicle" as defined in section 320.01, Florida Statutes, which includes, but is not limited to, a "trailer" that is without motive power and is designed to be pulled by a vehicle with a motor. A "personal vehicle" shall mean a Tenant's non-commercial car, truck, SUV, station wagon, minivan, passenger van or motorcycle which is used for personal transportation, which does not exceed 1 ton and is without advertising logos, signage, decals, and stickers. All vehicles must have liability insurance in the minimum amount required by State law. Only personal vehicles licensed and used for daily transportation will be allowed to be operated in the Park. All other vehicles, including but not limited to, any commercial vehicle, any vehicle exceeding 1 ton, large trucks, cargo vans, step vans, semitrailers, motorhomes, recreational vehicles, buses, campers, boats, off-road vehicles, utility trailers of any type, boat trailers, motorcycle trailers or any similar vehicles, must be removed from the Park or stored in the Park's storage area, if it is a qualifying vehicle for storage and if prior written approval is obtained from Park Management. Unlicensed or inoperative vehicles are not allowed on the lot or in the storage area. Park Management will ban from the Park any vehicles that, in its sole judgment, interfere with the peace, privacy, and/or general welfare of other Tenants or with the appearance of the Park. Personal vehicles where more than 30% of the vehicle is covered with decals or stickers of any kind are deemed unsightly and are prohibited from being parked or stored in the Park.

2. Motorcycles, mopeds, and scooters, if properly licensed, may be operated by a Tenant only as transportation on Park streets via the shortest route in and out of the Park. No joyriding will be permitted within the Park by Tenant or guests. ATV's, minibikes, dirt bikes, go-carts, or any other type of off-road vehicles are strictly prohibited within the Park.

3. Tenants must park their vehicles on their own lot unless prior written approval for an additional vehicle is obtained from Management, in Management's sole discretion. The Tenant is permitted one personal vehicle per lot, provided there is adequate room on the driveway, but may have up to two motorcycles per lot. Tenants with registered guests may park a maximum of 2 motorcycles on their lot at any time in addition to their one personal vehicle. Motorcycles must be clear of the roadway at all times. Without prior written consent of Park Owner, no vehicle shall be parked in or on Park common areas, other than those areas specifically designated for parking.

4. Vehicles may only be driven or operated on roadways. Drivers or operators must not cross over yards or ditches. For safety purposes, vehicles operated after dark must be lighted as required by state law.

5. The street right-of-way may not be used for parking except for guests, provided they do not remain more than five (5) hours. In the event there is not sufficient space, it is the responsibility of the Tenant to locate parking or storage outside the Park lot and not on other Tenants' lots. Parking on roadways within the Park or on lawns, swales, green areas or vacant lots or on undeveloped portions of the Park is strictly prohibited. Vehicles are not to be parked on the grass at any time. Management will ban from the Park any vehicles which, in its sole judgment, interfere with the peace, privacy, and/or general welfare of other Tenants or with the appearance of the Park. Vehicles in violation of these rules may be towed away without notice at the Home Owner's expense, payable to the towing service and not to the Park Owner. Tenants are responsible for guest's vehicles. Vehicles utilized for home medical care will be allowed to be parked on available adjacent lots or directly on Tenant's lot and exceed the one vehicle per site rule only to provide home health care or any necessary medical services for residents. Tenant's must instruct home health care or any necessary medical services to keep roadways clear at all times.

6. Tenants are permitted to park on the lot of another Tenant upon written permission from Management and the other affected tenant who is sharing his or her lot. Tenants who have given permission to share their lots with another resident may withdraw that permission at any time.

7. Tenants' registered guests will be permitted to park on vacant lots adjacent to that of their hosts or in designated parking areas (no on concrete pad) but only during the period of April 1st to December 31st. Guests visiting for less than 24 hours must park in the general parking lot.

8. Tenants with a lease contract are permitted to park second vehicles in designated parking areas. Second vehicles must be registered with Management prior to being parked in the Park. Designated parking areas are available on approved lots throughout the Park. A list of approved lots is available in the office. Residents may request permission to park in a designated parking lot at any time but approval will be at Management's discretion.

9. Little Willies RV Resort is not responsible for any damage caused by residents parking on owned properties. Tenants permitting another tenant to park on a leased lot are responsible for all risk and liability for damage to property. Tenants must maintain liability insurance for all of their vehicles in the Park in the minimum amount required by Florida law. As a security measure, all automobile and truck doors should be locked.

10. Mechanical or other repair or changing oil of vehicles, boats or trailers is not permitted at the homesite or elsewhere within the Park. Changing a flat tire is allowed. Vehicles without current licenses and tags, or which are inoperable or in a state of disrepair, including but not limited to those which are rusted, dented, or unpainted or which are missing external parts, are not to be stored on the lot or in any other area within the Park. Washing of Tenant's personal vehicles is permitted subject to any rules or regulations promulgated by any local, state or federal agency.

11. Except for service vehicles required by the Park, no truck larger than one ton with pickup bed will be permitted in the Park. All commercial trucks, boats, trailers, off-road vehicles, campers, motor homes, step vans, or other large vehicles are not permitted in the Park unless stored in a designated area when and if such area is available and storage fees as applicable are paid.

12. All permitted vehicles must have factory type quiet mufflers which are to be in place while the vehicle is being operated in the Park. Prior to storing, parking and/or driving any motorcycles, mopeds or motor scooters in the Park, it is the Tenant's obligation to confirm with Park Management that said vehicle(s) are properly muffled. Park Management reserves the right to prohibit any motorcycle, moped and/or motor scooter from being stored, parked and/or driven in the Park if, in Park Management's sole discretion and opinion, said vehicle(s) are unreasonably loud and/or will disturb the health, safety, property, welfare or quiet enjoyment of Park Tenants. It is the Tenant's responsibility to ensure that their guests', visitors' and/or invitees' vehicles are in compliance with this rule prior to entering the Park.

13. Speed bumps, if installed, are a safety factor. The Park Owner or Management is not responsible for any damage or personal injury resulting from contact with a speed bump.

14. Speeding in excess of posted limits is prohibited. All autos, motor-cycles, mopeds and any other vehicle must observe the posted speed limits of ten (10) miles per hour and obey all "stop signs" or other posted warnings. A FULL STOP must be made at all stop signs. All of these rules will be enforced as this is for the safety of our Park tenants. Tenants must inform all of their guests and visitors about the speed limit and the aforementioned rules. Repeat violators will be asked to leave the Park. If a tenant is found by any Little Willies Staff or a reasonably competent individual to be speeding a warning will be issued for the first violation. A second violation will be \$30 USD. A third violation will be \$60 USD. A fourth violation will be reasonable grounds for eviction and a fine of \$100 USD. All speeding violations will be set in a 12-month calendar period from the date of first violation.

- A. Roller skating and skateboarding are prohibited within the Park.
- B. Bicycles, golfcarts and pedestrians have the right of way.
- C. Only individuals over the age of 16 may operate a golf cart in the Park.
- D. The building or repair of boats in the Park is prohibited.

E. Bicycle riding in the Park after dark is permitted only if bicycles are equipped with front lights in working order and reflectors on the rear of the bike. Bicycle riders must obey all street signs.

F. Upon payment of the Storage Area User Fee, Tenant shall have a non-exclusive right of access to and use of the storage area for the purpose of storing the Tenant's travel trailers, boats, trailers, and recreational vehicles on a first come, first served basis. If the storage lot is full, Tenant may have to find accommodations outside the Park.

X. REFUSE

1. Little Willies does not collect garbage.
2. Household garbage and trash should be sealed in INTACT plastic bags and deposited in the garbage trailer next to the maintenance building. Recycling facilities are also located next to the trailer for tenant's to utilize.
3. Recycling services are available for tenant's to utilize free of charge. Please see posted details on what can be placed in recycling containers at designated location. All recycling materials must be placed in clear plastic bags. Please see management for any questions about recycling services.
4. Non-household items shall not be placed in the garbage bag or at the curb; tenant's shall call Management regarding such items. Scrubs and tree trimming materials shall be placed on the curb only. Tenant's are to place a maintenance order for pickup of materials. PLEASE PLACE LEAVES IN GARBAGE BAGS.
5. During the season, sewer hoses should have a rubber collar attached to prevent leakage of waste materials. During the off season, the hose must be removed and your hookup capped or buried.
6. Dumping of wastewater on the ground is prohibited by law.
7. No chemicals of any kind are to be used in holding tanks or dumped onto the group or our sewers.
8. When flushing toilets in homes, please be advised not to flush any solids such as towels, non-flushable wipes, or other materials other than waste. Our waste water plant is not suited to tolerate these materials for waste water processing.
9. No dumping large household items (furniture, refrigerators, mattresses, etc) in the "8 acres burn pile" located near the sewer plant without informing maintenance or management. Please see management for further details. Any persons found dumping in this pile will be required to remove materials or pay to have materials removed at \$50 USD/item paid to Little Willies RV Resort.

XI. RESPONSIBILITIES

1. The landlord shall not be responsible for loss or damage caused by an accident, fire, or an act of God to any unit or personal property left by a tenant or their guests on the premises. All personal property including the living unit is the responsibility of the owner and should be insured by the owner. In the event of a natural disaster such as a hurricane, lightning

strike, flood, or tornado, Little Willies also assumes no responsibility for Tenant's personal property. If an electrical surge damages property inside of the home such as microwaves, televisions, or other home appliances, Little Willies will not pay for damages and claims should be taken up with Tenant's insurance company.

2. The landlord will not be responsible for supplies or equipment sent to the clubhouse for private use.

3. Tenants are responsible for damages caused by their family or guests.

4. Personal conflicts are not under the purview of the landlord. Please respect your neighbors. If a tenant violates any provision in our code of conduct, section XIV, please report a formal complaint and management will address the issue on a case by case basis.

5. If a tenant fails to apply for a permit either by lack of knowledge or direct negligence and fines by Desoto county are written to Little Willies RV Resort, the tenant will pay appropriate fines and costs to fix violations.

6. Tenants with a two year lease contract are responsible to replace electrical receptacles (30 and 50 AMP plugs) and breakers. All other electrical components inside of pedestal are the responsibility of Little Willies and Florida Power and Light. Tenants are allowed to install one (1) central air condition system on to existing units. Little Willies RV Resort assumes no responsibility to cover damages to air conditioning units and all electrical components added into the electrical pedestals. If it is found that the central air conditioning unit or any additional electrical components added to an electrical pedestal have caused damage to existing electrical components owned by Little Willies RV Resort, the tenant will be responsible for damages.

7. In the event that a sewer or water line break occurs Little Willies RV Resort may require access to dig underneath or around a tenant's unit. Little Willies RV Resort may have to move or destroy concrete, sheds, plumbing, electrical, or other components on or attached to the unit. Little Willies RV resort is not responsible for any damages to personal property of a tenant during a utility breakdown. In the event a tenant refuses to move personal property or unit in the event it is blocking a dig site the tenant will be evicted and be subject to pay damages or department of environmental protection fines ensued as a result of waiting to repair a sewer line or water main break.

8. Manhole coverings will be clear of tenant's personal property. No sheds, concrete, or permanent structures are to be placed over manholes. Tenant will be required to move property off utilities and in the event of a water or sewer line break, tenant will move all obstructive property for repair of underground utilities.

XII. ON-SITE SALES; SUBLEASING

1. Prospective buyers of your unit must submit an application for tenancy, pay an application fee, and obtain advance written approval of Management, prior to residing in the park. Purchase of a unit does not automatically make the purchaser a tenant of the park. If a purchaser is not approved by Management the lease shall be invalidated and the purchaser may be asked to remove the unit from the park. Any damage or injury suffered by the unapproved purchaser as a result of the sale will be the responsibility of the seller.

2. Subleasing of the lot, the home or a portion of the home is not permitted. If a home is sublet the sublessee shall be required to vacate the premises.

3. Sale of Homes. Tenants will be given 2 options for sale of their units:

A. **Option 1:** Tenants will be permitted to sell units on their own volition without the involvement of Community Management *except as otherwise stated below:*

(1) No administration charges will apply to tenants.

(2) At or before completion of the sale of Tenant's home, the prospective purchaser(s) must be interviewed by Community Management to determine their compatibility with Community standards regarding new tenants. All prospective tenants must be approved by Community Management and must sign a lease agreement prior to taking possession of a unit currently in the Community or moving a unit into the Community. ***No transactions are to be completed until the interview with Community Management has occurred and a financial and criminal background check completed.***

(3) Community Management will disclose to all prospective tenants that:

a. The office reserves the right to refuse prospective tenants notwithstanding the sale of a unit and thus that prospective unit owners may be denied tenancy in the Community although approval of prospective tenants shall not be unreasonably be withheld.

b. New tenants are assuming the unexpired lease term of their seller and are obligated for full and timely payment of all fees and charges owed by the seller for the remainder of the lease term.

c. Policies, rules, and regulations of the park are standard for all tenants.

d. Prospective tenants will be given the opportunity for Q & A about the Community rules. Thereafter, prospective tenants must sign a receipt confirming that they have

received, read, understood and agreed to be bound by the Community rules and regulations.

- e. Prospective tenants are subject to a criminal and financial background check.

B. **Option 2:** Community Management will provide sale services to tenants wishing to sell their units.

- (1) For a charge of \$350 **FLAT RATE**, the office will handle the sale of your unit. This applies to tenants who are out of state, on vacation, or wanting the convenience.
- (2) The sales service includes the following services:
 - a. Listing on Little Willies RV Resort Website
 - b. Showing of unit including pricing recommendations and negotiations for price
 - c. Transfer of tags, title, and registration

XIII. STORAGE AREA

1. The storage area is maintained for the convenience of the tenant's, on a first-come-first-serve basis. A monthly user fee may be charged for storing any item(s) in the storage area. A storage agreement is required by Management before any item may be stored. Tenant's will be required to sign a storage agreement. Please see community management for details.

2. All recreational vehicles, travel trailers, camper shells, boat trailers or other equipment left in the storage areas shall be kept in good physical and operative condition and properly licensed. All tires must be properly inflated. All stored items must be insured and validly licensed. Should a tenant neglect to properly maintain property stored in the storage area, that property must be removed within seven (7) days from notification by Management. If the property is not removed, the Manager reserves the right to have it removed at the tenant's expense.

3. Little Willies is not responsible for damage of any on-site or stored vehicle nor for any other personal property which may remain therein, or for fire, theft or loss of valuables or injury in or around RV's. Tenants assume all risk of damage or loss to any item(s) stored in the storage areas locked at all times and properly insured against vandalism. The tenant must

maintain the assigned storage site. No objects may be stored under or around the item approved for storage.

4. All tenant's items in storage must be marked with corresponding lot numbers. Tenants who do not comply will remove item from storage.

5. All tenant's items in storage must be marked with corresponding lot numbers. Tenants who do not comply will remove item from storage.

XIV. CONDUCT

1. The operator or Management of Little Willies RV Resort may refuse accommodations or service to any person whose conduct on the premises of the park displays intoxication, profanity, lewdness, or brawling; who indulges in such language or conduct as to disturb the peace or comfort of other tenant's or guests; who engages in illegal or disorderly conduct; or whose conduct constitutes a nuisance. Such refusal of accommodations or service shall not be based upon race, color, national origin, gender, physical disability, religion or creed.

2. Tenants are required to behave appropriately and peacefully. Behavioral violations to park rules and regulations include:

A. Disorderly conduct: A person who recklessly, knowingly, or intentionally engages in fighting or in tumultuous conduct, makes unreasonable or excessive noise, continues to do so after being asked to stop, disrupts a lawful assembly of persons, and public intoxication

B. Noise violations: Quiet hours are between **11PM-7AM**.

C. Other behavior violations include:

(1) Use of profane language toward or around others in a public domain.

(2) Failure to abide by set speed limit of 10mph while on Little Willies property. Tenant may be subject to speeding fines

(3) Destruction of another tenant's property intentionally

(4) Causing a disturbance to staff within Little Willies front office that includes aggressive actions or threatening language

(5) Exhibiting aggressive or excessively loud behavior at public gatherings within the park.

3. Complaints regarding any tenant(s) actions that violate Little Willies rules and

regulations are to be filed directly with the front office in a formal complaint either by telephone, written, or in person. Park Management should take reasonable precautions to ensure that a complaint against any tenant will not be traced back to person filing the complaint. Please remember that all violations not witnessed by Little Willies' staff must be documented through a formal written complaint, otherwise no action can be taken against the violator.

3. Tenants shall wear shirt and shoes in office, recreation hall, mailroom, and laundry room at all times.
4. No solicitation by any tenant or outside organization is allowed in the park. Any solicitation should be reported to the park office.

XV. DEPARTURE FROM PARK.

1. Notification to the park office upon permanent departure from the park is required. In the event that the office is closed, please leave a note in the slot on the front office door with your name, lot rental, and telephone number. The office may call for verification.

2. Renters who want to secure a spot in the park for the following season must notify the park office by no later than April 1st of the corresponding year. Failure to contact the office by April 1st will result in your lot possibly being rented to another person for the following season.

XVI. ACCELERATION. In the event of departure before the end of the lease term or of abandonment in the park of Tenant's RV, Park Owner may do any or all of the following: terminate Tenant's lease; begin a legal proceeding to regain possession of the leased lot and/or to obtain title to the RV; and/or maintain an action for collection of all accrued rent. In addition the Community Owner may declare rent and additional rent for the entire balance of the current lease term to be immediately due and payable, and accelerate same and take any other action allowed hereunder, or by law, or agency rule of any agency having authority over the Tenant/Park Owner relationship, to collect same.

XVII. ACCESS TO TENANT'S RV AND LOT. Maintenance, park staff, police officers, firefighters, and park owners are not allowed to enter a tenant's home without verbal or written authorization from the tenant and/or a judge-issued warrant. The only time that the park owner or staff should enter the home without approval from the tenant is in the event of a possible emergency such as cries for help, sounds of violence, or fires. If any of these emergency situations occur, park management and law enforcement will enter at park management's and/or law enforcement's discretion regarding the urgency of the situation. Maintenance is done on tenant's' lots throughout the year and summer months to keep the park in acceptable condition.

XVIII. MISCELLANEOUS

1. Check out time is 12:00 PM
2. Report vandalism of private or park property to the park office.
4. Office hours are 10:00am-4:00pm Monday through Friday. The office is closed for legal holidays. These office hours are subject to change.
5. Water restrictions are strictly enforced.
6. Mail is delivered to the Management office and delivery times vary daily. No weekend mail pickup is available except for prescription medication. Please contact on site manager if your medications are delivered on weekends.
7. **Messages and Phones.**
 - A. All notices (activity or otherwise) will be posted in the Recreation Hall. Other notice will be posted on the board in the laundry room or put in the mail box.
 - B. Emergency messages (such as accident or death) will be delivered to your site as soon as possible. Little Willies RV Resort has an emergency notification text response system in place. **Standard messaging rates apply**; please see your cellular provider for any questions on your plan. Please see office for details to sign-up. **If you have a life-threatening emergency, dial 911.** All tenants are requested to provide an emergency contact name and telephone number to the Management.
8. **In-Park Emergencies.** If a major electric, water or sewer problem arises, please call the office phone. If there is no answer, please call the emergency numbers located on the front of the Management office. Someone will call you back as soon as possible. Please use good judgment in calling between 11:00 PM and 6:00 AM.
9. Mail Delivery. All mail will be delivered to the park office and may be picked up during office hours. Tenants with a two year lease contract may obtain a mailbox. Transient tenant's mail will be placed in recreation hall and placed in alphabetical order. **Make your mail arrangements when you register.** If you regularly receive prescription medication deliveries please make management aware of this to ensure your mail is not lost. If prescription medication is lost Little Willies RV Resort assumes no responsibility to pay for medications. Prescriptions medications will be placed in locked box in the front office and a "Meds in Office" slip will be placed in your mailbox.
10. Maintenance Requests. Report all maintenance requests to the park office where a work order will be completed for corrective action. **PLEASE DO NOT** ask resort maintenance employees to do work for you directly or after working hours as they have been instructed to act on approved work orders only. If you have any questions about lawn mowing,

repair work etc. please come to the office; please do not interrupt the maintenance or housekeeping staff.

11. Weapons. The use of weapons on these premises by tenants or guests is prohibited, including fire arms, air rifles, slingshots, or any other type of weapons. No fireworks may be discharged in the Park. In the event a tenant discharges a firearm on Little Willies property. Tenant is subject to immediate eviction.

12. Internet Access. High Speed wireless Internet is available in the west end of the recreation hall for tenants free of charge. For tenant's with computers that have no wireless capabilities, Ethernet cables for direct internet access are also located in the pool room free to tenant's. Camplink wireless internet is available at your site, but is charged separately through the company. Please see management for details.

VIOLATION OF THESE RULES AND REGULATIONS

Under Florida law, if a tenant or guest of any tenant violates the Rules and Regulations or the terms of the lease agreement, Management may evict him or her. These Rules and Regulations are subject to change without prior notice. If you have a question, suggestion or concern, please ask the Management during regular business hours. Thank you for your cooperation.