

Spanish Lakes Mobile Home Park

1340 N. Tamiami Trail, Nokomis Fl. 34275

Phone: (941) 488-1636

Date:

GRW, Ltd. d/b/a Spanish Lakes Mobile Home Park ("the Park") hereby leases unto _____ ("Lessee") Lot no. _____ ("Premises") subject to annual rental charge as follows: The sum of \$ _____ for 12 months from _____ to _____ : to be paid annually or semiannually; or a monthly rental charge of \$ _____. The Park guarantees the Lessee that the rental charge will not be increased, during the current lease term, except for the cost of major capital improvements or replacements or in the event the County of Sarasota increases their charges for taxes, and or garbage collection, the rent will be increased by that amount only. This lease may not be assigned or transferred without Park approval. The Park provides and it is included in the lot rental, water, sewer, normal garbage pickup and maintenance of the public area. Lessee agrees to abide by the rules and regulations of the Park listed below and as they are amended from time to time:

1. All prospective subtenants and new owners must be approved by the Park pursuant to reasonable application, background check and financial approval prior to moving into the Park. Approval shall be within the Park's reasonable discretion.
2. The Park reserves the right to return advance payments and request that the Premises be vacated with just cause, in accordance with Chapter 723, Florida Mobile Home Act.
3. Adults only shall be permitted to reside in the Park. No one under the age of fifty-five (55) shall be permitted to permanently reside either as a sublessee or an owner. If Lessee is a married couple, at least one spouse shall be fifty-five (55) years of age. Rent is based on occupancy of two persons per home. Approved additional occupants must pay \$15.00 per month.
4. Lessee is responsible for the registration of all guests with the Park office and shall ensure that all guests are familiar with the Park rules and abide them. Guests will be limited to a visit of 15 days unless otherwise permitted by the Park manager. Unregistered guests are not allowed to use the pool or other recreational facilities.
5. Lessee may sublet the Premises or sell the home located on the Premises, subject to prior Park approval of the proposed subtenant or new owner. All proposed subtenants and new owners will need to submit a completed residency application form along with a non-refundable application fee of \$50 per person at the Park office. All subleases require a minimum term of two (2) months. A home may not be rented more than 3 times in a calendar year.
6. Rents are payable in advance on the 1st day of the month and shall be delinquent on the 5th day of the month, at which time a late charge of \$10.00 shall be assessed. If the 5th day of the month falls on a weekend or holidays, the late fee shall be assessed on the next business day.
7. All homes in the Park shall include Park approved block skirting, driveway, and carport. No TV antenna will be allowed. Lessee is responsible for keeping the appearance of the home clean and attractive. If Lessee fails to properly maintain the exterior of the home, the Park may, at its discretion, take the action on behalf of Lessee and charge back to Lessee the cost of the maintenance.
8. All children under 15 years of age shall be accompanied by an adult in the Park. No children to ride bicycles unless with adults. Skateboarding, roller blading and roller skating are prohibited in the Park.
9. Clothes lines are not permitted on the Premises. No laundry, clothes, rugs, towels, bathing suits, or any other item may be aired to dry on the outside of the Premises.
10. Pool rules are posted in the clubhouse and in the pool area. All guests should be made aware of the pool rules. No "beach or swimming attire" will be allowed in the clubhouse. Diapers of any kind are not allowed in the pool. Infants/toddlers are not allowed in the pool unless they are potty trained. The swimming pool is heated on sensible swimming days. Shirts are required in all recreation areas.
11. All bingo games in the clubhouse shall not allow anyone under the age of 18 to play.
12. Shuffleboard rules are posted at the shuffleboard courts. Children under 13 years of age are not allowed on the courts at any time.
13. Clubhouse is only available for the use of Park residents. If Lessee wants to use the clubhouse for a special activity, prior approval is required from the Park manager and the Park Association. Lessee has been issued a key to the clubhouse as well as pool bathrooms and the laundry. Lessee shall lock all doors when leaving the clubhouse and other facilities after hours. Replacement keys are available at the Park office for a nominal charge. If Lessee subleases the Premises or sells the home on the Premises, Lessee is obligated to provide clubhouse keys for the new owner or sublessee.

14. The Park collects yard waste on Tuesday and Friday mornings between 7:30 am and 8:30 am. Lessee shall place yard waste at the curb in bags or tied bundles not to exceed 20 lbs. in weight. The Park reserves the right to change the schedule.
15. The Park will mow grass, and it is included in the lot rentals, however, Lessee is required to regularly trim, weed, fertilize, water and keep plantings neat on the Premises. If Lessee fails to comply with this section, the Park reserves the right to have such work done and bill the resident for the cost of same.
16. Planting of shrubs, trees and bushes must be approved by the Park in advance due to underground utility services. No planting will be removed by Lessee upon vacating the Premises.
17. Flowers, shrubs, and lawns may be watered by hand sprinklers. Water shall not be permitted to run upon streets.
18. Do not park on the grass at any time. Park in driveways or on the street only.
19. The Park is not responsible for losses, injuries or accidents to residents or visitors.
20. Carports may not be used as a storage area. Storage is permitted only in the utility shed. All home components, including the roof and gutters, shall be kept clean of mildew.
21. No motorcycles or other loud motor vehicles will be allowed in the Park. Motor vehicle repairs of any kind are not allowed in the Park
22. Small dogs and other small pets only are allowed in the pet section. Dogs over 35lbs. will not be allowed. All dogs are to be on a leash when outside. No dog is to be tied and left in the yard. No exceptions. Dogs walking is restricted to the outer perimeter streets of the Park. All dogs must be properly licensed and current on all vaccinations as required by Florida statute, local ordinances, and any other pertinent rule or regulation with copies filed at the Park office. Dogs with a history of aggressive, threatening or violent behavior will not be allowed in the Park.
23. Yard sales, garage sales, and open houses are prohibited.
24. Fishing lakes and other recreational facilities are for the use of Park residents and guests only.
25. The Park provides cable TV service to a point of connection on the outside of the home. All wiring and other systems located between the point of connection and the inside of the home are Lessee's responsibility to maintain and repair.
26. Boats, trailers, and RV's are only allowed to be parked in the RV or boat parking section of the Park, subject to the terms of a separate storage lease agreement and availability.
27. Any dispute concerning the foregoing rules and regulations will be decided by management in its reasonable discretion and the management reserves the right to make further rules and regulations as found necessary pursuant to Chapter 723.
28. No additional construction to be done on the Premises without prior Park approval.
29. For Rent signs shall be allowed inside coach windows ONLY, not outside the home.

The Rules and Regulations are written for YOUR benefit and convenience. Your co-operation in carrying them out will be greatly appreciated by your neighbors as well as the management.

The lease expires on _____ . Spanish Lakes Mobile Home Park

_____ Lessor

_____ Lessee

_____ Lessee

_____ Lessee