

Nelson's Outdoor Resort
Park Rules and Regulations
10/01/2019

For your convenience, security, and the pleasant atmosphere associated with gracious mobile home and RV living, the following rules and regulations are enforced:

Definitions:

1. Management: Means the responsibility or authority of owner and/or Manager "Nelson's".
2. Residents: Means any Mobile Home owner, Park Model owner, RV owner, tent campers, guests, and Residents of rental units located at Nelson's Outdoor Resort.

Residents:

1. Residents away for more than two (2) weeks, notify the office in advance as to how you may be contacted.
2. Residents selling their homes cannot guarantee the prospective homeowner (buyer) a site in the park. Management must approve all prospective owners (Residents). An Application must be completed by prospective owners (Residents) along with a \$30 non-refundable application fee per adult. Said approval must be in writing. A copy of the current title or registration must be given to management prior to moving in. Criminal history is checked!
3. No one other than those executing the lease agreement shall be allowed to reside upon the premises (lot) set forth in the lease agreement without written permission from Management. The purchase of your home by those that have not executed a Lease Agreement or obtained written permission from management shall not constitute permission or rights for that purchaser (s) to reside within the park. All prospective residents must be approved by Management. Mobile Homes must have a Lease Agreement. Management can issue a trespass citation to anyone without permission to reside on property and allow Marion County police to remove them.
4. All homes must be adequately insured for liability. Nelson's LLC shall be listed as an additional insured.
5. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on, near or within sight of the premises.
6. Pest Control is optional & provided for Free for Nelson's owned units. Homeowner's can request pest control spray once per month for \$45 paid in advance with Rent.
7. Monthly Property Inspections are required for all Nelson's owned Units.
8. Any request for Maintenance must be reported to the office, in writing. A form is available at office or on tenant web access, see office for signup details.

Rent:

1. Rental Rates are for no more than two (2) adults. Each additional adult resident will be charged \$50 per month. There's no limit on children under 18 years of age, except the state maximum is two people per bedroom. Rents are payable one month in advance on the 1st of the month. Rent is due on the 1st of the month and is considered late if paid after the 5th. If rent is paid after the 5th day of the month, a minimum late charge of \$25 will apply and \$5 per day late fee from the 6th of the month will be added.
2. Rents are collected in this matter: All late fees, power, park fees, assessments, boat storage fees, are paid first then the lot rent is applied.

Condition of Lots & Homes:

1. All permanent homes will have brick, stucco, plastic, wood (painted white) or aluminum skirting, seed or sodded lawn, landscaping, and steps. All stairs that have two or more steps will require handrails. All additions or changes to the mobile and its exterior aluminum and concrete package must have written permission from Management. (This is to maintain the uniformity of the community).

2. Residents must maintain mobile homes, park models and RV's in good repair. The established standards require the lot to be clean, well landscaped, and the exterior of the home must appear neat, clean, free of rust, mold, chipping paint and similar conditions that indicate poor maintenance. Tree trimming is the responsibility of Residents on their own lot.
3. Maintenance on Lot: All maintenance is the homeowner's responsibility on Nelson's non-owned homes. Homeowner's can hire their own contractor, or in some occasions Nelson's Maintenance staff can perform minor maintenance at a significant discount, but work comes with no warranty and is charged at \$55 per hour. All parts are also paid by Homeowner to complete work for homeowners. This expense can be paid with Monthly Rent.
4. The hanging of clothes or laundry is permitted outside mobile homes or RV's on an umbrella type clothesline. No strings or ropes will be allowed to hang from tree to tree or post to post.
5. Only resident's cars may be washed in the park. No parking of vehicles on lawns. No airboats without written approval of Management. No other vehicles other than family's only transportation shall be parked in the driveway. Only 2 properly tagged vehicles per lot. One boat per lot in addition to 2 vehicles is allowed. Boats must be 16 feet and under. All boats must be properly tagged along with its trailer. All other boats must pay a boat storage fee.
6. Boat Storage on your individual lot is permitted at a fee of \$45 per month for boats over 16 feet.
7. Zoning does not permit any commercial business to be operated from your home.
8. Garbage must be placed inside the Dumpster provided. No curbside service is provided. Only daily personal garbage shall be put in said Dumpsters. No Furniture, appliances, TV's, pallets, or any remodeling debris shall be placed in or near any Dumpster. Dumpster hours are from 8am - 8pm. Anyone leaving trash before or after these hours will be charged a disposal fee of \$25 per bag. Additional Rules & Directions for Dumpsters are posted at Dumpster must be followed.
9. Disposal of personal items into the roll off dumpster by Resident is available but will be charged as follows: small items like lamps are \$10 per item, medium items like end table or coffee table \$20 per item, large items like dressers are \$35 per item, mattress or box springs are \$45 per item, couch or lazy boy is \$75 per item and paid to Nelson's front office prior to being placed in dumpster.
10. There will be no fences without written permission from Management.
11. The Management must approve all digging of soil and plantings on lots. Residents must keep all plantings trimmed and in neat order (weeded). Each resident shall be required to maintain in good and safe condition all trees on the lot. Such maintenance shall include but not limited to necessary trimming, pruning, watering, fertilizing, and removal if dead.
12. Residents must bag leaves, leave at the curb and Nelson's will pick up.
13. Residents can request management to mow and (weed eat) yard at \$70 per month paid in-advance with rent. If yards are not maintained a notice will be given to residents and a charge of \$25 per cut if mowing or weed eating is necessary.
14. No signs are permitted "For Sale" in the front yard of any Mobile Home or RV. Homes can be listed with Nelson's if residents want to sell their homes. Homes will be placed on a community board and/or offered for sale on a website. All transactions and pre-screening are done by Nelson's and no sale shall transact without written authorization from Nelson's. All lot rents and past due fees must be paid up prior to sale date. Nelson's will charge the selling resident \$99 when the transaction is completed.
15. Residents at all times are responsible for the actions of their guests. Residents must advise their guests of the Park Rules & Regulations. Guests not abiding by the Rules & Regulations will be asked to leave the park.
16. Swimming Pools are allowed but can't exceed 6 inches of water (depth), must be emptied and stored each day.
17. Bathroom access is limited to camping and short term residences at no additional cost. Showers are provided for tent campers only. 10/01/2019

18. Do not exceed the 6 miles per hour speed limit. No major repairs or overhaul of cars, a boat etc... is permitted on home site or roadways. All Boats, Cars, Trailers, Motorcycles must have valid tags on lot or anywhere on the property. Any vehicle towed in violation of these rules, management will not be held liable or financially responsible for towing costs. A car jack can not be used overnight. This shall serve as your only notice for violation of towing rule.
19. Pre-Storm Cleanup "Parkwide" If the National Hurricane Center "NHC" puts Nelsons in the cone of probable danger within 3 days, our park will prepare for the worst and hope for the best. We will assist all residents in cleaning up lots - outside items will need to be put into their homes, cars, sheds etc. No items can be left outside that can become dangerous as described by the NHC to be flown like a missile & damage other homes and/or cars or harm people. If you don't want to store items or refuse, management reserves the right to collect and dispose of all items in the dumpster. This is to protect everyone. Mgmt will give a 36 hour notice before cleanup starts.
20. Neither Park Owner nor Park Manager (Management) shall be liable for accident or injury to life or property through use of recreational facilities provided for use by Residents and offsite residence, or for loss or damage caused by accident, fire, theft, or act of God to any Mobile home or RV. In the event Residents have called for police, fire, or ambulance, please notify the Resident Manager at the same time.
21. Chapter 723 of Florida Statutes regulates mobile home lots and Chapter 513 regulates RV & Park Model lots. Management may evict residents for those grounds set forth in said statutes.
22. The discharge of any type of firearm or the carrying of any exposed type firearm is strictly prohibited within the boundaries of Nelson's Outdoor Resort. This includes air guns, BB guns, bows, crossbows, and weapons.
23. Loud noises, disorderly conduct, abusive, profane, or threatening language, harassment of residents or their guests shall not be permitted at any time. Drunkenness and boisterous conduct shall not be permitted. Residents & their guests shall conduct themselves so as not to interfere with the peaceful enjoyment of the park by its residents and loud activities shall end by 10:00 pm. No late night activity is to take place on the docks, marina, store or gazebo by store unless management has scheduled events or given written permission.
24. Gates will be locked at 10pm and reopen at 6am. No use of Ramp, Dock, Boat Slips, Fuel, Laundry and General Parking area after 10pm (Gates Locked) and will reopen 6am - 7 days a week.
25. Docksides Fishing is permitted but closes at dusk. Pond is for Children under 14 years old - fishing but reserved as a Catch & Release on all FISH.
26. Laundry facilities are open to the public from 8am to 8pm - 7 days a week.
27. Use park facilities at your own risk! Please be careful. Do not disturb any wildlife.
28. Sewer Plant & Water Plant is off limits due to Federal Regulations because of the public utility statues. Anyone seeking access must obtain permission from Management and/or will be escorted in these areas by Management.
29. Dog's must be on a leash at all times. All Dog droppings must be bagged & disposed of in a trash can. Fines for not picking up waste can be charged as outlined in the dog rules agreement.
30. Dog and/or Cat Rules must be signed by all Residents & followed at all times separate from the Park Rules.
31. Covered Building for Picnics and Grilling at Resident Private Ramp closes at 10pm and opens at 6am.

Residents & Management by execution of the lease, acknowledge that these Rules & Regulations are a part of the Lease. These Rules and Regulations apply to everyone that a lease is not established. These Rules & Regulations may be amended in accordance with Florida Statutes, Chapter 723 & Chapter 513.

Residents by payment for temporary camping through RV's or tent camping acknowledge these rules and regulations are not part of a lease, but agree to abide by all of the above rules and regulations. Failure to comply or abide by the above Rules & Regulations can result in immediate removal from Nelson's Outdoor Resort. 10/01/2019

Guests
Park Rules & Regulations
Agreement

I _____ acknowledge that I have read
and received a copy of the Rules & Regulations.

Signature _____ of Lot # _____

Dated _____

Rules were dated 10/01/2019