

MOBILE HOME PARK RULES & REGULATIONS (FLORIDA)

In order to ensure the safe and enjoyable residency of our tenants, the following rules and regulations have been established. The owners of _____ [insert name of mobile home park] (the "Park") reserve the right to modify and amend the following rules and regulations as they deem fit.

DEFINITIONS

- A) **Owner** – means _____ [insert the name of the owner of the mobile home park], the owner and landlord of the Park.
- B) **Member** – means the person or persons who own a Membership Certificate issued by the Owner pursuant to the Bylaws.
- C) **Tenant** – means an occupant of the Park who is not a Member and who does not occupy a Cooperative Unit of a Member, but occupies a Cooperative Unit owned by the Owner.

RULES AND REGULATIONS

1. Any act which endangers the life, health, safety, property or quiet enjoyment of the Park or its occupants is a violation of these Rules and Regulations, and shall be grounds for eviction under Florida Law.
2. Failure to comply with the provisions of the Mobile Home Lease Agreement shall be grounds for eviction.
3. The second violation of any rule or regulation within a twelve (12) month period is grounds for eviction if the Tenant has received written notice within thirty (30) days of the first violation of that rule or regulation.
4. All Tenants shall be offered a written lease agreement prior to occupancy. Any Tenant opting not to execute a lease agreement shall still be subject to the same terms and conditions as a Tenant who has executed a lease agreement, and all of the terms and conditions of the leases are specifically incorporated herein by reference as rules and regulations governing the tenancy.
5. Any mobile home in the Park shall not be sublet without the written approval of the Owner. In the event that a sublease is permitted, the mobile home may only be rented to one family/individual for a period of no less than _____ (_____) [insert the number of months in both words and numerals] consecutive months. Before they can take possession of the mobile home, the prospective renters must be approved by the Owner in writing, after a background check has been performed at the sublessee's expense.
6. The Park is zoned _____. The zoning authority is _____ County, Florida.
7. Any mobile home owner who decides to sell his home must first provide the Owner with written notification of his intention to sell. Park residents are permitted to sell their home or transfer title thereto, and are permitted to display a "For Sale" sign that is no larger than _____" x _____. No other sign may be displayed on the property. The message on the sign shall be limited to "For Sale", "By Owner" or contain the name and telephone number of the Real Estate Broker. No other messages shall be permitted. The sign may not contain wording relating to the purchase price and it must adhere to the rules of the Real Estate Commission.

THIS IS A 5-PAGE DOCUMENT.