

**PARADISE ISLAND CO-OP, INC.
A RESIDENTIAL COOPERATIVE**

RULES AND REGULATIONS
Certified compliant with section 723.037 FS 7/23/2013

The purpose of the Rules and Regulations is to promote the comfort, welfare, and safety of the Residents of PARADISE ISLAND (hereinafter called the "Community") and to improve and maintain the appearance and reputation of the Community.

These rules have been established by the Board of Directors (hereinafter called the BOD) of the PARADISE ISLAND CO-OP, INC (hereinafter called the "Corporation or Co-op") owner of the Community and may be changed from time to time to achieve this and other purposes. Notice of changes in these rules shall be given to the Members at least thirty (30) days prior to the date of the implementation of the changes and ninety (90) days for tenant.

I. DEFINITIONS

1. Board of Directors – "Board of Directors" shall mean the current Board of Directors of PARADISE ISLAND CO-OP, INC., a Florida not-for-profit corporation.
2. Community - "Community" shall mean PARADISE ISLAND.
3. Cooperative Fee or Monthly Fee – "Cooperative Fee" or "Monthly Fee" shall mean the monthly maintenance and/or common expenses paid by the resident to the Corporation in accordance with the maintenance schedule established by the Corporation from time to time, which fee shall be due and payable by the resident on or before the 1st day of each month and be delinquent after the fifth (5th) day of the month. The Co-op may charge an administrative late fee per 719.108(3), Florida Statutes, in an amount not to exceed the greater of TWENTY-FIVE AND NO/100 DOLLARS (\$25.00) or five percent (5%) of each installment of the assessment for each delinquent installment that the payment is late.
4. Corporation or Co-op – "Corporation" or "Co-op" shall mean PARADISE ISLAND CO-OP, INC., a Florida not-for-profit corporation, the owner of the Community and landlord to Residents.
5. Guest – A "Guest" is defined as a person whose stay at the request of a Resident does not exceed thirty (30) total days per year, unless such person has the permission of the Co-op Board of Directors (BOD)/Management or unless permitted by a properly promulgated rule or regulation. The spouse, life partner or common law companion of a Resident shall not be considered a guest.
6. Management – "Management" shall mean the professional manager employed by the Board of Directors and the Co-op to manage the Community.
7. Member – "Member" shall be the person or persons owning a Membership Certificate issued by the Corporation pursuant to the Articles of Incorporation and the Bylaws.
8. Resident – "Resident" or "Residents" shall refer to both Members and Tenants.
9. Tenant – "Tenant" shall mean an occupant of a manufactured home in the Community who is not a Member, but who occupies the Unit (as hereinafter defined) of a Member or a manufactured home owned by the Corporation, or a person who is not a Member but owns his or her own home which is located on a Unit owned by the Corporation.

10. Unit – “Unit” or “Units” shall refer to the cooperative parcel upon which a Member’s manufactured home is located or a rental parcel upon which a Tenant’s manufactured home is located, as said parcels are shown on the Plot Plan, which is Exhibit “11” to the Prospectus.

II. MEMBERSHIP IN THE COOPERATIVE OR COMMUNITY

1. It is the intent of the Corporation that the Community be operated as “housing for “older persons” in accordance with the Federal Housing for Older Persons Act (HOPA) of 1995 (as amended or modified from time to time, “HOPA”). Under HOPA, “older persons” are defined as persons fifty-five (55) years of age or older. The Community complies with HOPA and is intended to be reserved for occupancy by persons fifty-five (55) years of age or older, with certain exceptions as allowed by HOPA. Unless they were already in residence prior to the formation of the Cooperative, at least eighty percent (80%) of all occupied Units within the Community must be permanently occupied by at least one Resident fifty-five (55) years of age or older. Any other resident must be at least 45 years of age unless an exception is approved by the Paradise Island BOD. All prospective Residents of the Community will be screened for compliance with these provisions. Under HOPA, the Corporation, may, in its sole discretion: (a) modify this requirement, (b) limit its enforcement, or (c) strictly enforce this rule as a result of its interpretation under Federal or State law.
2. Every person desiring to become a Member of the Cooperative must fill out a membership application form. Management will use the application (which may include credit and background checks) to determine if the applicant is qualified to become a Resident in the Community and a Member of the Cooperative. Approval is at the discretion of the Paradise Island Board of Directors and Management. At the time of application, the applicant must also present to Management, for copying, documentation of the age of all proposed occupants of the manufactured home, which documentation shall include one of the following for each applicant:
 - a. Current driver’s license
 - b. Birth certificate
 - c. Current passport
 - d. Current immigration card; or
 - e. Such other documentation of comparable reliability containing a birth date.
3. The Board of Directors may approve or reject applications for purchase of Membership in the Co-op. All applicants for Co-op membership shall be considered desirable and compatible with the community in order to be approved for admittance and must meet certain financial criteria as established by the Board of Directors.
4. The Co-op reserves the right to refuse admittance to any prospective Member on the basis of the criteria established to determine the background, character and financial responsibility of prospective Members.
5. The Co-op reserves the right to require an application fee not to exceed the greater of \$100 or the maximum cost allowed under 719.106(1)(i), Florida Statutes, to defray any cost connected with the screening process. There is an additional fee charged for administrative work. If this fee is determined to be a fee prohibited by Florida Statute 719.106(1)(i) or Florida Statute 723 , it will be refunded. The failure of any prospective Member to provide general background information, personal references, and proof of financial responsibility shall be deemed a cause for refusal of membership.
6. Determination by the Co-op that the Member misstated or misrepresented any information on any application or entry forms required by the Co-op prior to admittance as a Resident of the Community and a Member of the Co-op shall constitute a violation of these Rules and Regulations, and the Co-op shall have all rights and remedies permitted in the Declaration of Master Form Occupancy Agreement and under Chapter 719, Florida Statutes.

III. THE MANUFACTURED HOME

1. Prior to the installation of any newly-purchased manufactured home, proposed Resident(s) shall submit to the Board of Directors all required information for a compliant installation pursuant to all rules, regulations, and applicable authorities. Any new manufactured home must be at least 24 feet wide. The maximum length and the optimum position on the Unit will be determined upon examination of the site by the Board of Directors.
2. Newly installed manufactured homes must be set up to include the following appurtenances within 30 days from date of placement on the lot:
 - a. Carport or garage utility room
 - b. Under skirting
 - c. Planter in front of the mobile home
3. No construction by Resident of any new structure or additions to existing structures, or any excavation or alteration of common land surrounding the home shall commence prior to the Resident submitting drawings and specification to Management and obtaining written approval from the BOD or Management before proceeding with the activity. Prior to any exterior painting, color samples must be submitted to Management/BOD for approval.
4. Residents must obtain, at their own cost and expense, all permits and fees required by appropriate Governmental Authorities, including without limitation, utility room permits, building permits and all impact and setup fees. Residents must provide Management with proof of payment and receipt of any and all such permits and fees.
5. Residents must obtain the Co-op's approval of all contractors used by Residents to set up their manufactured home, including sewer, water, electrical, and mechanical contractors. All hired contractors must have class "A" contractor's licenses.
6. Prior to commencement of any manufactured home setup, the Resident or Resident's contractors shall post a \$5,000.00 bond with a term of not less than one (1) year to insure against damage to the Community's water and sewer lines. Contractors must provide proof of current applicable license(s), permit(s), liability insurance, and any other materials that may be requested by the BOD.
7. Exterior antennas, satellite dishes, and other external signal receivers must be approved by the Board of Directors. The Federal Communication Commission has established guidelines for the installation of these devices and prohibits the Corporation from not allowing the devices unless they cause a safety problem or interfere with the community's infrastructure. As these rules change from time to time with technology advances, please consult with the Board of Directors prior to installation.
8. Manufactured home tie-downs and blocking must comply with all applicable government laws, ordinances and regulations.
9. For all homes sold, the buyer must be approved by the BOD or management. If the manufactured home is sold to anyone not approved by the BOD, the home may be required to be removed from the community property at the buyer's expense, in which case all provisions of section XVI, 1 (one) of these rules, with respect to removing a home from the community, must be strictly adhered to.
10. Manufactured homes shall be attractively maintained by Resident and comply with all applicable laws, codes and ordinances, these rules and regulations, as from time to time amended, and the Prospectus. Failure to properly maintain the mobile home shall be a breach of these Rules and Regulations and shall constitute grounds for eviction of the mobile home owner.

IV. MANUFACTURED HOME SITES

1. Siding and decorative block skirting are required. Residents planting trees, shrubs, and flowers outside their enclosed garden area next to their home must first coordinate with Management to avoid damage to underground facilities and for lawn maintenance considerations.
2. Lots must be improved in accordance with the plans and specifications approved by appropriate Governmental Authorities and as designed by the Co-op. Plans and specifications are available for review at the Co-op's office. Lot improvements include, but are not limited to: exterior painting, sidewalks, utility rooms, carport, garages, under skirting, planters and any sod, plants, trees and landscaping provided by Residents.
3. Residents are responsible for the overall appearance of the manufactured home site. Sites shall be kept orderly, neat, clean, and free of litter. Storage is not permitted in the carport, outside of the home or under the home. Resident(s) will be given notice to maintain the appearance of the property to comply with Co-op standards if found to be in violation of this rule.
4. The Co-op provides lawn mowing and other lot maintenance services for all lots in the Community and shall require access to all lots.
5. All clotheslines must be of the folding tree type and must be placed in the rear of the manufactured home only. When not in use, all clotheslines must be taken down and put in the utility room. No clothes shall be hung on any unenclosed carports, patios, or outside railings.
6. Clotheslines or garden hoses are not to be attached to electric panels or poles.
7. Flowers, trees, shrubs, and lawns may be watered only by hand sprinkler, or hose in hand. No soaker hose will be allowed. Prudent use of water for all purposes should be of first consideration at all times by everyone. Automated sprinkler systems may be used; however, all watering from all outside faucets must be done with non-potable water. A \$100 fine for each occurrence will be levied against any Resident found to be using "potable" water (fresh city water) for outside faucets or connecting hoses to inside fresh water to be used outside of residence.
8. All trees located on resident's Unit, or planted by the resident on their unit, are the responsibility of the resident. No trees of any type shall be removed or sold to anyone without prior approval of management and obtaining the necessary permits, if required by law. Maintenance, care, and removal of trees located on the Resident's Unit shall be at the sole expense of the Resident; however, removal of any tree located on Resident's Unit must first be approved in writing by the Corporation.
9. Manufactured home sites not maintained to standards satisfactory to the Co-op will be maintained by the Management at the discretion of the BOD. A minimum fee of \$25 per hour per person to bring the property up to Co-op standard will be charged to the Resident owning the unit.
10. In the interest of maintaining an open aesthetic for all Residents, no additional fences will be permitted with the exception of those units located in Pet sections as defined by the Board of Directors and provided for herein.
11. Any clogging of the sewer line from the manufactured home to the central main line is the responsibility of the Resident. If the Co-op is called upon to correct any clogging of the sewer line, the plumber's charges will be assessed to the Owner if the clogging is between the manufactured home and the main line. All pipe damage from the home to the central main line is the responsibility of the home owner/s.

12. Seasonal residents, or those who leave for a period of two weeks or longer, or residents who leave during hurricane season, must store all outside items inside and turn off all water supplies.
13. The office must be notified as to where your water shut-offs are located. Please leave a key with a neighbor if the shut-off or timer is in your shed. In case of a water leak or break, the owner will be responsible for any plumbing bill.

V. CLUBHOUSE

1. The Club House is open to all Residents and their guests during the hours of 8:00 a.m. until 10:00 p.m. seven (7) days per week. The kitchen is locked and use must be coordinated thru the calendar person and in her absence, the Manager. An applicable security deposit is stated in the Kitchen Agreement.
2. Residents may reserve the use of the Club House when such use does not interfere with a Community function. Residents wishing to reserve the Club House shall contact the Calendar Chairperson or other designated and authorized representative for approval. Fees will apply per Kitchen Rules and Regulations. Special memorial services will have priority.
3. Bicycles are to be left in the parking lot at the Club House, not brought into the Club House. This does not apply to motorized wheelchairs or any other mechanical devices to assist the handicapped.
4. No entrance or exit to or from the pool area is allowed through any door of the Club House. Exceptions to this rule are residents/guests who are handicapped and require the use of the handicap access front door. The North side door of the Clubhouse is NOT to be used for entering or leaving the pool area.
5. All chairs, tables or any other equipment in the Club House are to remain in the Club House. After use of any such equipment, the person using it shall promptly restore and replace the same to the storage area. At no time will any of the equipment be loaned to any Resident of the Community.
6. Shirt and shoes are required in the Club House at all times.
7. Bring Your Own Alcoholic beverages (BYOB) permitted in the Hall only on special occasions.
8. The Club House shall be exclusively reserved for shareholder meetings that are to include confidential and/or privileged communications. Such examples include but are not limited to discussions with the Co-op's attorney of record, certified public accountant (CPA), etc. Notice of the reservation will be posted on the front door of the Club House or another conspicuous place prior to and during such meetings.

VI. SWIMMING POOL.

1. Pool/Spa (Hot Tub) hours are 10 a.m. to 10 p.m. Pool/spa closings for maintenance will be posted.
2. Children under the age of eighteen (18) may use the pool ONLY between the hours of 11:00 a.m. to 2:00 p.m. and 5:00 p.m. to 7:00 p.m. and must be accompanied by an adult at all times.
3. There is no lifeguard on duty at the pool. Do not swim alone. SWIM AT YOUR OWN RISK.
4. No soap or shampoo is allowed when taking a shower before or after leaving the pool. All persons must rinse under the shower before entering the pool.

5. The wearing of or applying sunscreen products in the pool is prohibited. Chairs must be covered when using sunscreen products.
6. No toys, inner tubes, or rafts are permitted in the pool with the exception of pool noodles. ADA additional flotation devices must be attached to the body of the disabled person.
7. No children are permitted in the pool that are not toilet trained. No young children are permitted in the pool in diapers or swimmer pants.
8. Any person with incontinence problems will not be permitted in pool. No adult incontinence products are permitted in the pool.
9. People with shoulder-length hair or longer must have hair confined in a barrette or rubber band or wear a bathing cap.
10. The Corporation will not be held responsible to Residents or their guests for any injuries or lost articles.
11. When using any of the on-ground chairs or lounges, they must be returned to their original place before leaving. Users must put umbrellas down when leaving the pool area. There is no reserving of chairs, tables or lounges at the pool; they are on a first come, first served basis.
12. Beverages (both alcoholic and non-alcoholic) may be consumed in the pool area. No glass containers are allowed. All trash must be placed in receptacles provided.
13. No equipment shall be removed from deck area.
14. No pets are permitted in the pool or patio area.
15. No one under the age of 16 can use the hot tub at any time.
16. No smoking is permitted in the pool area. Smoking is permitted in the picnic pavilion provided there is no event being held in the pavilion.
17. No bicycles are permitted in the pool area. Bicycles must be parked at the bicycle stand.
18. Host resident must accompany guest/s to the pool.

VII. SHUFFLEBOARD/BOCCE BALL COURTS

1. The shuffleboard courts and BOCCE ball courts are available for use by Residents and their guests seven (7) days per week from 10 a.m. to 10 p.m..
2. Children under the age of eighteen (18) may use the shuffleboard courts ONLY between the hours of 11:00 a.m. and 2:00 p.m. and 5:00 p.m. and 7:00 p.m. and must be accompanied by an adult at all times.
3. Please sweep the court you are using before and after playing every three (3) games. Do not walk on courts.
4. All equipment must be returned to the equipment building after use.

VIII. BILLIARD ROOM.

1. The billiard room is available for use by Residents and their guests seven (7) days per week from 8:00 a.m. to 10:00 p.m.

2. Children under the age of eighteen (18) are not allowed in the billiard room without an adult present.
3. Residents using the billiard room equipment are responsible for any damage to pool tables and cue sticks. Residents are responsible for any damage caused by their guests.

IX. GUESTS

1. A guest may remain with a Resident for no more than thirty (30) total days per year, unless such person has the permission of the Co-op BOD or unless permitted by a properly promulgated rule or regulation. All persons desiring to reside in the Community for longer than thirty (30) total days per year must notify Management/BOD and must submit all required materials for residency application upon demand. In the event "Guest(s)" stay in the community longer than thirty (30) total days per year, an additional fee of FIFTY DOLLARS (\$50) per month per Guest will be assessed subject to adjustment by the BOD. Guests are entirely (financially and legally) the responsibility of their host resident and must comply with all Community rules and regulations. The Community facilities are primarily for the use and enjoyment of the residents. When conditions permit and facilities are not overcrowded, registered guests will be permitted to use the facilities. All guests under the age of eighteen (18) must be accompanied by host resident at all times when using any Community facilities.
2. The Resident is responsible for acquainting his guests with the rules and regulations of the Community.
3. Guests under the age of ten shall be accompanied by an adult when leaving the immediate area of where they are visiting.

X. PETS

1. The Pet Sections of Paradise Island are defined as: Lots 1-57, 64-205 and 334-830. The Non-Pet Sections of Paradise Island are defined as: Lots 58-63 and 206-333.
2. Pets are restricted to the Pet Sections at all times.
3. All pets must be approved by Management in writing before the pet's owner moves into the Community, or before Resident obtains a pet after move-in.
4. At maturity, a pet must not weigh more than 40 pounds per pet. No more than two (2) pets per unit allowed.
5. Exceptions for size and weight will be made for service animals which are licensed and registered for use by the disabled.
6. No exotic pets are allowed in the Community.
7. Noisy or unruly animals, animals considered dangerous or vicious by Management, and animals with respect to which other Residents file justifiable complaints with Management must be removed from the Community. No animal that has been removed from the Community under this rule shall thereafter again be permitted within the Community.
8. Certain breeds of dogs whose temperament and disposition are generally regarded to be dangerous or vicious are not allowed within the Community under any circumstances. This includes, but is not limited to, Pit Bulls, German Shepherds, Rottweiler's, Chows, and Doberman Pinschers, etc. Exceptions may be granted by Management/BOD to this rule. However, Residents

- must submit written application to Management/BOD and obtain authority PRIOR TO bringing the pet onto the Property.
9. Each animal must be registered and identified as to owner in the Community office. Once a year the owner must supply the office with a vet certificate of vaccination and the registration of the pet.
 10. Pets must be walked on leashes and restricted to the Pet Section as described in section 1 of the pet section.
 11. Any unattended animal left roaming the Community, may be removed by Management.
 12. Pets may not be tied unattended outside of Resident's manufactured home at any time.
 13. Pets may not be walked on the lawns of any Unit in the Community, other than Resident's unit. To do so may result in the animal being removed from the Community.
 14. Pet waste must be put in a bag and disposed of properly. No pet waste bags or debris are to be put down storm drains It is the Residents responsibility to maintain their Unit and community free and clear of pet waste and litter at all times.
 15. Residents must comply with all applicable state, county and local laws pertaining to pets.
 16. No pet enclosures, including but not limited to doghouses, are allowed. Pets must be kept inside the Resident's home if unattended.
 17. Excessive noise is not allowed. Pets must not be left alone if they bark, cry, or whine when by themselves.
 18. No pets are allowed in the Community Clubhouse, recreation, or common areas at any time with the exception of service animals. See #26 for explanation of Service animals.
 19. If for any reason, your pet becomes lost or runs away, notify Management at once to assist in its prompt return.
 20. Guest's pets are permitted in the pet area only and guests must comply with all pet rules.
 21. If a complaint concerning a pet is received by Management and determined justifiable, the applicable Resident will receive a warning. If a second justifiable complaint concerning the same pet is received by Management, the resident may be required to permanently remove the pet from the Community.
 22. Residents shall at all times be responsible for any and all damages caused by their pet to property of the Community or another Resident in the Community, and for any and all injuries caused by their pet.
 23. Residents shall not conduct any breeding or commercial enterprise or activity in the community.
 24. Fences not to exceed four (4) feet in height with a four (4) foot gate, are not to exceed the width of the home and carport, and are permitted in the rear of the Pet Section only. However, lots 1-21, 48-57, 115-140 and 147-172 are not permitted to have privately erected fences in any event. Any exceptions to these rules must be approved by Management/BOD.
 25. Resident acknowledges that the Community Owner's agreement to allow existing pets shall in no way affect Resident's continuing obligations pursuant to the Prospectus and these Rules and Regulations, for which Resident understands and agrees it shall continue to be fully responsible.

Community Owner's agreement to allow existing pets shall in no way waive a resident's continuing obligation under these Rules and Regulations or under any other term or condition of the Prospectus. In the event a resident violates these Rules and Regulations or the Pet Agreement, Management shall have all rights and remedies available to it against resident pursuant to either Chapter 719, Florida Statutes or Chapter 723 Florida Statutes, as if no allowance were made for the Existing Pets.

26. Service Animals. The Co-op recognizes that the American with Disabilities Act ("ADA") requires that a public accommodation modify its policies, practices, or procedures to permit the use of service animals by an individual with a disability. To qualify to have a service animal a resident must substantiate to Management/Board of Directors that they meet the ADA's definition of "disabled" as set forth in 42 U.S.C. § 12102.
- (a) The ADA defines the term "disability," with respect to an individual, to mean:
 - i. a physical or mental impairment that substantially limits one or more of the major life activities of such individual;
 - ii. a record of such an impairment; or
 - iii. being regarded as having such an impairment.
 - (b) Florida and Federal regulations prohibit mere pets from being classified as "service animals." According to §413.08(1), Florida Statutes, a "service animal" is defined as an animal that is trained for the purposes of assisting or accommodating a disabled person's sensory, mental, or physical disability.
 - (c) Federal regulations provide in relevant part, "Service animal means any guide dog, signal dog, or other animal individually trained to do work or perform tasks for the benefit of an individual with a disability, including, but not limited to, guiding individuals with impaired vision, alerting individuals with impaired hearing to intruders or sounds, providing minimal protection or rescue work, pulling a wheelchair, or fetching dropped items."
 - (d) To qualify to have a service animal, a Resident must provide Management/Board of Directors with evidence that their "service animal" has been trained to perform a function that assists or accommodates the Resident's sensory, mental, or physical disability, and must be registered with Management/Board of Directors in the same manner as permitted pets as set forth in Section X, above, including completion of the Pet Agreement.
 - (e) All owners of service animals must comply with applicable Rules and Regulations.

XI. VEHICLES, TRAFFIC AND TRAILERS

1. Speed limit for all vehicles is fifteen (15) miles per hour.
2. Residents shall park their vehicles in their driveway or in front of their home. The driveway is to be used for parking cars and not as a storage area. In the event all available parking spaces are occupied residents and guests are allowed to park on the street and shall not block driveways or sidewalks adjacent thereto, provided the guests are not in the Community over thirty (30) days. No parking by residents or their guests on grass areas or over yellow marked storm drains is permitted. Residents/Guests may not park in common areas except to attend functions or to use one of the community amenities. Violators will be towed at owner's expense.
3. No resident/guest shall park on any street directly across from another parked vehicle thus restricting, blocking or creating a hazard for the normal flow of traffic for emergency response vehicles i.e. fire equipment or ambulances.
 - a. Residents/guests must park on the same side of the street that their home is located facing in the direction of the normal flow of traffic. They must not block or create a hazard for oncoming traffic.
 - b. Positively no parking on the West side of St. Martin Way (Clubhouse side) between St. Thomas and Bimini. Cars breaking this rule will be towed at owner's expense.

4. Any vehicle that exceeds a decibel level of 75db (while operated normally at the park's speed limit or below) will be required to meet this standard. No vehicle may be operated in the community that has a modified or removed muffler system. All residents are responsible for the compliance of their guest and/or renters in this regard.
5. Visitors of Community Residents with campers, motor homes, or travel trailers shall park the same at the host house, provided that space is available and for no longer than forty-eight (48) hours.
6. No one at any time shall be permitted to sleep overnight in a car, camper, travel trailer, or motor home, even though such Unit may be self-contained.
7. Boats of residents may be stored in carports provided that the carport is enclosed on three (3) sides. No boats of residents or guests are allowed to be parked on the street. No boats allowed in any pond with the exception of pond maintenance boats and resident paddleboats. Paddle boat owners assume all liability for anyone using such boats.
8. No trucks owned or operated by Residents of the Community may exceed three-quarter (3/4) ton in capacity.
9. No commercial type vehicles may be parked within the community unless conducting approved contractor business in the community. No commercial lettering allowed on any Resident's vehicle.
10. No utility type trailers are allowed to be stored on the property.
11. Golf carts are not allowed to park on the sidewalk at the front entrance of the Clubhouse. Parking for golf carts bearing a handicap sticker is available in a designated area.
 - a. All other golf carts must be parked in areas marked for golf cart parking when those spaces are available. No automobiles allowed to park in golf cart spaces.
 - b. Only members, tenants or guests over the age of (18) may drive Golf Carts on the roads.
 - c. Children from (16 to 18) with valid permits or driver's licenses must have an Adult in the Golf Cart at all times.
12. Absolutely no repairing or overhauling of any type of motor vehicle, by or for, any resident anywhere in our community is permitted. This includes the area under every carport.

XII. TRASH

1. All household garbage and refuse placed outside prior to collection day must be securely tied in plastic trash bags and stored in clean, tightly covered, garbage containers to prevent animals from getting into the garbage.
2. All garbage will be picked up on designated days and should be placed at the curb before 7 a.m. on that day or the night before as above. Any unit owner's garbage that is strewn around the street or sidewalk will be the responsibility of the Unit Owner/Resident for clean up. Do not overfill garbage bags, or use store bags or boxes for garbage. Do not put newspapers in garbage bags—take them to the clubhouse recycling bin.
3. All trash (non-garbage) must be tied in bundles or placed in containers and placed at the curb for pickup on designated days.
 - a. Put landscaping waste in separate bags. All limbs and branches should be four feet or less in length and tied in bundles small enough to be lifted by a single person. Maintenance staff will reject overly large or heavy bundles. Residents must then either resize the bundles or make other arrangements to remove the material from the community.

- b. Remodeling or construction material waste should be removed either by the contractor performing the work or by the homeowner. Maintenance staff will reject large pieces of furniture, rugs, or appliances, etc. set out for removal. Residents must then make other arrangements to remove these materials from the community.
 - c. Disassemble and flatten cardboard boxes. Tie multiple flattened cardboard boxes into secure bundles.
4. No burning of trash, leaves, or any material is allowed.
 5. We cannot take any electronic devices, propane tanks, tires, or paint and chemicals. These must be taken to the Pinellas County Hazardous Collection Site. For information on these items call 464-7500 or visit www.pinellascounty.org/utilities.

XIII. SELLING, SOLICITING AND SUBLETTING

1. No selling, soliciting, peddling, or commercial activities of any kind are permitted within the Community unless approval is obtained in writing from the BOD. Notwithstanding, nothing herein prevents or infringes upon the Resident from canvassing manufactured home owners for the purpose described in Chapters 719 and 723, Florida Statutes.
2. No signs (except manufactured home "for sale" and "open house" signs as set forth herein below) of any kind shall be displayed within the Community, or on Resident's home or unit, without prior written approval of Management. General notices and articles for sale may be posted on the bulletin board provided for such purpose in the Club House.
3. Residents shall not allow any other person or persons to occupy, use, rent, sublet, lease or sublease the home, or any portion thereof, or any portion of the manufactured home for fee or gratis for less than a 3 month period without the prior express written consent and approval of Management. Approval of the Management will include a background check prior to Management issuing consent for such person or persons, and a personal interview with each such person or persons by Management at the Community office within five (5) days of such person or persons' arrival.
4. It is the intent of the Corporation that the Community be operated as "housing for older persons." In accordance with the Federal Housing for Older Persons Act of 1995 (as amended or modified from time to time, "HOPA"). Under HOPA, "older persons" are defined as persons fifty-five (55) years of age or older. The Community complies with HOPA and is intended to be reserved for occupancy by persons fifty-five (55) years of age or older, with certain exceptions as allowed by HOPA. Unless they were already in residence prior to the formation of the Cooperative, at least eighty percent (80%) of all occupied Units within the Community must be permanently occupied by at least one Resident fifty-five (55) years of age or older. Any other resident must be at least 45 years of age unless an exception is approved by the Paradise Island BOD. All prospective Residents of the Community will be screened for compliance with these provisions, and no application for residence will be accepted without satisfactory proof of age such as a valid driver's license, birth certificate or passport. All new Residents must agree to a background check and be approved in writing by the Management/BOD before any sale of a Unit or manufactured home is consummated. If the manufactured home is sold to someone who is not approved by Management/BOD, the home must be removed from the Community at time of sale.
5. Residents selling manufactured homes cannot guarantee the prospective buyer a Unit in the Community.
6. Residents may sell their manufactured home without services of Management. However, prior to offering the manufactured home for sale, the Resident must inform Management, in writing, that the manufactured home is for sale.

7. All manufactured homes within the Community must meet, at any time and from time to time, the then current Community established standards respecting the maintenance of the manufactured home, fire standards, health standards, and any and all other standards as further imposed respecting the manufacture of manufactured homes by federal and state agencies inclusive of the Department of Housing and Urban Development.
8. "For Sale" signs shall be limited to two (2) attractive "For Sale" signs, which must be approved by Management prior to placement, and must not exceed 18" x 24" in size. "For Sale" signs are limited to manufactured homes only. No signs are permitted in the yard. "Open House" must also be approved by Management prior to placement and must not exceed 18" x 24" in size.
9. Carport or yard sales are not allowed unless approved by Co-op BOD/Management.
10. No manufactured home shall be removed or brought into the Community without the prior written approval of the Management.
11. Any Member intending to remove his or her manufactured home from the Community must give the Corporation thirty (30) days notice in writing prior thereto. Member shall remain responsible for the Cooperative Fee until such time as their Membership has been either sold or conveyed to the Association, as set forth in the Declaration of Master Form Occupancy Agreement (the "Declaration").
12. All contractors and other persons/entities wishing to conduct business activities in Paradise Island must obtain approval from Management/BOD. Approval may be obtained by providing proof of licenses, proof of insurance, and any other material/information that the Management/BOD may require. All contractor work is to be done Monday – Friday between the hours of 8 a.m. and 5 p.m. Week-end work may be done in case of an emergency (i.e. plumbing problem, water, etc.) Inside work may be done provided it does not create disturbing noise to surrounding residents.
13. All residents requiring large moving vans to enter/exit the community must notify the office in advance to assure that the Emergency gate on Palm Island can be opened. No large moving vans will be allowed to enter or leave the community thru the Willow Street entrance. If a resident fails to notify the office and a van enters or leaves the premises and breaks a storm drain, the resident/moving company will be held liable for the repair of the drain.

XIV. RESPONSIBILITIES

1. The Corporation shall not be responsible for loss or damage caused by accident, fire, theft, or act of God to any manufactured home or personal property left by the Resident or their guests within the Community boundaries. The Corporation will not be responsible for supplies or equipment sent to the clubhouse or Community office for private use by any Resident
2. The Corporation shall not be liable for accident or injury to any person or property through the Resident's use of recreational facilities. Residents and their guests shall avail themselves of these facilities at their own risk and assume liability for such physical damage or personal injury caused by such case.
3. Residents are responsible for damages caused by their family or their guests.
4. All manufactured homes must be adequately insured for liability. Proof of insurance must be on file annually.

XV. COMPLIANCE AND DEFAULT

1. The Corporation reserves the right to pursue all remedies permitted under Chapter 719, Florida Statutes, and the Declaration against any Member for disregard of Community rules and

regulations, and further reserves the right to terminate the tenancy of any Tenant for disregard of Community rules and regulations and in accordance with Chapter 723, Florida Statutes.

2. The Corporation reserves the right to pursue all remedies permitted under Chapter 719, Florida Statutes, and the Declaration against any Member, or terminate the tenancy of any Tenant in accordance with Chapter 723, Florida Statutes, upon conviction of said Member or Tenant of any violation of a federal or state law or local ordinance, which violation may be deemed detrimental to the health, safety, or welfare of other residents of the Community.
3. The Corporation reserves the right to pursue all remedies permitted under Chapter 719, Florida Statutes, and the Declaration against any Member, or terminate the tenancy of any Tenant in accordance with Chapter 723, Florida Statutes, upon determination by the Corporation that the Member or Tenant misstated any information on any application or entry forms required by the Corporation prior to admittance as a Tenant of the Community or a Member of the Corporation.

XVI. VACATING PREMISES

1. Thirty (30) days written notice must be provided prior to any Resident vacating their Unit in the Community. Vacating includes the removal of the manufactured home from the lot. Resident must furnish Corporation with a true copy of the contract for removal of all of the above-ground improvements (the "Removal Contract"), which Removal Contract shall include, but not be limited to, the removal of the manufactured home, carport, storage shed(s), all attachments, skirting, anchors, slab, and steps (the "Improvements"). Resident shall post with Corporation a security deposit of \$50,000 cash (the "Deposit") furnished by the owner or contractor to be placed in a non-interest bearing account. Deposit shall act as security to insure the removal of the improvements in a workmanlike fashion, leaving the lot in a broom clean condition. Contractor must supply a copy of liability insurance in a minimum amount of \$1,000,000. Resident shall have five (5) days from the date of the commencement of the removal of the Improvements to complete the removal and grade the affected area of the Unit, or Corporation may use the Deposit to complete said removal and to insure that all monies owed on property have been paid in full. In such event, neither the Resident nor the contractor shall be entitled to any refund of any unused portion of the Deposit, it being acknowledged that said Deposit shall be deemed forfeited should either the Resident or the contractor fail to complete the removal of the Improvements in accordance with the terms and conditions of this paragraph irrespective of the actual cost associated with the removal.

XVII. CONDUCT

1. Loud noises, disorderly conduct, abusive, profane and/or threatening language, harassment of Residents or their Guests and annoying parties shall not be permitted. Residents and their Guests shall conduct themselves so as not to interfere with the peaceful enjoyment of the Residents of our community.
2. Drunkenness and lewd behavior shall not be tolerated. No alcoholic beverages shall be consumed or served in any building that is the Corporation's property without prior written consent of Management. Smoking is not permitted in the Clubhouse or any indoor building or recreation facility. Smoking is only permitted in designated areas. Possession of, or dealing in, a controlled substance as defined in Chapter 893, Florida Statutes, is prohibited.
3. Residents shall be required to operate televisions, radios, stereos, motor vehicles, etc. in a way that does not disturb their neighbors.

XVIII. MISCELLANEOUS

1. Selling, soliciting, peddling, or commercial enterprises within the Manufactured Home Community are permitted only with the consent of the Board of Directors.
2. Mail is delivered to the Resident's door and deposited in their mailbox. Location and type of mailbox must be approved by Management. Management will not deliver mail to a resident that is delivered to the Community Office.
3. Residents should promptly report vandalism of private or Community property to the Management or Board of Directors.
4. Complaints concerning infractions of these rules should be reported in writing to the Board of Directors or management.
5. If a Resident is without a telephone, every effort will be made to promptly notify the Resident of emergency calls received by the Corporation (such calls are interpreted as having to do with serious illness, accident, or death). The Corporation does not assume responsibility for delivery of any messages or for failure to report such messages.
6. If any provision of these rules and regulations are contrary to any law of any jurisdiction in which the Community is located, it shall not apply or be enforced. However, all other provisions of these rules and regulations shall not be affected and shall continue in full force and effect.
7. The rules and regulations as presented herein are adopted by the Board of Directors of the PARADISE ISLAND CO-OP, INC., and supersede and replace all rules and regulations previously in effect.