

LAKE COMO CO-OP, INC.

RULES AND REGULATIONS

Effective 09/01/2025

Since 1941, Lake Como has been a haven for nudists to enjoy clothes-free living and activities. Over the years, as the Resort added Facilities, allowed Mobile Home and RV use, became a Resident-owned Cooperative, and developed new home sites and RV sites, rules have been instituted to ensure that all Residents, Members, Guests, and Visitors enjoy the Resort with consideration and respect for each other in a safe and well-maintained environment.

Florida statutes allow the Board of Directors of Lake Como Co-op, Inc., to establish reasonable rules for management of the Resort, in accordance with Federal, State, and local laws. These rules apply to all persons on Resort property. The Board of Directors will review these rules periodically and notify Resort Members of any changes to these rules in the manner required by law.

1.0 DEFINITIONS

1.1 Board of Directors. “Board of Directors” or “Board” is the Board of Directors of Lake Como Co-op, Inc., a Florida not-for-profit corporation.

1.2 Certificate Holder. “Certificate Holder” (commonly referred to as “shareholder”) is a Member of Lake Como Co-op, Inc., who holds or owns a membership certificate in the Corporation. (See also **1.6 Corporation/Cooperative Member.**)

1.3 Common Ground/Common Property and/or Facilities/Amenities. “Common Ground” or “Common Property and/or Facilities/Amenities” refers to all real property (including the improvements thereon) now or hereafter owned by Lake Como Co-op, Inc., that is not included in a Resident's personal Lot/Unit, or as to which it has been granted easement rights. Motel rooms, cabins, RV sites, and campsites are not considered Common Ground. Common Ground areas are for the use and enjoyment of Co-op Certificate Holders, Mobile Home Owners, Sub-Tenants, and other approved occupants, Residents, Members, Guests, and Visitors. Common Ground areas are divided into the following categories:

1.3.1 Common Recreational Areas. The Common Recreational Areas include but are not limited to the recreation hall; lawn areas around Resort Amenities; tennis, pickleball, volleyball, petanque, shuffleboard, and basketball courts; horseshoe pits; billiards hall; golf course and driving range; fitness center; all nature trails used by pedestrians and golf carts; North Grove and West Grove grassy areas; forests; lakes; sandy beach and playground; and dog park.

1.3.2 Special Common Recreational Areas. The Special Common Recreational Areas are the swimming pool and the fenced pool deck area, including the covered area by the restaurant; the hot tub and its screened enclosure; and the sauna, where nudity is required.

1.3.3 Common Entertainment/Dining Areas. The Common Entertainment/Dining Areas include the Butt Hutt bar and Butt Hutt deck, the Bare Buns Café and bar, the North Grove bandstand, and any other area where the Resort has set up entertainment, food service, or bar service.

1.3.4 Common Functional/Operational Areas. The Common Functional/Operational areas include the streets and roads, the mailbox area, the trash and recycling area, parking lots, laundromats, and the Office.

1.3.5 Restricted Employee-Only Areas. The restricted employee-only areas include the front Office (behind the counter), back Office, lakeside cottage, maintenance facility, storage lot, well pumping stations, all utility closets, and pool and hot tub mechanical sheds.

1.4 Cooperative. “Cooperative” is a form of joint ownership of real property. There is no individual exclusive ownership of any part of the property. All of the property in the Cooperative is owned by a Corporation (Lake Como Co-op, Inc.), which holds the title to the property. Unit owners obtain the exclusive right to occupy a unit by owning a share in the Corporation.

1.5 Corporation. “Corporation” means Lake Como Co-op, Inc., a Florida not-for-profit corporation that holds title to the Resort property and manages it for the benefit of its Members.

1.6 Corporation/Cooperative Member. “Corporation Member” or “Cooperative Member” is a person entitled to membership in the Corporation as provided for in the Articles of Incorporation and the Bylaws, and who has purchased a membership certificate. (See also **1.2 Certificate Holder**.)

1.7 Florida Statutes. Because of its ownership structure and the types of residences, Lake Como Co-op, Inc., operates under the following State statutes, including but not limited to:

- Florida Cooperative Act (Chapter 719, Florida Statutes), which applies to a Resident with a certificate/share for their Lot/Unit (hereinafter referred to as FS719);
- Florida Mobile Home Act (Chapter 723, Florida Statutes), which applies to a Resident without a certificate/share for their Lot/Unit (hereinafter referred to as FS723);
- Mobile Home and Recreational Vehicle Parks (Chapter 513, Florida Statutes), which applies to a Resident who occupies an RV lot (hereinafter referred to as FS513); and
- Landlord and Tenant (Chapter 83, Florida Statutes), which applies in certain tenancy cases (hereinafter referred to as FS83).

1.8 General Manager. “General Manager” is the person appointed, contracted, employed, or otherwise engaged by the Board of Directors to supervise the maintenance of the Resort property, Board-directed Cooperative affairs, and operation of the Resort.

1.9 Guest. “Guest” is any non-Member adult or minor allowed by Resort rule **3.8 Guests** to visit a Resident’s Lot/Unit for the day or overnight. The term “Visitor” is reserved for a non-Member who is not an invited Guest of a Resident. (See also **1.32 Visitor**.)

1.10 He. The word “he” is considered neutral, applying to either gender equally.

1.11 Home Improvement Working Group. “Home Improvement Working Group” is a group of Residents appointed by the Board of Directors to review a Resident’s plans for any new construction or renovation to be made to a Lot/Unit.

1.12 Lot/Unit. “Lot/Unit” is any Lot/Unit as shown on the Plot Plan of Units in the Master Occupancy Agreement or in Exhibit A of the Mobile Home Park Prospectus which is subject to exclusive use and possession of the Resident.

1.13 Minor. “Minor” is a natural person under the age of 18 years.

1.14 Mobile Home/Manufactured Home. “Mobile Home” and “Manufactured Home,” while defined and regulated by several separate State statutes, are considered to be one and the same in the Resort.

1.15 Mobile Home Owner. “Mobile Home Owner” is a person who owns a mobile home and rents a lot in the Resort for residential use pursuant to Chapter 723, Florida Statutes.

1.16 Full Nudity. “Full nudity” means wearing no clothes at all, with the exception of footwear and hats.

1.17 Office. “Office” is the Resort business Office.

1.18 Park Owner. “Park Owner” means Lake Como Co-op, Inc., a Florida not-for-profit corporation.

1.19 Prohibited Clothing/Accessories. “Prohibited clothing/accessories” is clothing and accessories that are suggestive or draw attention to the private/sexual areas of the body. These include but are not limited to visible underwear of any kind including bras, panties, and thongs; swimsuits of any kind; and lingerie.

1.20 Recreational Vehicle (RV). “Recreational Vehicle” is a travel trailer, camping trailer, truck camper, motor home, private motor coach, van conversion, park model trailer, or fifth-wheel trailer as defined in Chapter 320, Florida Statutes.

1.21 Resident. “Resident” is the Certificate Holder (FS719), Sub-Occupant (FS719), mobile home owner (FS723), or RV owner (FS513) of the Lot/Unit and all other persons that occupy it, other than Guests. An RV Lot Renter (Year-round) is also a Resident. (See **1.7 Florida Statutes.**)

1.22 Resort. “Resort” is the Common Property provided for the use of Residents, Members, Guests, and Visitors.

1.23 Resort Fee. “Resort fee” is the price a Resident, non-Resident Member, Guest, or Visitor is charged for using Resort Common Ground/Common Property and/or Facilities/Amenities as determined by the Board of Directors.

1.24 Resort Member. “Resort Member” is anyone who has paid a membership fee to enter and use the Resort Common Property.

1.25 Resort Owner. “Resort Owner” is Lake Como Co-op, Inc., a Florida not-for-profit corporation doing business as Lake Como Club, Lake Como Family Nudist Resort, and Lake Como Nudist Mobile Home Resort.

1.26 RV Lot Leaseholder. “RV Lot Leaseholder” is an RV Owner who paid the development fee for the right to place an RV unit on a specific RV lot in the South Grove RV development for residential use pursuant to Chapter 83, Florida Statutes.

1.27 RV Lot Renter (Year-round). “RV Lot Renter (Year-round)” is an RV Owner who rents a lot in the Resort year-round for residential use pursuant to Chapter 83, Florida Statutes.

1.28 RV Lot Renter (Less Than Six Months). “RV Lot Renter (Less Than Six Months)” (also referred to as a “transient RV camper”) is an RV Owner who rents a lot or space either monthly, weekly, or daily in the Resort less than six months for residential use pursuant to Chapter 513, Florida Statutes.

1.29 RV Owner. “RV Owner” is a person who owns a park model trailer or an RV unit and rents a lot in the Resort for residential use. pursuant to applicable Florida Statutes.

1.30 Sub-Occupant. “Sub-Occupant” is a person who occupies a Lot/Unit owned by a certificate holder or a Lot/Unit owned by the Corporation.

1.31 Vendor. Vendor is a workman, contractor, service technician, licensed home health care worker, delivery driver, entertainer, housekeeper, dog sitter/groomer, personal trainer, etc., who is permitted access to the Resort by the General Manager. A vendor is not considered to be a Guest.

1.32 Visitor. “Visitor” is a non-Member Visitor who has registered at the Office, who has paid the Resort fee, and who is not an invited Guest of a Resident. A Visitor is not considered to be a Guest.

2.0 GENERAL

2.1 Rules Enforcement. Each Resident, non-Resident Member, Guest, and Visitor must comply with the rules of Lake Como Co-op, Inc. If a Resident, non-Resident Member, Guest, or Visitor observes a person they believe to be violating a rule, they should not directly confront the person and instead should report the matter to the General Manager or manager on duty for appropriate action. The Board of Directors authorizes the General Manager, manager on duty, and security staff to enforce the rules. If a person feels that they were not violating a rule or that the rule is unclear, the person may request in writing that the General Manager review the violation. The Board of Directors will handle violations of the rules set forth in this document according to procedures in applicable Florida Statutes, including but not limited to, FS719.303(3), FS723.061, FS513.13, and FS83.20. The General Manager, as authorized by the Board of Directors, may grant exceptions to these rules on a case-by-case basis only when adequately documented.

2.2 Disclaimer. Lake Como Co-op, Inc. does not authorize, sanction, or endorse any out-of-Resort activities and disclaims any responsibility for disputes, injuries, etc., arising from participation in activities conducted out of the Resort.

3.0 RESIDENT/MEMBER/GUEST/VISITOR STANDARDS

3.1 Resort Membership. Each adult Resort Resident (including a Sub-Occupant Resident) must be a Member of the Lake Como Resort.

3.2 American Association for Nude Recreation Membership. Each adult Resort Resident (including a Sub-Occupant Resident) and Resort Member must maintain a membership with the American Association for Nude Recreation (AANR).

3.3 Clothing/Covering/Nudity. Residents, Members, and Guests of the Resort are expected to be nude in the Resort, weather permitting (see **Table 1**). Towels or seat coverings must be used at all times while sitting in public areas. Underwear, bathing suits, T-backs, thongs, etc., are not permitted. There may be limited circumstances where, due to medical reasons, body covering may be necessary. In those cases, the person should report to the Office for clearance. Provocative clothing may only be worn at special events where such clothing is appropriate, provided that minors are not present. Lake Como Resort does not allow the wearing of certain clothing as outlined in **1.19 Prohibited Clothing/Accessories**.

3.4 Jewelry/Accessories. Only one piece of inconspicuous (non-attention drawing) genital jewelry is permitted to be worn.

3.5 Photography/Video Recording. No one may use any device to take a photograph or make a video recording with any device of a person while on Common Ground or in Facilities of the Resort, except with permission or supervision of the General Manager. All photography is prohibited in the vicinity of any outdoor or indoor recreation or entertainment area where people are present (all sports courts, the pool, the hot tub, etc.) Nature and animal photography is permitted provided any person in the photograph has given permission to be photographed.

3.6 Prohibited Conduct. Violations of privacy, public intoxication, use of illegal drugs, immoral conduct, and disturbance of the peace are prohibited conduct. Unwanted or undue attention to children, gawking, fondling yourself or another person, or physical violence is unacceptable conduct. Public/visible signs of sexual arousal or erect genitalia are prohibited even if it is a personal medical condition. Sexual or other harassment of Members, Residents, children, Guests, or Visitors will result in eviction from the Resort and possible referral to police. Carrying a firearm or other deadly weapon on one's person on Common Ground and in Resort Facilities is prohibited. Medical marijuana can only be used on one's private property. By Florida and Federal law and by Resort rules, medical marijuana or any other drug cannot be distributed to others.

3.7 Minors. Parents, guardians, and Guests are responsible for the actions, discipline, and safety of their minor children under age 18. Minors must be under the supervision of a parent or the parent's adult designee at all times while on Common Ground or in Resort Facilities. Minors age 6 and under must be in the immediate proximity of a parent or the parent's adult designee at all times. Curfew times for minors are as follows: 10 p.m. for age 11 and under, 11 p.m. for age 12 through 15, and 12 a.m. for age 16 and 17. Minors are never allowed in the Butt Hutt bar or on the Butt Hutt deck while the bar is open.

Table 1. Guide to Lake Como Resort Nudity Rule

AREA	NUDITY RULE
<p>1.4.2 Special Common Recreational Areas: Swimming pool and fenced pool area, including the covered area by the restaurant. Hot tub and its screened enclosure. Sauna.</p>	<p>Full nudity required at all times regardless of cool/cold temperature.</p>
<p>1.4.1 Common Recreational Areas: Recreation hall. Lawn areas around the Resort Amenities. Tennis, pickleball, volleyball, petanque, shuffleboard, and basketball courts. Horseshoe pits. Game/billiards room. Golf course and driving range. Fitness center. Nature trails used by pedestrians and golf carts. North Grove and West Grove grassy areas. Forests. Lake. Sandy beach and playground. Dog park.</p> <p>1.4.3 Common Entertainment/Dining Areas: Butt Hutt bar. Butt Hutt deck. Bare Buns Cafe. Bare Buns bar. North Grove bandstand. Any other area set up for entertainment, food service, or bar service.</p>	<p>Full nudity is expected, weather permitting.</p>
<p>1.4.4 Common Functional/Operational Areas: Streets and roads. Mailbox area. Trash/Recycling area. Parking lots. Laundromats. Office.</p>	<p>Nudity is encouraged and preferred but not required.</p>

3.8 Guests. With certain restrictions, most Residents may invite a Guest to their personal Lot/Unit. The unique nature of the Resort and its nudity rule **3.3 Clothing/Covering/Nudity** make it attractive for the family and friends of most Residents. Some Residents, however, may find that the Resort Guest fee and nudity rule are not acceptable for their family and friends. The Resort does not tailor its rules to the circumstances of individual Residents. The following are not allowed to invite a Guest: A non-Resident Member; a Visitor; and a renter of a motel room, cabin, or tent site.

3.8.1 Resident Responsibility. A Resident is responsible for the actions, conduct, and behavior of their Guest and for informing their Guest of pertinent rules that will apply to their visit. A Guest is required to abide by all Resort rules, including **3.3 Clothing/Covering/Nudity**, if the Guest is not on the Resident's Lot/Unit. A Resident expecting a Guest must inform the Office of the name of the Guest and their anticipated arrival time and length of stay. The Resident must be home to receive the Guest unless special arrangements have been made with the General Manager. An unannounced Guest will not be admitted until the Resident calls the Office and requests they be admitted. A Resident is not permitted to admit a Guest for another Resident, non-Resident Member, tent camper, or Visitor.

3.8.2 Infrequent Guest (a Guest that visits/stays 30 total days or less per calendar year).

An infrequent day Guest that remains with the host at their Lot/Unit must check in at the Office, but does not undergo a background check or pay the Resort fee. An infrequent overnight Guest that remains with the host at their Lot/Unit must register at the Office but does not undergo a background check or pay a Resort fee. The host must remain in residence with an overnight Guest. A Resident may take their nude Guest on one vehicle or golf cart tour of the Resort or to dine in the restaurant without paying the Resort fee. A clothed Guest must contact the Office to arrange a tour with a Resort tour guide. (See **Table 2.**)

If an infrequent Guest uses any other Resort facility (see **1.3 Common Ground/Common Property and/or Facilities/Amenities**) including but not limited to the pool, hot tub, sauna, beach, fitness center, sports Facilities, Butt Hutt bar, and Butt Hutt deck, the Resident must register the Guest at the Office and pay the Resort fee for the Guest. If an infrequent Guest attends any event in the recreation hall, in the Butt Hutt bar, on the Butt Hutt deck, or elsewhere, the Resident must pay the Resort fee for the Guest even if the visit is brief. If the Resort fee is not paid, the fee will be added to the Resident's monthly account statement without prior notice.

3.8.3 Frequent Guest (a Guest that visits/stays 31 total days or more per calendar year).

An adult frequent Guest who visits or stays at their host's residence 31 days or more (consecutively or not) in a calendar year, either in the daytime or overnight, and who uses the Common Ground Facilities/Amenities, must apply for non-Resident membership, must have a new Member interview, and must undergo a background check. Membership is not guaranteed. In addition, the General Manager may require a frequent Guest to apply for Resident status even though the Guest is not considered to be sub-leasing a Resident's Lot/Unit. Resident status is not guaranteed. The Board of Directors must approve any person who resides in a Lot/Unit whether the person is considered a Guest or a Resident. (See **Table 2.**)

An adult frequent Guest who visits or stays at their host's residence with the host present 31 days or more (consecutively or not) in a calendar year, but who does not use the Common Ground Facilities/Amenities, is not required to apply for membership and does not pay the Resort fee.

Table 2. Guest Requirements.

Sheet1

GUEST CATEGORY	LOCATION	OFFICE STOP Check-In Required	OFFICE STOP Registration Required	Must Be Accompanied by Host at All Times ¹	Background Check Required ²	Must Pay Resort Fees	Must Adhere to Nudity Rules	Membership Required	Residency May Be Required
Infrequent Day Guest	Stays on host property	X		X					
	Uses amenities	X			X	X	X		
Infrequent Overnight Guest	Stays on host property		X	X					
	Uses amenities	X			X	X	X		
Frequent Day Guest (≤30 days per year)	Stays on host property	X		X					
	Uses amenities	X			X		X	X	
Frequent Overnight Guest (>31 days per year)	Stays on host property				X				X
	Uses amenities				X		X	X	X
Vendor (includes Licensed Home Health Care Worker)	Stays on host property	X		X ³					
	Uses amenities	Not applicable/Not permitted							
¹ Unlicensed caregiver guests may use the common functional/operational areas (trash/recycling area, mailboxes, laundromat, Office, etc.) without the host.									
² Either at first visit or when they become a frequent guest.									
³ A vendor of Lake Como Resort does not need to be accompanied. A vendor hired by a resident is the responsibility of the resident. The resident does not need to be with the vendor every moment, but must monitor and supervise them.									
CLASSIFICATION		Guests Permitted		Guests Not Permitted					
Resident		X							
RV Lot Renter		X							
Non-Resident Member				X					
Visitor				X					
Renter of motel room, cabin, or tent site				X					

Page 1

3.8.4 Private Event Guest (at a location other than a Resident's Lot/Unit). A Resident may hold a private event in some Resort Facilities or areas by filling out a request form for General Manager approval. The event must be for invited persons only and not be open to all Resort Residents, Members, or Visitors at large. Outside Guests attending the event are the responsibility of the event host. Nudity rules, background checks, and resort fees do not apply to event attendees. However, the host must ensure that Guests only attend the event and do not use other Resort Amenities. At General Manager discretion, the event host may be required to hire a Resort security person for the event. The event host must inform their Guests that the Guests will likely encounter nudity while in the Resort and that the Guests should respect the Resort Residents and Members.

3.8.5 Sole-Occupant Second Annual Membership. An FS719 (Certificate Holder/shareholder) Resident is entitled to two annual memberships by their purchase of a share. An FS723 (mobile home owner without a share) Resident pays monthly rent which includes two annual memberships. Therefore, an FS719 and FS723 sole adult occupant of their unit is entitled to designate one other person to use the second annual membership. The person must be approved for membership or residency, and neither is guaranteed. Once approved, the person would be a Resort Member or Resident and not be considered a Guest.

3.8.6 Caregiver Guest. With approval from the General Manager, a Resident requiring home health care can have someone come to their home during the day or overnight as a caregiver Guest. The caregiver Guest must be registered at the Office, undergo a background check, and sign a caregiver form agreeing to abide by the Resort's rules and acknowledging that their stay in the Resort terminates automatically when the person they are caring for no longer requires the caregiver's services. A caregiver Guest must remain at the Resident's Lot/Unit but are allowed to use the Common Functional/Operational areas (trash/recycling area, mailboxes, laundromat, Office, etc.) when providing a service to the Resident. A caregiver Guest may apply for membership and residency status, but neither is guaranteed. A licensed home health care worker who represents a medical provider is considered a Vendor (see **3.10 Vendor**) and is not subject to **3.8.6 Caregiver Guest**.

3.8.7 Minor Guest. A minor Guest is admitted to the Resort only in the custody of a parent, grandparent, legal guardian, or other adult designated by written notarized affidavit of a parent or legal guardian. The affidavit must designate the person having temporary guardianship and must relieve Lake Como Co-op, Inc., and the Resort from liability of any kind. The General Manager will accept the affidavit only if the General Manager concludes that the affidavit is genuine and that the guardian will provide direct and conscientious supervision of the minor. Unless a shorter period is specified in writing, an affidavit will be valid for one year.

3.9 Occupancy Limit. Lot/Unit occupancy is limited to no more than two adults and their dependent children. Verifiable full-time students will be considered dependent until age 22. If a resident wants more than two adults they must submit a written request to the General Manager for Board of Directors approval. A Resident who adds a third or fourth person to their unit must pay a \$100 per person monthly fee.

3.10 Vendor. A Resident expecting a Vendor (see **1.31 Vendor**) must inform the Office of the name of the Vendor (if known), the Vendor company, and their anticipated arrival time and length of stay. The Resident must be home to receive the Vendor or the Vendor will not be admitted, unless prior arrangements were made with the General Manager. The Resident is responsible for informing the Vendor that the Vendor is limited to working at the Resident's Lot/Unit and is not allowed to drive or walk around the Resort unless necessary for the work project. The Resident is not expected to

continuously monitor the Vendor but must remain observant for appropriate behavior while the Vendor is at the Resident's Lot/Unit. (See **Table 2.**)

4.0 PARKING/VEHICLES/GOLF CARTS/BOATS

4.1 Parking. Residents must park all operable vehicles on their Lot/Unit driveway or in their assigned spot if space permits. Otherwise, Residents may park operable vehicles in their yard provided they keep grass and weeds trimmed around the vehicle, or they may park operable vehicles in appropriate Resort parking lots. A Resident who is assigned Common Property for their exclusive parking spot is required to maintain that spot as if it is part of their Lot/Unit, including weed spraying, weed removal, weed eating, mowing, and gravel maintenance. Parking any vehicles, including golf carts, on a roadway is not permitted, and vehicles must not overhang into a roadway. Guests unable to park at their host's Lot/Unit should park only in Resort parking lots, unless otherwise approved in advance by the General Manager. Vehicles may be washed at the Resident's Lot/Unit.

The Resort parking lots are as follows:

Lot 1 -- Office/Motel Parking. This lot is for Office Visitors, motel Guests, and employees.

Lot 2 -- South Area Parking. This lot adjacent to the Lake Como storage lot is for Residents, Visitors, Guests, and temporary parking of currently licensed and operable vehicles used on a regular basis.

Lot 3 -- Member Parking. This lot adjacent to the billiards hall is for Members, Guests, and Visitors.

Lot 4 -- Restaurant Parking. This lot is limited to restaurant patrons only while the restaurant is open.

Lot 5 -- Michael Lee Lane Parking. This grassy area is for overflow parking when directed by the Office.

Lot 6 -- West Grove Parking. This lot is for persons using the tennis, volleyball, fitness center, and golf Facilities and for special events parking.

Lot 7 -- Beach Area Parking. This lot is for Members, Guests, and Visitors except for assigned Lot/Unit/motel parking.

A vehicle parked on a Resort parking lot and not used within seven consecutive days will be considered abandoned. Abandoned or illegally parked vehicles will be towed out of the park at the owner's expense in accordance with Chapter 715, Florida Statutes. Storage of any vehicle on any Resort lot is prohibited. For a monthly fee, operable, roadworthy, Resident-owned vehicles may be stored in the Lake Como storage lot.

4.2 Vehicles. The speed limit within the Resort is 10 mph and must be observed at all times by all vehicles, including bicycles, golf carts, and scooters. Operation of vehicles is restricted to roads and parking lots, except for golf carts which may use unpaved trails unless restricted by signage. All motorized vehicles and trailers requiring State registration must be registered to operate on Resort roads and parking lots. All operators must be licensed as required by State law. Major or lengthy vehicle repair is not permitted on a Lot/Unit or in a roadway. Unsafe operation of any motorized or non-motorized vehicle, including operation of the vehicle while impaired, may result in revocation of the privilege to operate the vehicle within the Resort.

4.2.1 Resident Passenger Vehicle. An operable, currently registered and licensed, Resident-owned passenger car, van, pickup truck, or Class B motorhome (not including a B+ model) is permitted to be

parked on a Lot/Unit or in a designated parking space. The vehicle may have lettered advertisement, but large logos or wraps are not permitted. A derelict motor vehicle that is not currently licensed or roadworthy is not permitted to be parked or stored on any Lot/Unit or anywhere within the Resort.

4.2.2 Resident Work Vehicle. A Resident-owned work vehicle that has a cabinet box, a platform, a rack, or other equipment for the purpose of carrying goods other than the personal effects of the passengers is not permitted to be parked at the Resident's Lot/Unit. Work vehicles may be parked overnight in Lot 2 only if they leave the lot during most days. For a monthly fee, the Resort provides storage for an operable and roadworthy work vehicle.

4.2.3 Resident Trailer. An operable trailer, whether pulled by a car, truck, or golf cart, that is used for personal use, or for transporting equipment or yard waste, etc., is permitted to be parked only in the driveway or under a carport (not on grass) on a Resident's Lot/Unit. For a monthly fee, the Resort provides storage for an operable and roadworthy trailer. A derelict trailer of any size or type is not permitted to be parked or stored on any Lot/Unit driveway, carport, or grass, or anywhere in the Resort.

4.2.4 Resident RV. Except for a licensed and operable Class B motorhome (not including a B+ model), a recreational vehicle may not be routinely parked on a Lot/Unit without permission of the General Manager. A Resident may prepare, load, and unload an RV at their Lot/Unit if space is available and if the work is accomplished within 48 hours. For a monthly fee, the Resort provides RV storage.

4.2.5 Vendor Vehicle. Commercial trucks, heavy trucks, and truck tractor semi-trailers, as defined in Chapter 320, Florida Statutes, are prohibited from the Resort except for Vendors permitted by the General Manager. A Resident expecting a large delivery truck must obtain permission from the General Manager. Any other Vendor vehicle is permitted in the Resort only when providing services to the Resort or a Resident. A Vendor vehicle may not park overnight anywhere in the Resort without permission from the General Manager.

4.3 Golf Carts. Golf carts driven on Resort property must be safely and responsibly operated at a speed not to exceed 10 mph and must not be driven in areas restricted by posted signage. Minors under age 16 may not drive a golf cart unless accompanied by a licensed adult or having prior written permission of the General Manager. The owner's liability under this rule includes operation of the golf cart by the owner, the owner's Guests, and all members of the owner's family. All golf carts on Resort property must carry a minimum of \$50,000 of liability insurance, and golf cart owners must submit proof of insurance (such as a current insurance company paid invoice or declaration page) to the General Manager. Failure to carry the proper insurance or submit proof to the General Manager will result in revocation of the privilege of driving a golf cart on Resort property. When operated after dark, golf carts must have and use headlights and rear reflectors/lights. Non-operational golf carts will not be allowed on a Lot/Unit longer than 30 days. Residents of the Resort may only operate electrically powered golf carts.

4.4 All Other Motorized Vehicles. All other motorized vehicles, if required by the State of Florida, must be registered with the State Division of Motor Vehicles, licensed, and insured. The vehicles must be operated safely and responsibly at a speed not exceeding 10 mph and must not be driven in areas restricted by signage. Safety equipment, including a helmet, is required of all operators under age 16. Minors under age 16 require direct supervision of a parent or guardian. When operated after dark, the vehicles must have and use headlights and rear reflectors/lights.

4.5 Bicycles and Other Human-Powered Vehicles. These vehicles are to be operated only on roads, parking lots, or other areas designated by the General Manager. Riders must follow all vehicle rules, including staying in their lane and not exceeding the 10-mph speed limit. When operated after dark, the vehicles must have and use a headlight (or flashlight in a holder) and a rear reflector. Roller skates, inline skates, skateboards, and non-motorized scooters are allowed. Parents are responsible for ensuring their minor children have and use safety equipment.

4.6 Boats/Watercraft. Residents with a lot/unit on the lake may dock their boats adjacent to their property. Other Residents may store their non-trailer boats at the beach while the owner is currently in residence and is using the boat. All boats must display the Resident's Lot/Unit number. Non-Resident Members, Visitors, Guests, and campers must register their boat at the Office and must remove their boat when they depart. Boats stored at the beach, at private docks, or anywhere else in the Resort that do not display a Lot/Unit number or that are not used will be considered abandoned after six months and disposed of by the Resort. A Resident may store a boat in the Lake Como storage lot for a fee. Although boats used exclusively in private lakes and ponds are not required to have State registration, the Resort requires that any vessel on the lake after dark have functioning navigation lights as specified by State law. Federal and State safety requirements must be observed. Personal watercraft are not permitted on any lake in the Resort. The speed limit for a motorized boat is 15 mph. Skiing on the lake is prohibited except for special events. Boats may be washed either at the Resident's Lot/Unit or at the area adjacent to the master pumping station across from the community gardens. A derelict boat that is not seaworthy is not permitted to be stored anywhere in the Resort, including at the beach, on the lake, on or by a dock, on any Lot/Unit, or in the Lake Como storage lot.

4.7 Resort Entrance/Gate Access. Residents and Guests must enter and leave the Resort only through the gate on Cot Road. Residents are required to obtain an access gate sticker to affix to their vehicle or golf cart windshield. A gate sticker may not be transferred or loaned to another person. A gate sticker is subject to suspension for rules violations. In some cases, the General Manager may provide a Resident with a gate code number, which the Resident must not divulge to anyone. A Resident, non-Resident Member, Guest, or Visitor who does not have a gate sticker or gate code, whether arriving in a vehicle or on foot, must use the intercom to contact the Office and request admission. Once admitted, the person must proceed immediately to the Office window to present their membership card or other identification. RV renters in the North Grove do not have to go to the Office unless they have a Guest or Visitor that must check in.

5.0 LOT/UNIT

5.1 Liability. Each Resident is liable for any accidents or disturbances on their Lot/Unit and shall hold Lake Como Co-op, Inc., harmless from any and all liability for same.

5.2 Digging/Trenching/Excavation. Before digging any hole on a Lot/Unit, a Resident must be mindful of pipes, electrical lines, cable TV lines, water lines, etc., that may be buried in the ground at a depth of only 1 foot or less. Driving rods, stakes, pipes, etc., in the ground is prohibited, except with the permission of the General Manager. Before burying any electrical lines or drainage pipes at a Lot/Unit, the Resident must present their plans to the Home Improvement Working Group. The group will evaluate and present the plans to the Board of Directors, which will approve or disapprove the project. The Resident is responsible for ensuring that electrical or plumbing work done either inside or outside the Lot/Unit adheres to all applicable government codes and regulations. The Resident must

obtain any necessary permits before work commences and must provide copies of the permits to the Home Improvement Working Group.

5.3 Appurtenances/Fixtures/New Construction/Renovation/Paving. Before a Resident adds or renovates appurtenances such as a deck, shed, carport, hot tub, awning, canopy, etc., to a Lot/Unit, the Resident must present their plans to the Home Improvement Working Group. A Resident, without approval, may replace an appurtenance if the new appurtenance is installed in the same location and footprint of the old appurtenance. Plans for paving of any kind, such as brick, stone, cement, and asphalt must be presented to the group for approval unless the new paving is going in the same footprint as previous paving. The group will evaluate and present the plans to the Board of Directors, which will approve or disapprove the project. A Resident, without approval, may replace an outside or window air conditioner with a new unit if the new unit is installed in the same location and footprint of the old unit. A new installation or the relocation of an outside or window air conditioner requires approval. The Resident is responsible for ensuring that any construction adheres to all applicable government codes and regulations. The Resident must obtain any necessary permits before work commences and must provide copies of the permits to the Home Improvement Working Group. Rainwater directed off of a Lot/Unit must not cause a drainage problem for a neighboring Lot/Unit.

5.4 Exterior Maintenance. All Mobile Homes and attached porches or decks are required to be anchored and have skirting. All permanently parked RVs on leaseholder lots are required to have skirting. RVs on rented lots are not required to have skirting. All units of any type and any structure on a lot (deck, shed, porch, carport, etc.) must be kept clean, tidy, and free of rust, mold, dirt, etc. In the event of an untidy unit exterior, the General Manager reserves the right to have the unit cleaned at the expense of the Resident, who shall reimburse the Resort for any such expense at the next monthly account statement due date. Carports and the area around a unit are not to be used for storage of miscellaneous items that present a junkyard appearance, as determined by the General Manager. Toxic or hazardous items must be stored properly. Outside refrigerators, washers, etc., are permissible only in sheds or enclosed porches provided they meet applicable county regulations.

5.5 Inspection and Maintenance. The General Manager reserves the right of access to all Lot/Unit spaces outside the Lot/Unit for purposes of inspection and maintenance and of repair and replacement of utilities and protection of the Resort at all reasonable times.

5.6 Rehabilitation. Lake Como Co-op, Inc., reserves the right to require the owner of a unit of any age or type to rehabilitate the unit exterior to maintain an acceptable appearance that contributes to the Resort attractiveness and property values. The Resort will give the owner a written request for rehabilitation. If the unit is sold before rehabilitation, the unit owner must inform the unit purchaser that the unit must be rehabilitated before the Board of Directors will allow occupancy.

5.7 Sewer/Water/Outdoor Showers. A Resident must immediately report any clogged or disconnected sewers to the General Manager. Wastewater must not be discharged on the ground. Extreme care is to be taken not to clog toilets and sewer lines with heavy matter since this can cause serious sewer problems. Under no circumstances should sanitary napkins, flushable wipes, coffee grounds, grease, and the like, be discharged in the toilets or drains. These items or substances should be placed in refuse containers. An obstruction in the sewer line between a Lot/Unit and the inlet to the sanitary sewer system is the Lot/Unit owner's responsibility. The water line between the Lot/Unit and the water meter box is the Lot/Unit owner's responsibility. A backflow vacuum breaker is required at each hose bibb. An outdoor shower must be plumbed to the sewer in order to use shampoo or soap and

must have a roof to prevent rain from entering the sewer. A shower not connected to the sewer can only be used to rinse off without shampoo or soap and does not require a roof.

5.8 Landscaping/Trees/Shrubs. A Resident may arrange their Lot/Unit in a manner they find attractive with regard to the lawn, flowers, and shrubs, but planting a temporary or permanent tree must be approved by the General Manager. A Resident must not remove any trees or large shrubs from their Lot/Unit without the General Manager's approval. Residents must not remove or trim plants on Common Ground without the General Manager's approval. The planting of trees or shrubs within two feet of any roadway or common pathway is prohibited. A Resident must keep trees and plants located on their Lot/Unit trimmed so as not to obstruct the flow or view of traffic or encroach on a neighboring Lot/Unit or common area. A Resident's failure to follow this rule will result in General Manager action to resolve the problem, and the Resident will be charged for any necessary expense at the next monthly account statement due date.

5.9 Lawns. A Resident must keep grass on their Lot/Unit trimmed. In the event of an untidy lawn, the Resort reserves the right to have the lawn maintained, and the Resident will be charged for any necessary expense at the next monthly account statement due date. A Resident must comply with any State, local, or Resort watering restrictions.

5.10 Fences. Fences are not permitted without Board of Directors approval. Any Board-approved lattice work or trellis must not be within two feet of a property line. Temporary pet fences are permitted.

5.11 Exterior Lighting. Light pollution adversely affects the appearance and aesthetic of the Resort Common Ground and can intrude on a Resident's enjoyment of their Lot/Unit both inside and outside. Therefore, the Resort's rules on exterior lighting are as follows:

- Low-lumen/low-wattage landscape lighting is permitted.
- Security lighting (porch lights, carport lights, yard flood lights, gazebo lighting, etc.) must be kept to the most moderate lumen/wattage necessary. A Resident must ensure that their security lighting is directed toward their Lot/Unit and does not adversely affect other Lots/Units nearby.
- Decorative lighting that does not intrude on Common Ground (including the lake) or on another Lot/Unit is allowed year-round but must be turned off by 11:00 p.m., except for U.S flag illumination.
- Decorative lighting that borders on garish or excessive is permitted during Independence Day (June 15 - July 5), Halloween (October 15 - November 1), and Christmas (Thanksgiving - January 6) holidays.
- The General Manager will resolve any exterior lighting issues.

5.12 Trash/Other Waste. Resort Residents are required to follow these rules:

5.12.1 Household Trash. Residents must deposit all household trash in the dumpsters near the maintenance area, which are for Resident use only. Non-Resident Members and Visitors are not permitted to deposit trash brought in from outside the Resort. A Resident is responsible for proper disposal of any litter on their Lot/Unit and in the street immediately in front of their Lot/Unit.

5.12.2 Recyclables. Residents are encouraged to use the designated containers for certain acceptable recyclables identified on signage. Metal may be deposited at the designated area by the maintenance area fence.

5.12.3 Large Items. Residents are prohibited from depositing any large items in the household trash dumpsters or leaving any large items beside the dumpsters. Residents needing to dispose of appliances, mattresses, furniture, construction waste, etc., must contact the Office to arrange disposal for a fee.

5.12.4 Yard Waste. A Resident must dispose of yard waste (tree and shrub cuttings) in designated areas. Non-Resident Members and Visitors are not permitted to deposit yard waste brought in from outside the Resort. A Resident may contact the Office to arrange disposal of yard waste for a fee, with the following requirements:

- Cuttings (limbs and brush) must be no longer than 3 feet with a weight limit of 30 pounds per single item;
- Yard waste must be on the Resident's Lot/Unit at the curbside and not on Common Property or vacant RV lots;
- Yard waste cannot be left at the curbside over a weekend and cannot be put at the curbside before Monday morning;
- Pickup days are Tuesday or Wednesday;
- Residents who leave yard waste on Common Property or vacant RV lots will be billed \$25 and receive a rules violation letter;
- Resort staff will pick up tree and brush cuttings after a significant storm at no charge.

5.13 New Unit/Replacement Unit. Before any new or replacement unit of any type is allowed in the Resort or before an existing unit within the Resort is relocated to another Lot/Unit within the Resort, the unit must be pre-approved by the Home Improvement Working Group and the Board of Directors. A unit installed on a vacant Lot/Unit, or as a replacement for an existing unit, must be new unless pre-approved by the Board of Directors. An RV of any age or type must be approved by the General Manager and is subject to inspection before lot occupancy.

5.14 Sale. The sale of a Cooperative Lot/Unit occupied under Chapter 719, Florida Statutes is permitted under the terms of the Master Occupancy Agreement. The sale of a mobile home occupied under Chapter 723, Florida Statutes and the sale of an RV occupied under Chapter 513, Florida Statutes is permitted. The seller must inform the purchaser that Lake Como Co-op, Inc., has the right to require unit rehabilitation before occupancy.

All prospective Residents of a Cooperative Lot/Unit (FS719) must sign the instrument of conveyance (Memorandum of Occupancy Agreement or Assignment of Occupancy Agreement), and an acknowledgement of receipt of a copy of the Corporation's Cooperative documents (Articles of Incorporation, Bylaws, Master Occupancy Agreement, Rules and Regulations), the Corporation's Cooperative's statutory Question and Answer Sheet, and an Acknowledgement of Receipt of Documents before approval of transfers and occupancy will be granted by the Board of Directors. All prospective Residents of a Mobile Home (FS723) must sign a receipt for the Park's mobile home park (FS723) prospectus and Rules and Regulations, and lot rental lease if accepted before approval of transfer and occupancy will be granted by the Board of Directors. All prospective Residents of an RV Unit (FS513) must sign a receipt for the Park's Rules and Regulations. Occupancy of any type of unit must be pre-approved in writing by the Board of Directors. An applicant for residency must pay for and undergo a background check. (See also **3.9 Occupancy Limit**.)

5.15 Subleasing. A Member of the Corporation (Certificate Holder) may sublease their Lot/Unit occupied under Chapter 719, Florida Statutes. However, the practice of purchasing a Lot/Unit for the sole purpose of subleasing is not encouraged. The General Manager will notify a prospective buyer of this provision upon receipt of a contract to buy. A Lot/Unit may not be subleased for less than 31 days

with a maximum of four sublets in a calendar year. In addition, all of the following requirements must be met:

- a. The Board of Directors must approve all of the Subleasing Occupants through new Resident interviews prior to their becoming Resort Members and Residents. Applications for subleasing will be presented at the first regularly scheduled Board of Directors meeting after the application is submitted.
- b. The owner must use the subleasing agreement provided by Lake Como Co-op, Inc. No other agreement form is acceptable. A copy of the executed agreement will be kept on file in the Office.
- c. The Subleasing Occupants must sign the subleasing agreement before the Board of Directors will grant occupancy.
- d. The Subleasing Occupants must maintain a Lake Como membership and an American Association for Nude Recreation membership while renting.
- e. The Subleasing Occupants must comply with all Resort rules.

Subleasing of a mobile home in the Resort occupied under Chapter 723, Florida Statutes is not permitted. Subleasing of an RV unit occupied under Chapter 513, Florida Statutes is not permitted.

5.16 RV Camper/Tent Camper. The Resort has additional rules and information specific to tent campers and transient RV campers (RV Lot Renter (Less Than Six Months)) regarding Guests, mail, sanitation, utilities, etc.

6.0 POOL/HOT TUB/SAUNA/BEACH

To ensure safety and comfort at the swimming pool, hot tub, sauna, and beach, Lake Como Resort has the following rules, some of which are required by applicable Florida Department of Health regulations Chapters 64E-9.002, 64E-9.004, 64E-9.008, and 64E-9.010:

6.1 Swimming Pool Area.

- Clothing and coverings of any kind are prohibited in the swimming pool and in the fenced swimming pool area, including the covered area by the restaurant.
- Full nudity is required at all times regardless of weather.
- The wearing of shoes and hats is permitted.
- You must shower with soap before entering the pool.
- Personal grooming or shaving in the swimming pool and shower area is prohibited.
- Anyone with an open sore or wound, even if covered, is prohibited from entering the pool.
- A towel or seat covering must be used at all times on a pool chair.
- Food is prohibited in the pool and on the pool wet deck (the area within 4 feet of the pool).
- All glass containers are prohibited.
- Cellphones, tablets, and laptops are permitted but use of their cameras is prohibited.
- Photography and video devices of any kind are prohibited.
- A minor under age 16 must be accompanied by an adult; a non-toilet-trained minor must use swim diapers.
- Animals, other than service animals, are prohibited. Service animals are not permitted in the pool.
- Smoking and vaping are permitted only in the designated area.
- Running, pushing, or jumping on the pool deck is prohibited.
- Diving is prohibited.

- All containers and debris must be removed when leaving.
- There is no lifeguard on duty. Use the pool at your own risk.
- Close the gate when entering or leaving.
- All posted rules must be followed.
- The General Manager reserves the right to prohibit rule violators from using the pool.

6.2 Hot Tub Area.

- Clothing and coverings of any kind are prohibited in the hot tub and in the screened hot tub area.
- Full nudity is required at all times regardless of weather.
- You must shower with soap before entering the hot tub.
- Personal grooming or shaving in the hot tub or hot tub shower area is prohibited.
- Anyone with an open sore or wound, even if covered, is prohibited from entering the hot tub.
- Oils and body lotions are prohibited.
- A towel or seat covering must be used at all times while sitting on a bench.
- Food is prohibited in the screened hot tub area.
- All glass containers are prohibited.
- Cellphones and tablets are permitted but use of their cameras is prohibited.
- Photography and video devices of any kind are prohibited.
- A minor under age 6 is not permitted in the hot tub.
- A minor under age 16 must be accompanied by an adult.
- Animals, other than service animals, are prohibited. Service animals are not permitted in the hot tub.
- Smoking and vaping are prohibited.
- Running, pushing, or jumping on the hot tub deck is prohibited.
- All containers and debris must be removed when leaving.
- There is no lifeguard on duty. Use the hot tub at your own risk.
- Pregnant women and others with health issues should seek medical advice before using the hot tub.
- All posted rules must be followed.
- The General Manager reserves the right to prohibit rule violators from using the hot tub.

6.3 Sauna.

- Clothing and coverings of any kind are prohibited in the sauna.
- Anyone with an open sore or wound, even if covered, is prohibited from entering the sauna.
- A towel or seat covering must be used at all times while sitting.
- Food is prohibited.
- Alcohol is prohibited.
- Non-alcoholic beverages are permitted.
- All glass containers are prohibited.
- Smoking and vaping are prohibited.
- Cellphones and tablets are permitted but use of their cameras is prohibited.
- Photography and video devices of any kind are prohibited.
- Animals, other than service animals, are prohibited.
- A minor under age 6 is not permitted in the sauna.
- All containers and debris must be removed when leaving.
- Close the door when entering or leaving.
- All posted rules must be followed.

- The General Manager reserves the right to prohibit rule violators from using the sauna.

6.4 Beach/Boating Area.

- Adults in the beach/boating area must be fully or partially nude.
- Swimming is prohibited.
- Fishing from the sandy beach area is prohibited.
- Food is permitted.
- Alcohol and non-alcoholic beverages are permitted.
- All glass containers are prohibited.
- Smoking and vaping are permitted.
- Animals, other than service animals, are prohibited.
- There is no lifeguard on duty.
- A flotation device must be on board for each boat occupant.
- A minor under age 6 must wear a flotation device while in boats.
- Feeding or molesting alligators is prohibited.
- All containers and debris must be removed when leaving.
- All posted rules must be followed.
- The General Manager reserves the right to prohibit rule violators from using the beach/boating area.

6.5 Supervision of Minors. A minor under age 14 must be accompanied by a parent or responsible adult when using the pool, hot tub, sauna, beach, or boating areas. Any adult that appears to be intoxicated, impaired, or under the influence of any judgment-altering substance will not qualify as a responsible adult. A minor may not use any of these Amenities after their curfew (see **3.7 Minors**).

7.0 PETS

7.1 Pets. A pet owner residing at or visiting the Resort must comply with Pasco County Code of Ordinances, Chapter 14. A pet owner must register a pet in the Resort Office and sign a Hold Harmless Agreement assuming responsibility for any damage or injury the pet may cause. A pet owner must also submit the pet's current vaccination record. There is a limit of three adult pets per Lot/Unit. The Resort will not tolerate any act of animal cruelty or abandonment and will report such acts to Pasco County Animal Services.

7.1.1 Dogs. A dog must be under the control of its owner at all times. A dog must be kept on a 6-foot or less leash in all outdoor locations when people are around. A dog may be kept on a longer leash when there are no people or moving vehicles nearby. A dog is not permitted to trespass on a Lot/Unit during their walk. A dog is not allowed to roam unsupervised anywhere on the grounds. A dog must wear a collar with an owner identification tag. A dog found and unclaimed will be removed from the Resort in accordance with Pasco County Code of Ordinances, Chapter 14. The tethering of an unsupervised dog anywhere on Resort property is strictly prohibited by Pasco County Code of Ordinances, Chapter 14. Unleashed dogs contained within pet fences must be supervised by their owner.

A dog owner is responsible for the immediate cleanup of all fecal matter, including in the dog park. Any person walking a dog in the Resort must carry pet waste disposal bags and must display the bags upon request of any Resort staff. Failure to immediately clean up all fecal matter is a violation of Resort rules. The disposal bags must be deposited in a trash can and not left on the ground.

A pet dog is prohibited from the outdoor Common Recreational Areas, including the swimming pool, hot tub, sandy beach, playground, and the lawn between the pool and the lake, with this exception: a leashed dog is permitted in the seating areas adjacent to the petanque courts, pickleball courts, shuffleboard courts, horseshoe courts, volleyball courts, and tennis courts. A leashed dog is allowed on the Resort trails. A dog may only be bathed on the owner's Lot/Unit or at the dog park.

7.1.2 Cats. A cat owner is encouraged to keep their cat indoors. A cat owner who lets their cat outdoors is responsible for the immediate cleanup of all fecal matter on their Lot/Unit or elsewhere. A cat is prohibited from the outdoor Common Recreational Areas, including the swimming pool, hot tub, sandy beach, playground, and the lawn between the pool and the lake, with this exception: a leashed cat is permitted in the seating areas adjacent to the petanque courts, pickleball courts, shuffleboard courts, horseshoe courts, volleyball courts, and tennis courts. A leashed cat is allowed on the Resort trails. Any outdoor cat must be spayed or neutered and must wear a collar identifying the owner. Unsupervised and untagged domestic cats may be removed from the Resort in accordance with Pasco County Code of Ordinances, Chapter 14. The Resort participates in Pasco County's Trap, Neuter, Vaccinate and Return (TNVR) program for feral cats. When feral cats are spayed/neutered and vaccinated (indicated by a clipped ear), they no longer contribute to overpopulation. By being returned to the area where they were found, they help to keep other cats from entering that territory.

7.2 Aggressive/Vicious Pets. An aggressive or vicious pet of any kind will not be allowed on Resort property. A pet that causes a disturbance by creating persistent, excessive noise or by menacing a Resident, Guest, or another animal will not be permitted to remain on Resort property. For matters concerning aggressive or vicious pets, the Resort will report the owner to Pasco County Animal Services and/or the Pasco County Sheriff's Office for the removal of the animal from the property. All legal costs and impound fees will be the responsibility of the owner.

7.3 Violations. For violations of pet rules, including failure to clean up fecal matter, the General Manager will issue the pet owner a written warning. After two written warnings, a third violation will result in the termination of permission to have a pet at the Resort.

7.4 Service Animal. The Resort complies with Florida Statute 413.08 pertaining to a service animal.

8.0 MISCELLANEOUS

8.1 Noise. Quiet hours are 11:00 p.m. to 8:00 a.m., except for Resort-sponsored activities. Disturbing or annoying noises such as drilling, grinding, pounding, sawing, mowing, leaf blowing, etc., are permitted from 8:00 a.m. to 30 minutes before sunset. A Resident must obtain permission from the General Manager to begin work or continue work outside of the time restrictions. In the Resort Common Facilities areas and on an individual Lot/Unit a Resident using any device producing sound must comply with Pasco County Code of Ordinances Chapter 66, Article IV.

8.2 Alcohol. Alcoholic beverages are allowed on Resort Common Ground with the following exceptions required by State law:

- a. No personal beverage containers of any kind are allowed in the Butt Hutt bar or Butt Hutt deck when the Butt Hutt bar is open.

- b. No alcoholic or non-alcoholic beverages (including water) in any type of container are allowed in the Butt Hutt bar unless purchased in the Butt Hutt bar.
- c. When the Butt Hutt bar is open, no alcoholic or non-alcoholic beverages (including water) in any type of container are allowed on the Butt Hutt deck unless purchased in the Butt Hutt bar.
- d. No one is permitted to bring their own alcoholic beverages within 60 feet of the Butt Hutt.
- e. When the Bare Buns Cafe is open, no one is permitted to bring their own alcoholic or non-alcoholic beverages (including water) in any type of container into the Bare Buns Cafe.

8.3 Smoking/Vaping. The Resort complies with all Federal, State, and local laws concerning smoking and vaping. Smoking and vaping are prohibited in all areas where posted.

8.4 Signs and Notices. Two “For Sale” signs (maximum size of 300 square inches) are permitted per Lot/Unit and may be attached to the Lot/Unit only, or one commercial real estate sign (of less than six square feet) placed no closer than five feet from the road is permitted with approval of the General Manager. No other commercial or service signs are allowed. Welcome and name signs with a maximum size of 168 square inches may be displayed. No other signs are permitted except as approved by the Board of Directors in advance and in writing.

8.5 Environment/Wildlife. The Resort is proud of its natural environment and wildlife. All of the wild creatures on Resort land and in its lakes are self-sufficient. The feeding of any wild animals in the Resort is prohibited by Florida Statute 379.412. Alligators are present in all Resort lakes, drainage, and surrounding areas, and they are dangerous. Feeding, enticement, or molesting of alligators is prohibited by Florida Statute 372.667. Any concerns about alligators or other wildlife should be directed to the Office for action.

8.6 Fishing. All persons fishing in the Resort lakes must have a valid Florida freshwater fishing license except for (1) youths under age 16 and (2) Florida residents age 65 or older who only need a Florida Driver License or Identification Card to prove residency and age. Fishing is permitted from a boat, at the grassy beach in the North Grove, and from the boardwalk and floating deck next to the Butt Hutt. Fishing at the sandy beach is prohibited. Fishing at a private dock is prohibited except with permission of the Lot/Unit owner.

8.7 Open Fires. Open fires are prohibited except in the designated areas approved by the General Manager. Contained fires on a Lot/Unit are permitted. Burning trash or brush is prohibited.

8.8 Trespassing. Passage through or presence on a Lot/Unit without permission of the owner is prohibited, except for authorized inspection and maintenance. Permitting a pet to enter onto private property without the owner’s consent is a form of trespassing.

8.9 Fruit Trees/Gardens. Residents are prohibited from picking fruit, flowers, or vegetables from any Lot/Unit or community garden plot other than their own.

8.10 Laundromats. The Resort laundromats may be used for personal laundry only and only during posted hours. Only Residents and overnight Visitors are allowed to use the laundromats.

8.11 Soliciting. Peddling, soliciting, and any form of commercial enterprise are prohibited in the Resort without written approval from the General Manager. Canvassing is permitted pursuant to Florida Statutes 719.109 and 723.055.

8.12 Fireworks. Fireworks are regulated by Federal, State, and local laws and ordinances.

8.13 Loss or Damage. The Resort assumes no responsibility for any personal property lost or damaged in the Resort.

8.14 Restrooms>Showers. Restroom and shower Facilities are located throughout the Resort for use 24 hours a day. Glass containers are prohibited, and personal items must be removed when leaving.