

LAKE COMO CO-OP, INC.

RULES

Effective September 1, 2021

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 co-operative, and developed new home sites and RV sites, rules have been instituted to ensure that all residents, members, and guests enjoy the Resort with consideration and respect for each other in a safe and well-maintained environment.

Because of its ownership structure, the types of residences, and the variety of amenities, Lake Como Co-op, Inc., operates under the Florida Cooperative Act (Chapter 719, Florida Statutes), the Florida Mobile Home Act (Chapter 723, Florida Statutes), and Mobile Home and Recreational Vehicle Parks (Chapter 513, Florida Statutes). These statutes allow the Board of Directors 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 annually and notify Resort members of any changes to these rules at least 90 days before the implementation date of the changes.

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 **1.8 Corporation/Cooperative Member.**)

1.3 Commercial Vehicle. “Commercial Vehicle” includes, but is not limited to, a pickup truck, panel truck, car, or van of any size with commercial advertising appearing thereon or having exposed ladders, racks, mechanical equipment, pipes, debris, or other such materials thereon.

1.4 Common Ground/Common Property. “Common Ground” or “Common Property” refer to all real property (including the improvements thereon) now or hereafter owned by Lake Como Co-op, Inc. that is not included in a lot/unit, or as to which it has been granted easement rights. Common areas are for the use and enjoyment of Co-op certificate holders, mobile home owners, sub-tenants, and other approved occupants, residents, members, and their guests.

1.5 Common Outdoor Recreational Areas. “Common Outdoor Recreational Areas” are the swimming pool, hot tub, sauna, the lawn between the pool and the lake, sandy beach, playground, horseshoe courts, petanque courts, pickleball courts, shuffleboard courts, volleyball courts, tennis courts, and the golf driving range.

1.6 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 title to the property. Unit owners obtain the exclusive right to occupy a unit by owning a share in the Corporation.

1.7 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.

1.8 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**.)

1.9 Guest. “Guest” is any non-member invited to a resident's lot/unit for the day or overnight. A short-term guest stays 30 days or less per calendar year. A long-term guest stays more than 30 days per calendar year. The Board of Directors has written guest policies. Resort/grounds fees may apply.

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

1.11 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.

1.12 Management. “Management” is that entity 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.

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

1.14 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.

1.15 Office. “Office” is the Resort business office.

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

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

1.18 Resident. “Resident” is the certificate holder, sub-occupant, mobile home owner, or RV owner of the lot/unit and all other persons that occupy it, other than guests.

1.19 Resort. “Resort” is the common property provided for the use of residents, members, and guests.

1.20 Resort Member. “Resort Member” is anyone who has paid a membership fee to enter and use the Resort common property.

1.21 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.

1.22 RV Lot Leaseholder. “RV Lot Leaseholder” is an RV Owner who paid the development fee for the right to place an RV Unit or Park Model Unit on a specific RV Lot in the South Grove RV Development for residential use pursuant to Chapter 513, Florida Statutes.

1.23 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 513, Florida Statutes.

1.24 RV Lot Renter (Less Than Year-round). “RV Lot Renter (Less Than Year-round)” is an RV Owner who rents a lot or space either monthly, weekly, or daily in the Resort less than year-round for residential use pursuant to Chapter 513, Florida Statutes.

1.25 RV Owner. “RV Owner” is a person who owns a Park Model or RV Unit and rents a lot in the Resort for residential use pursuant to Chapter 513, Florida Statutes.

1.26 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.

1.27 Visitor. “Visitor” is a workman, service technician, delivery driver, etc., who is permitted access to the Resort by Management. A visitor is not considered a “Guest.”

2.0 GENERAL

2.1 Rules. Each resident and their guests must comply with the rules of Lake Como Co-op, Inc. 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, 719.303(3), 723.061, 513.13, and 83.20.

If a resident, member, guest, or visitor observes a person they believe to be violating rules, they should not directly confront the person and instead should report the matter to the Office for appropriate staff action.

2.2 Policies and Procedures. Lake Como Co-op, Inc. has written policies and procedures to implement and administer these rules. Contact the Office to review these policies. The Board of Directors may grant exceptions to these rules on a case-by-case basis only when adequately documented.

2.3 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 STANDARDS

3.1 Membership. Each adult Resort resident and Resort member must be a member of the American Association for Nude Recreation.

3.2 Sub-Occupant Membership. All sub-occupants must maintain a Lake Como Preferred Membership and be a member of the American Association for Nude Recreation.

3.3 Clothing. Residents, members, and guests of the Resort are expected to be nude in the Resort, weather permitting. 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.

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

3.5 Photography/Video Recording. No one may take photographs or make video recordings with any device except with written prior permission or supervision of Management.

3.6 Prohibited Conduct. Violations of privacy, public intoxication, use of illegal drugs, immoral conduct, and disturbance of the peace is prohibited. Unwanted or undue attention to another person's children, gawking, fondling yourself or another person, or physical violence is unacceptable. Sexual or other harassment of members, residents, children, guests, or visitors will result in eviction from the Resort. Carrying a firearm or other deadly weapon on one's person in the Resort is prohibited.

3.7 Minors. Parents, guardians, and guests are responsible for the actions, discipline, and safety of their minor children. Minors must be under the supervision of a parent or the parent's designee after curfew times, which 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.

3.8 Guests. Residents are responsible for the actions, conduct, and behavior of their guests. Guests are expected to abide by these rules while in the Resort. Residents are responsible for registering their guests at the Office when necessary and for paying Resort fees applicable to their guests. An overnight guest must be registered at the Office. 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. If a guest arrives unannounced, the guest may be turned away. Office staff will attempt to call the resident on the phone only if there is time available to do so. Office staff will not admit an unannounced guest to go wait at a lot/unit or to search the Resort for the resident.

3.8.1 Short-term Guest. A resident may take their short-term guest on a tour of the Resort, to dine in the restaurant, or to drink in the lakeside bar without registering the guest at the Office. If the guest uses any other Resort facility, including but not limited to the pool, hot tub, sauna, beach, and sports facilities, the resident must pay the Resort fee for their guest. If the guest attends any event in the recreation hall, in the bar/deck, or elsewhere, the resident must pay the Resort fee for their guest even if the visit is brief. If the Resort fee is not paid and Resort staff observe a resident's guest using Resort facilities, the Resort fee will be added to the resident's monthly account statement without prior notice. The Resort has a separate policy regarding a guest who is related to a resident.

3.8.2 Long-term Guest. In addition to applicable Resort fees, a resident must pay a long-term guest fee for a guest in residence more than 30 days per year whether consecutive or not. The long-term guest fee is payable monthly in advance, and there is no refund for early departure. A long-term guest must become a Lake Como Preferred Member. The long-term guest policy is not considered as sub-leasing a resident's lot/unit. The Board of Directors will not approve long-term occupancy unless the resident host is also in residence during the long-term guest's occupancy or the resident host can establish a long-term relationship between the guest and the resident host.

3.9 Caregivers. When a resident is ill and requires home health care, relatives, friends, nurses, and hospice

staff, with approval from Management, may use all Resort facilities at no charge while they are living with and attending to the resident's needs. Caregivers must be registered at the Office and sign a caregiver acknowledgement 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 resides in the Resort.

3.10 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 (such as an elderly or invalid parent or sibling), they must submit a written request to the Office for Board of Directors approval.

3.11 Visitor. Residents expecting a workman, service technician, delivery driver, etc., must inform the Office of the name of the visitor and their anticipated arrival time and length of stay. The resident must be home to receive the visitor.

4.0 PARKING/VEHICLES

4.1 Parking. Residents shall park on their lot/unit or in their assigned parking space. Other parking areas are as follows:

Lot 1 -- Office/Motel area is to be used by Office visitors, motel guests, and employees.

Lot 2 -- Member area adjacent to the Billiards Hall is to be used by Resort members and guests.

Lot 3 -- Restaurant Parking is limited to restaurant patrons only, and only while dining.

Lot 4 -- Michael Lee Lane is to be used for overflow parking when directed by the Office.

Lot 5 -- Sports Complex is to be used by persons using the tennis, volleyball, and golf facilities and for special events parking.

Lot 6 -- Pines Parking is to be used by Resort members, except for assigned lot/unit/motel parking.

Lot 7 -- Next to RV storage area is to be used by visitors, guests, and temporary parking of currently licensed vehicles used on a regular basis. Storage of any vehicle will not be allowed. Vehicles 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.

4.2 Vehicles. Operation of vehicles is restricted to roads and parking lots, with exceptions for golf carts. No parking of vehicles on the roadways is permitted. Commercial trucks must ask Management for parking instructions. No tractor-trailers are to be driven into the Resort unless pre-approved by Management. Guests unable to park at their host's lot/unit should park only in official parking lots, unless otherwise approved in advance by Management. All motorized vehicles requiring State registration must be registered to operate on Resort roads and parking lots. All operators must be licensed as required by State law. No repairing of automobiles is permitted on a lot/unit or in the roadways. Abandoned or illegally parked vehicles will be towed out of the Resort at the owner's expense.

No "commercial vehicle" (see **1.3 Commercial Vehicle**) or similar-type vehicle (including without limitation those owned by a governmental, religious, charitable, or other type of organization), shall be parked on any lot/unit, except vehicles owned by an entity other than the lot/unit owner or occupant and which are temporarily present on business.

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 Management. 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 Management. Failure to carry the proper insurance or submit proof to Management will result in revocation of the privilege of driving a golf cart on Resort property. Golf carts must have and use headlights and rear reflectors/lights after dark. Non-operational golf carts will not be allowed on a lot/unit longer than 60 days. Residents of the Resort may only operate electrically powered golf carts.

4.4 All Other Motorized Vehicles and Medically Necessary Personal Mobility Devices. All other motorized vehicles that are not registered with a State Division of Motor Vehicles require permission of Management before operating within the Resort. The same rules that apply to golf carts apply to all other motorized vehicles, including the specified liability insurance requirements. 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. Medically necessary personal mobility devices do not have to comply with the insurance liability requirement.

4.5 Violations. Unsafe operation of golf carts and all other motorized vehicles, including operation of said vehicles while impaired, as well as failure to provide the specified proof of insurance, and obtaining prior permission may result in revocation of the privilege to operate these vehicles within the Resort.

4.6 Speed Limit. The speed limit within the Resort is 10 mph and must be observed at all times by all vehicles, including bicycles.

4.7 Vehicle Washing. Washing of vehicles and boats may be done either at the resident's lot/unit or at the area adjacent to the master pumping station.

4.8 Vehicle Storage. Motor homes, recreational vehicles, boats, trailers, derelict boats and motor vehicles (defined as a boat or vehicle not currently licensed and seaworthy or roadworthy), etc., are to be parked only in the RV storage lot, not on a resident's lot/unit and not in a designated parking lot. The owner will be charged a monthly storage fee for each item stored in the RV lot.

4.9 Bicycles and Other Human-Powered Vehicles. Bicycles are to be operated only on roads, parking lots, or other areas designated by Management. Bicycles must have and use headlights and rear reflectors after dark. Bicycles may use flashlights with holders. Roller skates, inline skates, skateboards, and scooters are allowed. Parents are responsible for ensuring their minor children have and use safety equipment.

4.10 RV Loading and Unloading. 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.

4.11 Boats. Boats, including motorized boats, sailboats, canoes, and kayaks, must be owned by a resident and

registered at the Office. Residents with lots/units on the lake may dock their boats adjacent to their property. Other residents may store their non-trailer boats at the beach and in the storage areas. Boats may be stored at the beach while the owner is currently in residence and is using the boat, which must display the resident's lot/unit number. Boats stored at the beach without a lot/unit number or not used will be considered abandoned after six months and disposed of by the Resort. 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 nightlights. Federal and State safety requirements must be observed. No jet skis or similar watercraft are 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.

5.0 LOT/UNIT

5.1 Liability. Each resident is liable for any accidents or disturbances on his lot/unit and shall hold Lake Como Co-op, Inc., harmless from any and all liability for same.

5.2 Digging. Digging, or driving rods, stakes, pipes, and the like into the ground is prohibited, except with the prior written permission of Management.

5.3 Landscaping. Each resident may arrange his lot/unit in a manner he finds attractive with regard to the lawn, flowers, and shrubs; but any trees, temporary or permanent, must be approved beforehand by Management.

5.4 Trees and Shrubs. Residents must not remove any trees or large shrubs from their lot/unit without Management approval. Residents must not remove or trim plants in public areas without Management approval. The planting of trees or bushes within two feet of any roadway or common pathway is prohibited. Residents 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 areas. A resident's failure to do so will result in Management action to resolve the problem, and the resident will be charged for any such expense at the next monthly account statement due date.

5.5 Lawns. Sprinklers on lawns must be used only in accordance with existing governmental and Resort watering restrictions. Each resident must keep grass and flowers on his lot/unit trimmed. In the event of an untidy lawn, the Resort reserves the right to have the lawn maintained at the expense of the resident, who shall reimburse the Resort for any such expense at the next monthly account statement due date.

5.6 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.

5.7 Litter. Each resident is responsible for proper disposal of any litter on his lot/unit and in the street immediately in front of his lot/unit. Littering within the Resort is prohibited.

5.8 Appliances. Outside refrigerators, washers, etc., are permissible only in sheds or enclosed porches provided they meet applicable county regulations.

5.9 Appurtenances. Structures either attached to or outside of a lot/unit, such as awnings, canopies, carports, sheds, air conditioning units, or other appurtenances may not be constructed or added to a lot/unit without prior written approval of the Board of Directors.

5.10 Renovation, Construction, Paving. Any permanent fixtures, buildings, or paving of any kind, such as brick, cement, and asphalt, require prior written permission. Residents must present all construction, renovation, or paving plans to the Home Improvement Committee for review and possible changes. The Board of Directors must approve all plans before construction commences. Residents are responsible for ensuring that all required county building permits are on file at the Office before any renovation or construction commences.

5.11 Trash and Other Waste. All household trash must be deposited in dumpsters near the maintenance area. Residents are encouraged to use the designated containers for certain acceptable recyclables. Recycled metal may be deposited at the designated area by the maintenance area fence. Small amounts of yard waste may be disposed of in designated areas. After obtaining approval from the Office and paying a user fee, residents must take discarded appliances, discarded furniture, large amounts of yard waste, and large amounts of construction waste to the maintenance area for disposal in the construction waste dumpster.

5.12 Air Conditioners. Due to the noise factor, a resident must obtain written permission from the Board of Directors before installing a new or replacement air conditioning unit or relocating an existing unit. If the unit will be installed on the lot/unit's side, the resident must obtain written approval from the owner of the adjacent lot/unit. In case of a disagreement, the Board of Directors will make the final decision.

5.13 Inspection and Maintenance. Management 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.

5.14 Maintenance. All structures (home, shed, porch, carport, etc.) must be kept clean and tidy, free of rust, mold, dirt, etc. All homes and attached porches or decks are required to be anchored and have skirting. In the event of an untidy home exterior, Management reserves the right to have the home cleaned at the expense of the resident, who shall reimburse the Resort for any such expense at the next monthly account statement due date. Storage or use of miscellaneous items such as bottles, paint cans, boxes, trunks, traffic cones, or other equipment must be stored out of sight. Individual toxic or hazardous items must be stored properly.

5.15 New Unit/Replacement Unit. Before any new or replacement unit 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 Committee and the Board of Directors. All units installed on vacant lots/units, or as replacements for existing units, must be new unless pre-approved by the Board of Directors. An RV of any age or type must be approved by Management and is subject to inspection before lot occupancy. The Resort has written criteria for acceptable RV units.

5.16 Sales. Sale of a cooperative lot/unit occupied under Florida Statute 719 is permitted under the terms of the Master Occupancy Agreement. All homes sold will require a pre-sale inspection of the exterior to insure that significant violations of Florida law, Pasco County regulations, or those of Lake Como Co-op, Inc., do not exist. Any such violations must be rectified prior to any sale or new occupancy, unless the Board of Directors has approved a waiver of this requirement. All new owners are required to review the property lines on file and indicate their acceptance of same. All prospective residents of a cooperative lot/unit must sign the Master Occupancy Agreement before occupancy will be granted by the Board of Directors.

Sale of a mobile home occupied under Florida Statute 723 is permitted. All prospective residents of a mobile home must sign a lot rental lease before occupancy will be granted by the Board of Directors.

Sale of a Park Model or RV Unit occupied under Florida Statute 513 is permitted. All prospective residents of a Park Model or RV Unit must sign a lot rental lease before occupancy will be granted by the Board of Directors.

All occupancy of homes of any type on a permanent lot/unit must be pre-approved in writing by the Board of Directors. A charge for screening all applicants for residency may apply.

5.17 Subleasing. Subleasing of a mobile home in the Resort occupied under Florida Statute 723 is not permitted. Subleasing of a Park Model or RV Unit occupied under Florida Statute 513 is not permitted.

A member of the Corporation may sublease their lot/unit occupied under Florida Statute 719. However, the practice of purchasing lots/units for the sole purpose of subleasing is not encouraged. A lot/unit may not be subleased more than once in a three-month period. In addition, all of the following requirements must be met:

- a. The Board of Directors must approve all of the subleasing occupants prior to their becoming residents. Applications for subleasing will be presented at the first regularly scheduled Board of Directors meeting after the application is submitted.
- b. All of the subleasing occupants must comply with all of the rules of the Corporation.
- c. A \$100 screening fee for all subleasing applications shall be assessed to the owner.
- d. The owner must use the Lake Como Co-op, Inc., provided subleasing agreement. No other form will be recognized. A copy of each executed agreement shall be kept on file in the Office.
- e. The subleasing occupants must maintain a Lake Como Preferred Membership and be a member of the American Association for Nude Recreation while renting.
- f. All prospective residents must sign the subleasing agreement before the Board of Directors will grant occupancy.

5.18 Sewer and Water. All residents must immediately report any clogged or disconnected sewers to Management. Wastewater must not be discharged upon the ground. Extreme care is to be used not to clog toilets and sewer lines with heavy matter since this can cause serious sewage problems. Under no circumstances should sanitary napkins, coffee grounds, grease, and the like, be discharged in the toilets or drains. These items or substances should be placed in refuse containers. Obstructions in the plumbing between a lot/unit and the inlet to the sanitary sewer system are the lot/unit owner's responsibility. It is also the lot/unit owner's responsibility to maintain the water line between the lot/unit and the Resort's shut-off valve. A backflow vacuum breaker is required at each hose bibb.

5.19 Outdoor Showers. Outdoor showers must be plumbed to sewer in order to use shampoo or soap and have a roof to prevent rain from entering the sewer. Showers not connected to the sewer can only be used to rinse off without shampoo or soap and do not require a roof.

5.20 Gate Cards. Residents are required to obtain an admission gate card. There is a deposit for the card. It is refundable when the card is returned. A gate card may not be transferred or loaned to another person. A gate card is subject to suspension for rules violations.

5.21 Camper Rules. The Resort has additional rules and information specific to tent campers and transient RV campers regarding guests, mail, sanitation, utilities, etc.

6.0 BEACH/POOL/HOT TUB/SAUNA

6.1 Swimming/Boating. There are no lifeguards on duty at the pool or beach. All children must be under age-appropriate supervision while swimming in the pool or lake and while using boats, canoes, or inflatable rafts. Children age 12 and under must be accompanied by and under the direct supervision of a parent or designated responsible adult at all times. Any adult that appears to be intoxicated, impaired, or under the influence of any judgment-altering substance will not qualify as a responsible adult. Children without a qualifying supervisor cannot use these areas until safe and appropriate supervision can be provided. A flotation device must be on board for each boat occupant. Children age 12 and under must wear a flotation device while in boats and rafts. All posted rules must be followed.

6.2 Swimming Pool. Clothing of any kind is not allowed in the swimming pool. You must be nude and shower with soap. Glass that can shatter is prohibited in the fenced swimming pool area. Children who are not toilet-trained must use swim diapers when using the pool. Diving is not permitted. All posted rules must be followed.

6.3 Hot Tub/Whirlpool. Food and smoking in the enclosed hot tub area is prohibited. All glass that can shatter is prohibited in the hot tub and shower area. All containers and debris must be removed when leaving. Clothing of any kind is not allowed in the hot tub. You must be nude and shower with soap. Children age 6 to 16 are permitted in the hot tub only when accompanied by a parent, grandparent, or guardian until curfew. All posted rules must be followed.

6.4 Sauna. All posted rules must be followed.

7.0 PETS

7.1 Pets. All pet owners residing at or visiting the Resort must comply with Pasco County Code of Ordinance, Chapter 14. Every pet owner must register their pet(s) in the Resort Office, complete the necessary form, submit proof of current vaccination for each pet, and provide a photograph of each pet for identification purposes. The owner of an animal is entirely responsible for any damages or injuries it may cause and must sign a Hold Harmless Agreement with the Resort. There is a limit of three adult pets per lot/unit.

Pets must be under the control of their owner at all times and must be kept on a 6-foot or less leash in all outdoor locations at all times. No pet is allowed to roam unsupervised anywhere on the grounds. Any pet found and unclaimed will be removed from the Resort, in accordance with Pasco County Code of Ordinance, Chapter 14. The tethering of unsupervised pets anywhere on Resort property is strictly prohibited by Pasco County Ordinance, Chapter 14.

Pet owners are responsible for the immediate cleanup of all fecal matter, including in the dog park. Any person walking a pet in the Resort must carry suitable equipment for this purpose and must display it upon request of any Resort staff. Failure to immediately clean up all fecal matter is a violation of Resort rules.

Any aggressive pet will not be allowed on Resort property. Pets that cause a disturbance by creating persistent, excessive noise or by menacing residents or guests will not be permitted to remain on Resort property.

Pets are prohibited from the common outdoor recreation areas, including the swimming pool, hot tub, sandy beach, playground, and the lawn between the pool and the lake, with this exception: leashed pets are permitted in the seating areas adjacent to the petanque courts, pickleball courts, shuffleboard courts, horseshoe courts, volleyball courts, and tennis courts. Leashed pets are allowed on the Resort trails. Pets may only be bathed on the owner's lot/unit or at the dog park.

The Resort complies with all laws, statutes, and regulations as they pertain to service/emotional support/therapy animals.

7.2 Violations. For matters concerning aggressive or vicious animals, 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. For all other violations, after two written warnings, a third violation will result in the termination of permission to have a pet at the Resort.

8.0 MISCELLANEOUS

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

8.2 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 in the swimming areas at the sandy or grassy beaches is prohibited.

8.3 Entrance. Residents and guests must enter and leave the Resort only through the established gate facilities.

8.4 Laundry. The laundry facilities at the Resort may be used for personal laundry only and only during posted hours.

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

8.6 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.

8.7 Noise. Quiet hours are 11:00 p.m. to 8:00 a.m., except for Resort-sponsored activities. Disturbing or annoying noises after 5:00 p.m. are prohibited. Drilling, grinding, pounding, sawing, etc., or using noisy equipment is to be done from 9:00 a.m. to 5:00 p.m. Monday through Saturday. No work is to be done on Sundays or holidays. To deviate from this policy, written permission must be obtained from Management. In the Resort facilities area, radios, TV sets, and tape players may be played only with earphones if it appears that the sound might disturb others.

8.8 Fruit Trees/Gardens. Residents are prohibited from picking fruit, flowers, or vegetables from any property other than their own.

8.9 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.

8.10 Soliciting. No peddling, soliciting, or any form of commercial enterprise will be permitted without prior written consent from Management. Canvassing is permitted pursuant to Florida Statutes 719.109 and 723.055.

8.11 Trespassing. Passage through or presence on a lot/unit without permission of the owner is prohibited, except for authorized inspection and maintenance. Permitting pets to enter onto private property without the owner's consent is a form of trespassing.

8.12 Signs and Notices. Only two "For Sale" signs, maximum size of 300 square inches, are permitted per home 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 and only with prior Management approval. No commercial or service signs are allowed. Welcome and name signs, with a maximum 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.

8.13 Open Fires. Open fires are prohibited except in the designated areas approved by Management.

8.14 Alcohol. Everyone, including, without exception, Resort members, certificate holders, mobile home owners, and their family and guests, is prohibited from bringing their own alcoholic beverages with 30 feet of the lakeside bar known as the Butt Hutt. In order to comply with State beverage licensing laws and rules, all alcoholic beverages consumed in or near the Butt Hutt must be purchased from the Butt Hutt.