

Nelson's Outdoor Resort

Park Rules and Regulations

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

Definitions:

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

Residents:

1. Residents away for more than two (2) weeks, notify office in advance as to how you may be contacted if need be. No Keys will be held by management.
2. Residents selling their homes cannot guarantee the prospective homeowner (buyer) a site in the park. Management must approve all prospective owners (Residents). An Application must be completed by prospective owner (Residents) along with a \$30 non-refundable application fee per adult. Said approval must be in writing. A copy of the current title or registration must be given to management within 30 days. Criminal history is checked!
3. No one other than those executing the lease agreement shall be allowed to reside upon the premises (lot) set forth in the lease agreement without written permission from Management. The purchase of your home by those that have not executed a Lease Agreement or obtained written permission from management shall not constitute permission or rights for that purchaser (s) to reside within the park. All prospective residents must be approved by Management. Mobile Homes must have a Lease Agreement. Management can issue a trespass citation to anyone without permission to reside on property and allow Marion County police to remove them.
4. All homes must be adequately insured for liability. Nelson's LLC shall be listed as an additional insured.
5. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on, near or within sight of the premises.

Rent:

1. Rental Rates are for no more than two (2) adults. Each additional adult resident will be charged \$15 per month. There's no limit on children under 18 years of age. Rents are payable one month in advance on the 1st of the month. Rent is due on the 1st of the month and is considered late if paid after the 5th. If rent is paid after the 5th day of the month, a minimum late charge of \$25 will apply and \$5 per day late fee from the 6th of the month will be added.
2. Rents are collected in this matter: All late fees, boat storage fees, are paid first then the lot rent is applied.

Condition of Lots & Homes:

1. All permanent homes will have brick, stucco, plastic, wood (painted white) or aluminum skirting, seed or sodded lawn, landscaping, and steps. All stairs that have two or more steps will require handrails. All additions or changes to the mobile and its exterior aluminum and concrete package must have written permission from Management. (This is to maintain the uniformity of the community).
2. Residents must maintain mobile homes, park models and RV's in good repair. The established standards require the lot must be clean, well landscaped, and the exterior of the home must appear neat, clean, free of rust, mold, chipping paint and similar conditions that indicate poor maintenance. Tree trimming is responsibility of Residents on their own lot.
3. Maintenance on Lot: All maintenance is the homeowner's responsibility on their lot for all long term homes of 7 months or more. Homeowner's can hire their own contractor, or in some occasions Nelson's Maintenance staff can perform minor maintenance at a significant discount, but work comes with no warranty and is charged at \$20 per hour. All parts are also paid by Homeowner to complete work for homeowner. This expense can be paid with Monthly Rent.

Rules for your Lot:

1. The hanging of clothes or laundry is permitted outside mobile homes or RV's on an umbrella type clothesline. No strings or ropes will be allowed to hang from tree to tree or post to post.
2. Only resident's car may be washed in the park. No parking of vehicles on lawns. No airboats without written approval of Management. No other vehicles other than family's only transportation shall be parked in driveway. Only 2 properly tagged vehicles per lot. One boat per lot in addition to 2 vehicles is allowed. Boats should be covered by awning and 16 feet and under. All boats must be properly tagged along with its trailer. All other boats must pay boat storage fee.

3. Boat Storage on your individual lot is permitted at a fee of \$30 per month for boats over 16 feet.
4. Zoning does not permit any commercial business to be operated from your home.
5. Garbage must be placed inside Dumpsters provided. No curbside service is provided. Only daily personal garbage shall be put in said Dumpsters. No Furniture, appliances, TV's, pallets, or any remodeling debris shall be placed in or near any Dumpster
6. There will be no fences without written permission from Management.
7. The Management must approve all digging of soil and plantings on lots. Residents must keep all plantings trimmed and in neat order (weeded). Each resident shall be required to maintain in good and safe condition all trees on the lot. Such maintenance shall include but not limited to necessary trimming, pruning, watering, fertilizing, and removal if dead.
8. Residents must dispose of their own leaves in designated area determined by Nelson's office.
9. Residents can request management to mow and (weed) yard at \$30 per month paid in-advance with rent. If yards are not maintained a notice will be given to resident and a charge of \$20 per cut if mowing or weeding is necessary.
10. No signs are permitted "For Sale" in the front yard of any Mobile Home or RV. Homes must be listed with Nelson's if residents want to sell their homes. Homes will be placed on a community board and/or offered for sale on a website. All transactions and pre-screening are done by Nelson's and no sale shall transact without written authorization from Nelson's. Owner is responsible for showing their own home; Nelson's staff will not enter any homes. All lot rents and past due fees will be charged when transaction takes place. Nelson's will charge the selling resident \$99 when the transaction is completed; this fee is for listing services, website maintenance and community board listings.
11. Residents at all times are responsible for the actions of their guests. Residents must advise their guests of the Park Rules & Regulations. Guests not abiding by the Rules & Regulations will be asked to leave the park. In your absence, if guests have permission to stay in your home, they need to check in with Management.

Rules for the Property (common areas):

1. Do not exceed the 10 miles per hour speed limit. No major repairs or overhaul of cars, a boat etc... is permitted on home site or roadways. All Boats, Cars, Trailers, Motorcycles must have valid tags on lot or anywhere on property. Any vehicle towed in violation of these rules, management will not be held liability or financially responsible for towing costs. This shall serve as your only notice for violation of towing rule.
2. Bathroom access is limited to camping and short term residences at no additional cost.
3. Neither Park Owner nor Park Manager (Management) shall be liable for accident or injury to life or property through use of recreational facilities provided for use by Residents and offside residence, or for loss or damage caused by accident, fire, theft, or act of God to any Mobile home or RV. In the event Residents has called for police, fire, or ambulance, please notify the Resident Manager at the same time.
4. Chapter 723 of Florida Statutes regulates mobile home lots and Chapter 513 regulates RV & Park Model lots. Management may evict residents for those grounds set forth in said statutes.
5. The discharge of any type of firearm or the carrying of any exposed type firearm is strictly prohibited within the boundaries of Nelson's Outdoor Resort. This includes air guns, BB guns, bows, crossbows, and weapons.
6. Loud noises, disorderly conduct, abusive, profane, or threatening language, harassment of residents or their guests shall not be permitted at any time. Drunkenness and boisterous conduct shall not be permitted. Residents and their guests shall conduct themselves so as not to interfere with the peaceful enjoyment of the park by its residents and loud activities shall end by 10:00 pm. No late night activity is to take place on the docks, marina, store or gazebo by store unless management has scheduled events or given written permission after closing time of store. Excessive car traffic after hours is not acceptable.
7. Dockside Fishing is permitted but closes at dusk. Pond is for fishing but reserved as a Catch & Release on all FISH.
8. Laundry facilities are open to the public 8am to 8pm - 7 days a week.
9. Use park facilities at your own risk! Please be careful. Do not disturb any wildlife.

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

Residents by payment for temporary camping through RV's or tent camping acknowledge these rules and regulations are not part of a lease, but agree to abide by all of the above rules and regulations.