



Country Oaks

Adult Mobile Home Park

615 N Wiggins Rd, Plant City, FL 33566

PARK RULES revised September 1, 2022; effective December 1, 2022

- 1. Occupancy:** Applicant for residency must be considered desirable and compatible with other residents of the park. The park is an adult community (55+) in which all applicant(s) for residency must be approved by management. No one other than those executing the lease agreement, shall be allowed to reside upon premises (lot) set forth in the lease agreement without written consent from management. Subletting of any part of the home is prohibited. Upon expiration of the lease agreement, all tenancies shall be month-to-month and must comply with all restrictions set forth in these rules. No solicitors, peddlers, agents or renters are permitted without written consent from management. Residents who vacate their home for more than two weeks must notify management.
- 2. Rent Payment:** Rental rates are for not more than two persons per site. In addition to the normal rent, there will be an additional charge of \$50 per month for each additional resident (existing additional residents in place as of 9/1/2022 are grandfathered in at a rate of \$25 per month). Visitors are defined by Florida Statute 723 as one who stays no longer than 15 consecutive days nor more than 30 days per year. One who stays longer is a resident requiring management approval and additional rent. Rent should be paid by check or money order payable to "Buss Investments, LLC" and submitted as requested by management, paid monthly, in advance. Rent is due on the first day of each month. Mailed rents postmarked after the fifth of the month or otherwise received by management after the fifth of the month will incur a \$5.00/day late fee payable from the first day of the month. In addition to actual bank fees, there is an additional \$25 administrative fee for all returned checks.
- 3. Home Maintenance:** Residents must keep their lot in a neat, orderly condition. No unsightly storage is permitted under or around the home, including within screened enclosures. No home appliances may be placed outside a mobile home. Hanging clothes or laundry is permitted outside mobile homes only on umbrella type clothes hangers in an inconspicuous location approved by management. All additions and changes to the mobile home must have prior written approval by management. Homes, sheds, awnings, steps, skirting, carports and all things visible on the outside of your home must be kept in good repair as determined by management. Antennas and fences require written approval by management.
- 4. Yard Care:** Other than general mowing, residents are responsible for their own landscape maintenance including trimming, edging, watering, and weeding. If residents fail to maintain the home site to satisfactory standards, management shall provide written notice giving the tenant seven days to comply. After the seven days, management may provide required maintenance and bill the tenant \$25/hr, rounded up to the nearest half hour, plus the cost of expendables used for work performed. This expense will be billed to the tenant and must be paid with the following month's rent. All tree or large bush plantings must be approved by management. All plantings must be trimmed and in neat order (weeded, etc.). No digging is permitted without prior consent of management. If you dig and hit power, water, sewer, telephone, cctv, cable lines, or any other utility line, you will be held liable for repairs. Do not attempt to repair utility connections yourself. Notify management if you have utility problems.
- 5. Vehicles:** Only resident's vehicles may be washed in the park. The speed limit is 5 MPH. Vehicles are never to be parked on the street and are not to be parked on the lawn unless specifically authorized by management. Each lot may have no more than two resident vehicles unless restricted by management to one because of parking limitations, as determined by management. All vehicles must be parked in your driveway unless it is too small, in which case management will specify where the second vehicle is to be parked. Vehicle repairs involving fluid drainage of any kind, or maintenance which could potentially make

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the vehicle inoperable for more than a few minutes are prohibited. No loud vehicles will be permitted. Inoperable or unlicensed vehicles cannot be stored anywhere in the park. Residents are not allowed to park or otherwise maintain vehicles larger than a 1-ton pickup. Trailer or boat parking is prohibited unless you can park them in your driveway without displacing your other allowed vehicle(s).

6. **Liability:** Management shall not be liable for accident, injury, loss or damage to life or property on park grounds caused by accident, fire, theft, negligent acts of others, or Act of God. Residents are encouraged to secure Mobile Home Owner's Insurance or Renters Insurance policies.
7. **Pets:** Residents must obtain written management approval prior to obtaining any pet. Normally, small dogs (20 lbs maximum) are welcome. No more than a total of two pets (cats and/or dogs) are allowed except in owner occupied homes where the number of cats is not limited. All cats must be totally indoor pets not allowed to roam the park. Other pets may be considered. Pets may not be left outside unattended at any time, may never be chained-up and must be leashed and under the owner's control at all times while outside per Hillsborough County leash law. Pet pens are strictly prohibited. Pets must be walked in your own yard or on public property outside the park. All excrement must be picked up immediately (including in your own yard). Pets that are cause of complaints (excessive barking for example) must be removed. Leaving food outside for your pets or wildlife is prohibited by the County Health Department.
8. **Home Sales:** If you wish to sell your mobile home, only one "For Sale" sign, placed on or in the window of the home, is permitted. The sign shall not be larger than 864 square inches (2ft X 3ft). All parties purchasing re-sale units will be subject to the rules and regulations of the park. The purchase of your home by those who have not executed a lease agreement or obtained written consent from management shall not constitute permission or rights for those purchaser(s) to reside in the park.
9. **Trash:** Only household rubbish such as garbage, paper and cans may be placed in the dumpster. Cardboard boxes must be broken down before putting them into the dumpster. No appliances, building materials, tires, batteries, toxic waste, furniture, or other bulky items may be placed in or around the dumpster. You must make your own arrangements for removal of bulky items as they cannot be placed in the dumpster or at the curb. You will be assessed a \$50.00 administrative fee plus actual dumping expenses, as arranged by management, for each item improperly disposed of on or adjacent to park property. The dumpster lid must be completely closed at all times. If you cannot put your trash in without propping the lid up, notify management. Trash is never to be placed on top of or around the dumpster. The dumpster is for park resident use only.
10. **Eviction:** Management may evict tenants for non-payment of rent, repeated violation of any published rules and regulations, or conviction for violation of federal, state, or local laws, the nature of which, in management opinion, could adversely affect other park residents.
11. **Quiet Hours:** Quiet hours are from 10PM to 7AM. Remember, you are in a mobile home in close proximity to another, and sound travels through the walls easily.