RANCH MOBILE, INC

RULES AND REGULATIONS

Amended and Approved

April 1, 2026

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RANCH MOBILE, INC.

RULES AND REGULATIONS

INTRODUCTION

These Rules and Regulations are hereby established for the comfort, welfare and safety of all residents of Ranch Mobile, Inc., to ensure a peaceful and contented retirement. The Rules and Regulations are not for just a few, but for all leaseholders and guests. Leaseholders are responsible for the actions of their guests.

Therefore, it is important that you have full knowledge and understanding of the Rules and Regulations and abide by then. Your neighbors expect them to be enforced, as is their right, and expect the Board of Governors to enforce them, as is their responsibility.

Captions of the sections and paragraphs of these Rules and Regulations are for convenience and reference only, and the words contained in them shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of these Rules and Regulations.

You may notice in the park, there are examples of construction that do not conform to present regulations. Most of these go back many years to a time when mobile homes were smaller, and County and Park regulations were different than today. The irregularities, in most cases, are impossible to correct, so we must li8ve with them.

Needless to say, all new construction and mobile home installations must meet with current regulations of Ranch Mobile and the City of Largo. Exceptions or mistakes contrary to the regulations are not acceptable and will not be permitted. Corrective action will be necessary to bring conformance to present regulations.

It is your responsibility to check the requirements before starting any construction. To further help you proceed, the Board's Application for Improvement form, with a drawing, must be presented to the Board of Governors for their review. A Largo permit is required for all construction and installation. Do not proceed until you have Board approval and a Largo permit. If what you are asking is not permissible, the Board will assist you in trying to find alternative solutions. But in all cases, current regulations must be met.

Our aim is to maintain our standards and upgrade the Park to protect the rights and well-being of all residents. To pursue this is a benefit for us all.

PART I – PURCHASE, TRANSFER/ASSIGNMENT/OCCUPANCY

Section 1. LESSEE'S AGE: To live in Ranch Mobile Park, at lease one (1) Lessee must be fifty-five (55) years of age or older and any other approved occupant of that same home must be at lease forty-five (45) years of age.

NOTE: An additional person(non-resident) may be added to the Lease along with the initial Lessee, if the additional person is 45 years of age or older. The names must be connected with "and" and they must be listed "As joint tenants with rights of survivorship".

Section 2. AGENT AND FOR SALE SIGNS: Lessees wishing to sell their homes may list the property with the Park office or a licensed sales agency. One (1) "For Sale" sign, no larger than 9" x12", may be placed in the window of the Lessee's home.

Section 3. CONDITION OF PROPERTY FOR SALE: When a mobile home is placed for sale on the Park sales list, or with a licensed sales agency, the mobile home and site with the approval of, and at the convenience of the owner or representative, may be inspected by two (2) members of the Board of Governors. If the home and site are in poor repair, or in unlivable condition, as determined by four (4) members of the Board, it must be upgraded or removed by the seller, or purchaser, as agreed upon in the sales contract.

Section 4. PURCHASING SECOND HOME: Lessees purchasing another home within the Park must move into that home within a period of ninety (90) days of said purchase and must list their present home for sale within that period of time.

Section 5. PURCHASE OF LOTS: Prospective Lessees or Lessees contemplating the purchase of lots within Ranch Mobile Park must submit, for the Board of Governor's approval:

a) A site plan showing the placement of the proposed home
b) Plans and specifications for the proposed home
c) A written realistic timetable for completion supported by written commitments from contractors.

Section 6. TRANSFER AND ASSIGNMENTS: The transfer of title and land lease reassignment are prepared and recorded by Ranch Mobile, Inc. Office staff **ONLY.** There is an administrative fee of Three Hundred ($300.00) Dollars payable to Ranch Mobile, Inc., for the transfer, paid by the seller and an administrative fee of Two Hundred ($200.00) Dollars payable to Ranch Mobile, Inc., for the transfer, paid by the buyer.

Section 7. ADMINISTRATIVE FEE: A Fifty ($50.00) Dollar administrative fee is charged for any change to a Lessee's title and/or Land Lease, plus recording fees.

Section 8. RENTALS / SUBLEASES: NO RENTALS OR SUBLEASES WILL BE PERMITTED IN RANCH MOBILE, INC.'S PARK, UNDER ANY CIRCUMSTANCES.

Section 9. NON-LESSEE OCCUPANCY:

a) Occupancy of Lessee's residence by relatives or friends *while the Lessee is in residence* Must have prior written approval from the Board *only when* occupancy will be longer than thirty (30) days in a succeeding 365 day period per occupant.

b) Occupancy by relatives or friends *while Lessee is NOT in residence* must have prior written approval of the Board and **their visit will be limited to thirty (30) days per any succeeding 365 day period.** Lessees will complete the Board's application for Non-Lessee Occupancy form and provide a copy of a government issued picture ID for all guests eighteen (18) years of age or older for this purpose.

c) **An excessive number of requests for non-lessee occupancy by any Lessee will be considered by the Board of Governors, at its' sole discretion, to be an abuse of this privilege and subject to sanctions deemed appropriate after the Board considers the circumstances.**

Section 10. CREDIT & BACKGROUND CHECKS (Added April 23, 2009) – All prospective lessees and any non-lessee residents for more than thirty (30) days, must meet with the approval of the Board of Governors based in part on resident screening credit check and background checks. The Board of Governors reserves the right to refuse admittance to anyone. All prospective Lessees and non-lessee residents for more than thirty (30) days must provide proof of age prior to occupancy. Such proof must be in the form of any government issued photo ID document such as a driver's license or passport. Said prospective lessees and non-lessee residents will be required to provide other information such as a social security number or foreign equivalent, intended to permit Ranch Mobile to obtain and review the applicant's credit history and criminal background history, if any. The Board of Governors, at their sole discretion, may develop policies and procedures for screening prospective Lessees and non-lessee residents for more than thirty (30) days. The Board of Governors requires a face-to-face interview with all prospective Lessees and non-lessee residents over 30 days. This interview can be either physical or electronic.

PART II – FINANCIAL AND LEGAL RESPONSIBILITIES

Section 1. PAYMENT OF COSTS/ATTORNEY FEES: All Lessees are responsible for payment of all costs and expenses of enforcing the terms of the documents identified as: RANCH MOBILE, INC., MASTER LEASE; RANCH MOBILE, INC., BY-LAWS; and RANCH MOBILE, INC., RULES and REGULATIONS. These costs include reasonable attorney fees and costs; such attorney fees and costs include, but are not limited to, fees and costs incurred in all matters of collection and enforcement, construction and interpretation, before, during and after trial proceedings.

Section 2. LIENS: Any and all recorded liens, and any and all monies owed to Ranch Mobile, Inc. for payment of monthly assessment, or any other indebtedness, shall be paid in full by the Lessee/grantor, and his/her heirs and assigns, prior to reassignment of the Land Lease.

Section 3. DELINQUENT ASSESSMENT FEES: The monthly assessment is due on the first of each and every month. A monthly assessment not paid by the end of the month in which it is due, shall be considered to be in default, and a ten percent (10%) late fee shall be assessed for the default month. The Board of Governors may elect to waive the ten percent (10%) late fee if the Board determines that the default was not the fault of the Lessee.

PART III – MOBILE HOME AND SITE REQUIREMENTS

Section 1. MOBILE HOME MOVED TO PARK: Any mobile home to be moved onto a lot will require prior written Board approval as well as prior written approval by appropriate municipal or State agencies.

Section 2. WIDTH OF MOBILE HOME: All applicable existing eight (8) foot wide mobile homes situated upon a site shall, if sold, be replaced by a mobile home not less than fourteen (14) feet wide that meets any applicable municipal or State codes and requirements.

Section 3. MOBILE HOME DESCRIPTION:

a) A newly placed mobile home may be new or used.

b) Only one (1) mobile home may occupy any leased lot. If a Lessee has a lease for one lot plus a portion of an adjoining lot, he may erect only one (1) mobile home.

c) Mobile homes must be single story and at lease fourteen (14) feet wide.

Section 4. HEIGHT AND SKIRTING: Newly placed mobile homes are to be set at a height that complies with local codes. All homes must be completely and attractively skirted on all four (4) sides and in a manner satisfactory to the Board.

Section 5. SITE CONSTRUCTION: After the new mobile home is placed on the lot, all exterior construction and yard work must be completed in accordance with Lessee's written, realistic, timetable supported by written commitments from contractors and approval in advance by the Board.

Section 6. FRONT DRIVEWAYS: The following minimum requirements must be met:

a) The driveway must be covered by a carport.
b) The driveway must be concrete.
c) The driveway must be constructed to allow for two (2) vehicles to be parked side by side, with an overall unobstructed (no posts or walls) minimum width and length measurement of twenty (20) feet.

Section 7. SIDE DRIVEWAY: The following minimum requirements must be met:

a) The driveway must be covered by a carport.
b) The driveway must be a minimum of ten (10) feet wide and forty (40) feet long on the short side.
c) Macadam driveways must be replaced with concrete for a newly placed mobile home.

Section 8. Amended: 4/1/2026 NO GARAGES ALLOWED AND SHED ACCESS DOOR REQUIREMENTS: Any shed access door opening can't exceed five (5) feet in width. The size, style, design and color of the shed access door must have Board approval prior to installation.

Section 9. MOBILE HOME PLACEMENT AND SETBACKS: Placement of all new mobile homes and any related improvements shall be specified by the Board. The new mobile home and related improvements as well as any subsequent improvements on any lot shall be set back a minimum of eight (8) feet perpendicular from the home-side edge of the curb; ten (10) feet from the rear lot line and at least five (5) feet from each side lot line **and ten (10) feet from your neighbor's opposing vertical structure.**

Section 10. PLANS: When seeking approval to place a new mobile home, the following are also required:

a) Two (2) copies of the site plan. They must show the dimensions of the lot, set back distances, easements, distance to adjacent homes, and size of the new mobile home.
b) Two (2) copies of an architectural plan showing dimensions and elevations of the mobile home, carports, screen enclosures, sheds, etc. Tie-down locations must also be shown on the plans.
c) Names of all contractors, general contractor, carpenters, plumbers, electricians, etc. must be included.
d) Before being moved into Ranch Mobile Park, the Board of Governors will perform an inspection of all 'used' mobiles.
e) Mobile homes which do not have appropriate certifications will not be allowed in the Park unless approved by the Board of Governors and the City of Largo.

Section 11. UTILITIES CONNECTIONS: All new homes are required to have new utility connections at the time the home is located on the site. All old underground lines must be disconnected at the main and removed from the site. Ranch Mobile recommends that all new wire service be copper wire and place in an approved type of conduit.

Section 12. ELECTRICAL REQUIREMENTS:

a) A two-hundred-forty (240) volt single phase, four (4) wire electrical service, including a pedestal (the circuit box, breakers, mounting post, and labor) will be provided at the appropriate easement site, determined by the Board of Governors. It will be the responsibility of the Lessee to provide underground service from the meter service box to those points where it is required on the site. The service wire must be encased in properly sized, approved type conduit.

b) Ranch Mobile Park will initially pay for the replacement of the pedestal and breaker. Thereafter, the Lessee is responsible for a failed breaker and the underground service lines to the required points on the site.

c) All upgrading of old pedestals will be performed at the discretion of the Board of Governors, excluding emergencies.

d) In **all existing pedestals** it is the responsibility of the Lessee to call a licensed electrical contractor with a power failure. If it is determined that it is a breaker or line failure, the Lessee must hire a licensed electrical contractor at the expense of the Lessee.

Section 13. ELECTRICAL AND PLUMBING REPAIRS: When installation or repairs are made to plumbing or electrical service lines, THE CONTRACTOR/S MUST BE A PROPERLY LICENSED PLUMBER, OR ELECTRICIAN, who will secure the necessary permits and inspections. Also, a Largo permit must be obtained by the Lessee when he/she is making plumbing or electrical installation service line repairs.

Section 14. UTILITY EASEMENT: A ten (10) foot easement across the back of each site has been reserved for utilities. In the event of the disturbance of this area by use of the easement, the ground must be restored to its former condition by the utility company, all contractors, or the Lessor. Landscaping and temporary objects put on the easement by the Lessee with the Board's approval will be replaced or repaired by the Lessee. Otherwise, Lessee shall keep the easement, to the rear of his/her site clear of all trees, bushes, concrete and fixed structures. Largo regulations must be obeyed on all easements.

Section 15. EASEMENT APPEARANCE: In order to maintain an attractive appearing easement (parkway) between the back-to back sites, nothing higher than a four (4) foot fence, shrub, etc., will be permitted within ten (10) feet of the back line. Fences (pet enclosures) are allowed only in the PET SECTION. Lot line trees, fences and hedges must be approved by the Board. Sites on the boundaries of the Park property and those abutting recreation and service facilities, may have tall lot line hedges and trees provided they are kept clear of service lines. Six (6) foot high fences may be put up on the perimeter of the park at the owner's expense, *between neighboring parks only,* with material approved by the Board. Lessees are not to plant shade trees within the ten (10) foot easement which later have to be removed. Shade trees planted ten (10) feet from the rear line and which spread into the easement area are not permitted.

Section 16. AIR CONDITIONERS: All new air conditioner installations must be made in the rear of the mobile home. Existing air conditioners may be replaced subject to the Board's prior approval. Requests for the installation of new and replacement air conditioners shall be made on the "Application for Improvement" form and submitted to the Board for approval.

Section 17. LESSEE'S WATER/SEWER LINES: It will be the responsibility of the Lessee to maintain the site's sewer and water lines to the main lines.

Section 18. PLANS FOR IMPROVEMENTS: All proposed alterations to the exterior of structures, including but not limited to the mobile home, carports, screen rooms, modifications to utility sheds, roofs, steps, railing, fences, fiberglass panels, flag poles, antennas, pavement, and any other structural improvements must be submitted in writing to the Board on the "Application for Improvement" form for the Board's prior approval. It is the Lessee's responsibility to call 811 four (4) days prior to any digging to locate any underground wires/cables/etc. Proposed improvements on a lot shall be set back a minimum of eight (8) feet from the home side edge of the curb; ten (10) feet from the rear lot line and at least five (5) feet from each side lot line. A minimum distance of ten (10) feet must be maintained between any neighbor's vertical structure.

Section 19. LAWNS: Grass lawns are required. Lawns may not be removed and replaced with stone, concrete or any other material. New mobiles placed on lots with stone, must replace the stone with grass. **DECORATIVE LANDSCAPING: Loose stone, gravel or mulch MUST have a retaining border that is a minimum of two (2) inches above the ground cover material to prevent wash out during heavy rains, causing the material to accumulate in the streets and eventually washing into the storm drains and retention pond.**

Section 20. TREES: Trees will not be removed from or planted on Lessee's site unless approval is received in advance from the Board. Lessee shall use the "Application for Improvement" form. A City of Largo permit may be required for trimming or removal. A list of prohibited trees will be provided by the office.

Section 21. SITE MAINTENANCE: It will be the responsibility of all Lessees to keep their site neat and clean at all times. Lessee's maintenance responsibilities include, but are not limited to, keeping shrubbery trimmed, planted weeded, trees pruned, fruit trees maintained, fruit picked, and fallen fruit removed from the ground as soon as possible, and items determined by the Board within its sole discretion, to be inappropriate for the exterior, stowed out of sight. **Important – SEASONAL LESSEES** must remove all fruit from trees and the ground before closing their mobile home for the summer. The Board reserves the right to enter upon the property and do all the necessary work and Ranch Mobile's associate cost will be billed to the Lessee.

Section 22. STRUCTURAL MAINTENANCE:

a) All mobile homes must be kept in good and pleasing appearance and free of any deficiencies. If the mobile home, other structures, and/or site are in poor repair, or in unlivable condition, as determined by four (4) members of the Board, it must be

upgraded or removed by the Lessee within thirty (30) days after written notice is sent to the Lessee, by the Board of Governors. The Board reserves the right to enter the property and do all necessary work and Ranch Mobile's associated cost will be billed to the Lessee.

b) The Lessee has the responsibility to seek a determination from the Board as to whether contemplated maintenance or repairs requires the formal approval of the Board.
c) If the Board determines that a home is a risk to its occupant(s) or neighbors, at least two members of the Board may enter the home, after notice to the Lessee, to perform an inspection and to photograph any areas of concern. Risks include, but are not limited to fire potential, disease potential, and pest (e.g. termites, rodents, other wildlife, etc.) infiltration.

Section 23. COLORS: The existing color of newly placed homes and any subsequent contemplated color changes to the exterior of all mobile homes, (siding, trim, etc.) structures, improvements, driveways, walkways, and any other exterior surfaces must be approved in advance by the Board. Board approval is not required when existing colors will be used to restore exterior painted finishes as part of periodic maintenance.

Section 24. HOUSE NUMBERS: Each homeowner shall affix street numbers on the front of their home. The numbers must be a minimum of three (3) inches high in order to be legible from a distance of thirty (30) feet. The numbers should be made of a durable, weather-resistant material. Each Lessee must comply with this ruling.

Section 25. NATIONAL FLAG: The United States Flag, Canadian Flag and the Ranch Mobile Park Flag will be the only flags displayed at the park flag poles located at the south end of Swan Lake. Residents may fly the United States National Flag outside of the lessee's home. No other NATIONAL FLAGS may be flown. Political Flags/Campaign Advertising will not be allowed to be displayed within Ranch Mobile.

Section 26. ANTENNAS: Antennas and satellite dishes shall be located at the rear of the property and subject to the Board's prior approval.

Section 27. PERMITS: The Board's approval for any work, repairs or improvements does not relieve the Lessee from the responsibility of applying for proper permits from local authorities.

Section 28. SPRINKLER/IRRIGATION SYSTEMS: New sprinkler systems are not allowed. Upon sale of a home, existing systems must be disconnected and can no longer be used.

PART IV – GENERAL RULES AND REGULATIONS

Section 1. YARD SALES: Displaying one or more items for sale at the front of the home, in your yard or carport are prohibited. ***The only exceptions are the Board approved, park-wide, sales held on the first Saturdays of December and March.*** Displaying items offered for 'free', except fruit, is also prohibited. For your convenience, there is a "For Sale Cabinet" on the outside wall of the Clubhouse where you may list items for sale or free.

Section 2. CHILDREN: Ranch Mobile, Inc. is a senior park wherein at various times children under eighteen (18) years of age will visit residents of the park. Children may participate in appropriate activities. Exceptions are bingo, dances and card playing. Visiting children under twelve (12) years of age may not play shuffleboard, horseshoes, billiards, or use the putting green unless accompanied by an adult.

Section 3. PEDDLING/SOLICITATIONS/ADVERTISING: Peddling, soliciting, and advertising is prohibited.

Section 4. COMPLAINTS/SUGGESTIONS: If a Lessee has any suggestions or complaints, they are asked to put same in writing, sign and submit them to the Board for their review. The Board agrees to keep the complainant's name confidential as long as it is legally permissible.

Section 5. NOISE: Each Lessee shall have the obligation of allowing his/her neighbor to live in peace and tranquility, keeping his/her audio, television, and or video equipment at a moderate sound level. After 10:00PM all sound should be kept to a minimal level. Power tools and any construction, loud enough to disturb neighbors should not be used before 8:00AM or after 6:00PM Monday through Saturday and not at all on Sundays, or the following holidays, New Years Day, Memorial Day, 4th of July, Veterans Day, Thanksgiving Day and Christmas Day.

Section 6. CONDUCT/ATTIRE:

a) Improper conduct, including but not limited to, drunk and disorderly, vulgarity, and harassment will not be tolerated within the Park.

b) Dress Code – Cover ups must be worn by all residents, male and female, guests, lawn service workers, contractors and Park maintenance personnel within the confines of the Park. This includes while walking to and from the pool. The only exception is when the Lessees or their guests are within the pool area or when Lessees and their guests are on the Lessee's own home site.

Section 7. SMOKING: Smoking of any kind, including e-cigarettes, is prohibited in all Park structures, including the pavilion, Arboretum, golf putting green, the shuffleboard courts, the fenced pool area and all other posted areas. Smoking is allowed in designated areas only.

Section 8. WORK HOURS: Construction and repairs that require the use of noise inducing equipment is permitted between the hours of 8:00AM or after 6:00PM Monday through Saturday and not at all on Sundays, or the following holidays, New Years Day, Memorial Day, 4th of July, Veterans Day, Thanksgiving Day and Christmas Day. Emergency requests may be granted by any member of the Board of Governors upon notification.

Section 9. TRASH BURNING: Trash burning is NOT permitted under any circumstances.

Section 10. RECREATIONAL VEHICLES:

a) Trailers, recreational vehicles (RV's), motor homes, campers or boats belonging to Lessees will not be permitted to be parked on or in front of Lessee's property other than for loading and unloading. These vehicles may then be parked in the designated area on the south side of Avenue C, diagonally across from the Maintenance Building or at other locations designated by the Board of Governors. The total time these vehicles can be parked within the boundaries of Ranch Mobile, Inc. is forty-eight (48) hours. After forty-eight (48) hours, the vehicle may be towed out of the Park at the violator's expense. No one will be allowed to reside in these vehicles. The resident must provide a contact name, phone # and address to be displayed in the windshield upon parking the vehicle.

b) **GUESTS WITH RVs:** Lessees will not permit guests driving recreational vehicles, motor homes, campers or trailers to park these vehicles on Lessee's driveways or property at any time, other than for unloading or loading, during their stay in the Park. Relatives and guests will be allowed to park these vehicles at the designated locations described in Section 10 (a) above. No one will be allowed to reside in these vehicles while in the Park. Lessee's must notify all guests that the name and address, where they are staying, and a phone number must be displayed on the window of the vehicle. Forty-eight (48) hours after arriving, all such vehicles must be moved off of Ranch Mobile property or the vehicle may be towed at the violator's expense.

c) High-Top conversion vans may be parked in the driveway only if there is sufficient space for a second vehicle.

Section 11. VEHICULAR PARKING: Non-Recreational vehicles (autos, golf carts & bikes)

a) All vehicles must be parked in a driveway. Parking is not permitted on lawns, landscaped areas, or any other areas in front of or adjacent to the home or carport. Golf carts may be parked on golf cart parking pads or locations approved by the Board of Governors. Designated Golf Cart Only parking areas should be utilized by golf carts. Overnight parking on common roadways is prohibited.

b) Guest parking may be available on the gravel area on the east side of Swan Rd., adjacent to the arboretum. Guests must display, in the vehicle's window, the resident's name, address and phone number with whom they will be staying, the date they arrived and the date they will be leaving, not to exceed thirty (30) days.

c) Ranch residents parking in the same area as mentioned above, are limited to forty-eight (48) hours. Residents must also display their name, address and phone number in the windshield of the vehicle. After forty-eight (48) hours, the vehicle may be towed out of the Park at the owner's expense.

d) ***AMENDED 4/1/2026***: **INOPERATIVE VEHICLE PARKING:** Any automobile which is not capable of travel in its existing mechanical condition, is in a dismantled, partially dismantled, wrecked or demolished or partially demolished condition; or any automobile not displaying a VISABLE license plate with a current registration cannot be parked anywhere inside Ranch Mobile Home Park, including a Lessee's carport. These vehicles are in violation of the City of Largo Code of Ordinances Chapter 11, Section 11-76 and can be removed by the City of Largo as well as by Ranch Mobile Board of Governors.

Section 12. TOWING: The Board of Governors reserves the right to tow any vehicle, including but not limited to boats, trailers or other means of transportation in violation of the preceding Sections 10 and 11 and any other pertinent regulation. Towing costs will be at the violator's expense. Any member of the Board of Governors is hereby authorized to order towing only after first:

a) Attempting to notify the vehicle owner, or home owner, to rectify the violation; and
b) Depending on the circumstance, allowing them a reasonable amount of time to rectify the violation. At the Board of Governors sole discretion, emergency and safety considerations may require immediate towing of the vehicle. The Board will document all information and times pertaining to the violation and place the report in the mobile home owner's file.

PART V – SANITATION / LAUNDRY/ GENERAL APPEARANCE

Section 1. WASTE DISPOSAL: Regular trash pick-up is twice per week. Bulk trash pickup is once per month. The specific days of the month will be posted on the Ranch Mobile website and in the bulletin. No trash will be picked up on New Year's Day, Thanksgiving Day, or Christmas Day. If the holiday falls on your regular trash pickup day, your trash will be picked up on the next day. Depending on the day of the week the next scheduled day, for that week, may change. Changes will be posted on the Ranch Mobile website and in the bulletin. Under no circumstances should any trash be left out other than the day of pickup.

Empty cardboard boxes must be broken down, flattened, and stacked and bundled together, tied or taped and no larger than 4'x4' when flattened.

Paint: Lid must be off the can and paint must be COMPLETELY DRY AND HARDENED. Please do not put this inside your trash; they may refuse to take it. Open paint cans should be placed beside the trash container, in the open, for inspection.

All garbage must be in a trash container with a lid and/or in tied BLACK plastic bags and placed for pickup at home sites on designated days. Tree trimmings cut in short pieces and tied in bundles, not over four (4) feet long and no larger than six (6) inches in diameter, may be put on the same day. Carpet must be no longer than 4' in length, rolled tightly and bundled with tape or twine.

Section 2. THE PARK DUMPSTER: The dumpster near the Maintenance Facility is for use by the Maintenance Department personnel. Lessees are allowed to use the dumpster on MONDAY AND THURSDAY, PRIOR TO THE DUMPSTER BEING EMPTIED, **BUT ONLY IF THE GATE IS OPEN AND THERE IS ROOM IN THE DUMPSTER.** ALL ITEMS TOSSED IN THE DUMPSTER MUST BE BROKEN DOWN AND FIT ALL THE WAY DOWN IN THE DUMPSTER! ***DO NOT LEAVE TRASH AROUND THE DUMPSTER!***

ITEMS NOT ALLOWED IN THE DUMPSTER … Mattresses, box springs, concrete, bricks, construction demolition materials, paint or any other hazardous items. Nothing longer than four (4) feet.

Section 3. LAUNDRY AREA: Laundry and drying facilities are for Park residents and guests only. All users must keep the areas clean.

Section 4. LINE DRYING: Small umbrella type or retractable type drying racks will be permitted on the home site only in the rear of the Lessee's premises by approval of the Board of Governors.

Section 5. ITEMS IN/ON CARPORTS/PATIOS: Outside patio furniture, grills, bikes, golf carts, potted plants, covered trash cans and vehicles are allowed. Appliances (i.e., refrigerators, ranges, water heaters, etc.) are some examples of items NOT permitted on carports or patios.

PART VI – TRAFFIC / SAFETY

Section 1. MOTORCYCLES OF ANY KIND ARE NOT PERMITTED WITHIN RANCH MOBILE PARK. No one will be permitted to ride, park or store a motorcycle within Ranch Mobile Park. ONLY electric/battery powered motor scooters, tricycles, bicycles, or golf carts or any other form of battery powered conveyance will be allowed to operate within Ranch Mobile Park.

Section 2. SPEED LIMIT: Speed of any vehicle shall not exceed fifteen (15) miles per hour.

Section 3. TRAFFIC SIGNS: For the safety of our Park residents, please obey Park traffic signs. **STOP AT ALL INTERSECTIONS!**

Section 4. STREET LIGHTS: When you find street lights not working, report their locations and pole numbers to Duke Energy.

Section 5. ENFORCEMENT: The Board has the right and authority to establish a traffic and safety enforcement system.

PART VII – PETS (Including Emotional Support Animals)

Section 1. TYPE & LOCATION: Dogs and cats ONLY are allowed in the Pet Section, 300 and 400 blocks of Heron and Lake Roads, and limited to two (2) pets. The following dogs are prohibited, including but not limited to: Pit Bulls, Rottweilers, Doberman Pinschers, Akitas and Chows or any specific dog in the Park that has been confirmed by the Board of Governors to be vicious or otherwise of risk to the residents, whether by its own nature or by the lack of appropriate control by its owner. Birds, such as canaries and parakeets, are allowed throughout the Park. No other animals, (i.e. rabbits, gerbils, snakes, etc.) are permitted in the Park. Lessees in the NON Pet section may qualify for Emotional Support Animals with proper medical approval.

Emotional Support Animals are allowed on Lessee's property only and can not be walked on the roads or in park areas in the ***Non-Pet Section*** of Ranch Mobile. No pets of any kind are allowed within any Ranch Mobile buildings or locations.

Service Animals, with proper documentation and medical approval, are not considered pets when required to perform a specific duty for the owner and must be registered at the office. Anyone requiring an Emotional Support Animal or Service Dog must meet with the Board of Governors for approval.

Section 2. CONTROL OF ANIMALS: The owner(s) or person(s) in charge of approved animals, shall not permit the animal to become a nuisance. All approved animals shall be on a leash no more than six (6) feet long, retractable leashes are not allowed, or appropriately constrained within a fenced yard or vehicle while in the pet section. Under no circumstances are animals to be walked outside of the pet section. No trespassing of animals beyond three (3) feet off the pavement. *OWNERS MUST CLEAN UP ALL MESSES THAT DOGS MAKE WHILE BEING WALKED.*

Section 3. PET ENCLOSURES: Fences for pets are permitted in the pet section only and may be of any material approved by the Board not to exceed four (4) feet high.

Section 4. LICENSING: All rules and ordinances that are designated by the City of Largo and Pinellas County pertaining to the Licensing of pets shall be observed. Proof of licensing, rabies shots and all other inoculations for both dogs and cats must be presented to the office and updated on an annual basis.

Section 5. LOCATION OF PET SECTION: Location of the Pet Section is described as follows: the 300 and 400 blocks of Heron Road and Lake Road.

Section 6. SANITATION: To conform with the laws of the Florida Department of Health, pets shall not be washed in tubs at the park's buildings having laundry facilities. The owner/s or person/s in charge of the pet/s shall pick up any feces the pet leaves and take the feces with them for proper disposal.

Section 7. LEGAL RESPONSIBILITY: The owner/s of a pet must comply with all government regulations. The owner/s of a pet will be solely financially responsible for any damage done to Ranch Mobile, Inc. property, private property or person, by the pet.

PART VIII – PARK ACTIVITIES & FACILITIES

Section 1. IMPROVEMENTS TO PARK FACILITIES: None of the various Park clubs/committees, their officers, members, or any Lessee of Ranch Mobile, shall at any time negotiate a contract for any work or improvements to the Clubhouse, Heron Hall, Flamingo Hall, the shuffleboard courts, pavilion, swimming pool, or any other Park facilities or attachments thereto.

Section 2. SWIMMING POOL: Lessees and guests must obey the swimming pool Rules and Regulations that are posted at the pool and in Section X, Pool Rules.

Section 3. USE OF PARK FACILITIES: Lessees may use the Clubhouse or any other Park facility with no charge as long as they leave it in the same condition as they found it. Permission to use any of the above-mentioned facilities in the Park shall be by prior written request to the Board of Governors. Persons or clubs with reservations have priority use of such facilities at the reserved time. Friday's will be reserved for single time requests, only, to allow functions to be available for individual requests. Individual Lessees may not charge admission or fees at any functions within park facilities which would provide a financial benefit to that individual.

Section 4. USE OF LAKE: No use of the lake, swimming, fishing, operating model boats, etc., by residents/guests is allowed at any time for any reason.

PART IX – GOLF CARTS

Section 1. FUEL: NO gas-powered golf carts are allowed.
Section 2. OPERATION: All golf carts must be operated in a safe and responsible manner, with the number of occupants limited to designed capacity.
Section 3. TRAFFIC: Drivers must yield the right-of-way to pedestrians and bicycles and MUST obey all posted traffic signs, including the 15MPH speed limit.
Section 4. PARKING AT PARK FACILITIES: Designated Golf Cart Only parking areas should be utilized by Golf Carts. Cars, trucks and vans are not allowed to park in the Golf Cart Only areas. A handicapped placard must be visible when parking in a handicapped space.

Section 5. PARKING AT OTHER LOCATIONS: Golf carts are not to be parked on lawns, other landscaped areas around a home, or on the street overnight. Golf cart parking is permitted on a resident's driveway or on a Board approved pad, consisting of pavers or concrete.
Section 6. DRIVERS: All Park Residents are allowed to operate a golf cart. Any non-resident, guest or visitor must have a valid driver's license to operate a golf cart on Ranch Mobile Park property. **CHILDREN ARE NOT ALLOWED TO DRIVE GOLF CARTS!**
Section 7. EQUIPMENT: All golf carts must be equipped with a horn or sounding device, rear view mirror, as well as front and back lights, which must be used from dusk to dawn.
Section 8. IDENTIFICATION: The Park will issue golf cart owners a Ranch Mobile "License Plate" with an identifying number. The Park reserves the right to collect a fee from the owner for the placard/RM plate and any replacement.

Section 9. REVOCATION: The Park reserves the right to revoke the owner's right to operate a golf cart on Ranch Mobile property for violation of any one of the Park Rules and Regulations governing golf carts.
Section 10. INSURANCE: It is recommended that all golf cart owners have liability insurance coverage on their golf carts. Golf carts must be listed with the park.

PART X – POOL RULES

THE POOL IS OPEN 24 HOURS

NO LIFEGUARD – SWIM AT YOUR OWN RISK

RESIDENTS ARE RESPONSIBLE TO ENSURE GUESTS FOLLOW ALL RULES

CHILDREN UNDER THE AGE OF 14 MUST BE SUPERVISED BY AN ADULT

- **NO food or beverages allowed within 4 feet of the pool**
- **Babies must wear swim diapers in the pool**
- **DO NOT use the pool if you are ill with diarrhea**
- **Shower before entering pool**
- **NO animals allowed within fenced area**
- **No running, romping or ball throwing within fenced area**
- **No oils allowed**
- **Apply water-proof lotions or sun screen outside of fenced area**
- **Pool is closed during cleaning**
- **Large beach size towels must be used on all chairs and chaises**
- **Chairs and chaises must be returned to where they were removed**
- **Bathing load not to exceed 31 persons**
- **NO JUMPING OR DIVING**
- **NO GLASS CONTAINERS ALLOWED**

Ranch Mobile Board of Governors approved this 2024 version of the Rules and Regulations on April 24, 2024 as evidenced by the Board signatures on the original file documents.