

MID-LAKES RESORT
RULES AND REGULATIONS

Effective April 1st, 20201

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Rules:

1. In accordance with the Federal Fair Housing for Older Persons Act of 1995, this Park is intended and operated as "housing for older persons." Under the Act, those persons age 55 and over are defined as "older persons". The park complies with the Act and is intended to be reserved for residents age 55 and over, with certain exceptions as allowed by the Act. All prospective residents will be screened for admission to the park under this Rule, and the home must be permanently occupied by at least one person who is 55 years or older as of the date of occupancy. No applications will be accepted without proof of age such as: valid driver's license, birth certificate or passport. Minimum age for all residents, except permanent full-time care givers whose presence is required by a licensed physician, is 40.

Under the Act, Management may, in its sole discretion, make certain exceptions to this rule. To maintain the Park's compliance with federal fair housing laws and regulations, verification of occupants age. References may be required and checked before admittance.

2. No pets {animals} in Park including Cars. Please ensure your guests comply with this rule.

3. Management Reserves The right to approve or reject applicants, the type, size and appearance of all manufactured houses.

4. 10 Miles per Hour SPEED LIMIT -Tell Your Friends and Guests.

5. Parking of travel trailers or campers of any design at any mobile home is strictly prohibited. Sleeping in any vehicle parked at a mobile home is also prohibited.

6. **Park roads and 3 feet on each side are designated as Fire and Emergency access lanes. No parking within 3 ½ feet of paved roads.**

A. Cars parked in carports should not be within 3 ½ feet of park roads. Please advise Guest of this Rule. This is for safety reasons and access of emergency vehicles. Tenants are restricted to one vehicle per unit, this vehicle must be capable of being parked in carport. Exceptions to one vehicle per lot must be in writing from Management. Failure to maintain 3 1/2-foot distance from road will result in loss of approval.

B. Boats may be stored in carports when you are gone, as long as this does not create an unsafe or unsightly condition. boats and boat trailers are not to be parked in Park when you are here except when you can park in carport with your car and boat and maintain required distance from road (this requires Management approval). Failure to maintain 3 1/2 -foot distance from road will result in loss of approval.

C. Golf carts are allowed if you have parking and written Management approval. Failure to maintain 3 1/2-foot distance from road will result in loss of approval.

7. No signs or advertisements shall be erected and no commercial business of any type may be conducted in the Park, except that a mobile home owner may place one (1) "for sale" sign on the home for purposes of selling their home as provided by law. Such sign may be no larger than 10 inches by 15 inches. Any additional signs or locations require permission of park management.

8. Loud noises from persons, musical instruments, radios, televisions, etc., are not permitted between 10:00 p.m. and 8:00 a.m. **Loud, profane, or vulgar language will not be permitted in any area of the Park.**

9. The owners and management of Mid-Lakes Resort absolve themselves from all liability or responsibility pertaining to loss by fire, theft or accident to any home, car, boat or trailer located in the Park or in the Park storage area. We also absolve ourselves from all liability or responsibility for any and all personal injury from any cause whatsoever to any tenant, guest, visitor or service people. Tenants must insure their homes to cover injuries to themselves and their guest.

10. In order to avoid offending others, alcoholic beverage consumption must be restricted to usage within private homes and porches.

Mobile Home Regulations:

1. An and all Additions\Attachments to Homes and Improvements to Lot except Maintenance must have approval of management

2. Renting Leasing or Sub-Letting of Mobile Homes by Tenants is not Permitted. No one may occupy a mobile home except the owner/resident.

3. **Anyone wishing to sell their home must insure before transfer of title that all prospectus, lease, and rule requirements are met, and submitted application is approved by park management any questions as to what this means ask Management when selling your home.**

APPEARANCE AND GROUNDS RULES:

1. **All homes shall have approved skirting and attachments and must be maintained in good condition.** Homes and grounds must be kept neat and *clean*. Exterior paint on the mobile homes and skirting must be kept in good condition. When painted all units, attachments and sheds except wooden decks, must be WHITE, with any trim color and amount of trim approved by Management. Homes must be washed once a year or more often if needed.

2. **All mobile homeowners are responsible for Flower bed and other shrubs maintenance. There will be a charge of cost plus \$25.00, if left to management.**

3. Garbage cans, lawn mowers, tools, refrigerators, etc. must be stored in a concealed area, not on the carport. **Carports must be kept neat and clean.**

4. **All garbage must be put into plastic bags and placed in the dumpster. Cardboard boxes MUST be broken down before being put in dumpster. No furniture, mattress, or (lumber, plywood over 3 x 3 foot)**

5. **Hanging clothes outside the mobile home is not permitted. Please use the drying lines provided by management. Clothes should not to be left on lines overnight. There is a per month charge, adjusted to water and sewer increases, for washing machines used at a rental lot. This charge covers use of water for the laundry of that tenant only.**

6. We want to supply all the water needed for your use but remember you and your neighbors pay for the water, so please conserve to help keep cost down. **Please keep all faucets ant toilets from leaking.** No sprinkling with city water.

7. Tenants moving from the Park relinquish all rights to concrete, shrubs, flowers or trees located on their lots. There are underground utilities located in the Park. Please check with management before attempting any digging whatsoever.

8. Please promptly return all tools and equipment furnished by Management and Association so that they are available for use by others.

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GUESTS:

1. Overnight guests must be registered with the office. When registering guest include your name, number and names of guest, arrival and departure dates. **This notification must be in writing dropped in Office door slot.** Overnight guests are limited to thirty (30) total days in any 12 month period.

2. Visiting children (under 18) are welcome but must always be accompted by a responsible adult anywhere in Park. **Tenants are responsible for safety and conduct of children who are their guest.**

RECREATION:

SHUFFLEBOARD COURTS: All residents have the privilege of using the shuffleboard courts.

THE CLUB ROOM is for the use of the Park Tenant Association and is subject to its reasonable rules and regulations.

1. THE CLUB ROOM is for the use of the Park Tenant Association and is subject to its reasonable rules and regulations. **RULES are posted in. kitchen in clubhouse. There will be a charge of cost plus \$25.00, if left to management.** Any special function or use must be approved by management.

2. Alcoholic beverages are not permitted in the Club Room.

3. Entrance to the Clubhouse is by password only. Password is not to be given to guests. Guests must always be accompanied by a resident .

4. Violation of clubhouse rules may result in your loss of right to use it.

No smoking in any enclosed common areas (clubhouse, pool area, library, laundry room). This is also a State law.

There is an annual fee for use of boat docks. Bumpers, fenders must be used to ensure that docks and other boats are protected.

MID-LAKES RESORT USER AGREEMENT

TENANT AND MID-LAKES RESORT AGREE AS FOLLOWS:

1. MID-LAKES RESORT WILL PROVIDE POOL AND POOL MAINTENANCE FOR EACH TENANT. THERE IS A \$1.00 CHARGE PER DAY PER GUEST .PARK RESIDENTS DO NOT QUALIFY AS GUEST.

2. TENANT AGREES TO ABIDE BY MID-LAKE RESORT POOL RULES, THAT ARE PRINTED ON THE BACK OF THIS AGREEMENT. RULES MAYBE CHANGED AS NEEDED BY MANAGEMENT.

3. TENANT AGREES THAT THE ENFORCEMENT OF THE POOL RULES ARE FOR THE SAFETY AND ENJOYMENT OF ALL MEMBERS, AND THAT EACH MEMBER SHARES THE RESPONSIBILITY OF ENSURING THAT ALL MEMBERS AND THEIR GUEST OBEY THE RULES.

4. AS PART OF THE CONSIDERATION OF THIS SAID AGREEMENT, THE TENANT SPECIFICALLY WAIVES ANY AND ALL CLAIMS FOR DAMAGE, INJURY OR LOSS OF EVER KIND, AGAINST THE LESSOR, ITS OFFICERS, OR EMPLOYEES, ARISING OUT OF ANY INJURY, DAMAGE OR LOSS EITHER TO THE PERSON OR PROPERTY OF SAID TENANT OR THE PERSON OR PROPERTY OF ANY GUEST OF THE TENANT USING THE SAID POOL, POOL AREA AND EQUIPMENT. SAID TENANT HEREBY AGREES TO INDEMNIFY AND TO HOLD HARMLESS MID-LAKES RESORT, ITS OFFICERS AND EMPLOYEES OF ANY AND ALL CLAIMS FOR DAMAGES, INJURY OR LOSS WHATSOEVER ARISING WITH REFERENCE TO THE USE, OCCUPATION OR MANAGEMENT OF SAID POOL AND POOL AREA.

5. Violation of pool rules may result in your loss of right to use it.

6. ACKNOWLEDGES THAT A LIFEGUARD IS NOT PRESENT AT THE POOL.

I RECEIVED A POOL KEY

TENANT _____ DATE 12th June. 2020.

MID-LAKES RESORT

by: _____

MID-LAKE'S RESORT, POOL RULES

1. BATHERS MUST SHOWER BEFORE ENTERING POOL. . TAKE OF ALL FOOT WARE BEFORE ENTERING POOL AREA.
2. NO CUT-OFFS ALLOWED. (REGULATION SUITS ONLY)
3. NO SUNTAN OIL OR LOTION IN POOL AREA.
4. NO FOOD, NO SMOKING IN POOL AREA., DRINKS MUST BE IN COVERED NON-BREAKABLE PLASTIC CONTAINERS.
4. NO FOOD, NO SMOKING IN POOL AREA., DRINKS MUST BE IN COVERED **NON-BREAKABLE CONTAINERS.**
5. NO RAFTS, INTER TUBES OR TOYS IN POOL AREA., EXCEPT THAT PROVIDED BY PARK.(WEARABLE LIFESAVING EQUIPMENT PERMITTED)
6. NO HORSEPLAY, RUNNING IN POOL AREA, AND NO JUMPING OR DIVING INTO POOL.
7. NO GLASS OR SHARP OBJECTS IN POOL AREA. NO SHOES IN POOL AREA.
8. EVER ONE MUST SIGN IN ON CLIPBOARD WITH DATE AND TIME.
GUEST MUST BE ACCOMPANIED BY A RESIDENT POOL MEMBER. (THERE IS A \$1.00 CHARGE PER DAY, PER GUEST)
9. NO "DIAPER" BABIES ALLOWED IN POOL.

EACH MEMBER HAS THE RIGHT TO ENFORCE THE RULES FOR THE ENJOYMENT OF ALL USERS.

BATHING LOAD 28 PERSONS

WARNING NO LIFEGUARD ON DUTY

POOL HOURS 8:00 AM. TILL 11 :00 PM.

(EXCEPT SUNDAY 5:30 PM-6:30 PM) NO DIVING OR JUMPING IN POOL.

PARK OWNERS RESERVE THE RIGHT TO CHANGE, ELIMINATE, OR ADD RULES AS NECESSARY FOR MAINTENANCE, SAFETY, OR ENJOYMENT OF THE POOL.