

COACHES FOR SALE: Any tenant that wishes to list his Mobile Home may list same at the Office. giving him access to the Mobile Home Sales facilities of the Landlord. A 5% commission charged to handle the Sale and details of the entire transaction. Sea Horse Park is in the continual process of up-grading, so as to maintain your values and the desirability of this residential community, the Landlord makes the following reservations. Landlord shall not deny the tenant the right to sell tenant's Mobile Home within the park; however. if tenant elects to sell his mobile home during the term of his rental period or any renewal or extension thereof, the Landlord may, in order to up grade the quality of his park, require that any mobile home more than three years old; in run-down condition or in disrepair, or other reasonable restrictions be removed from the park, and the decision of the Landlord in this regard shall be binding.

After notifying the Landlord of your intent to sell your Mobile Home you may display a small For Sale sign. as long as you are advertising in the paper. Prospective tenants must be approved by Landlord before any transaction is closed. When any existing coach is sold. or a coach is placed in the park it must be complete with aluminum carport. awning. brick skirting a hard surface driveway, blocked and anchored in accordance with State and County laws.

RESPONSIBILITY: The Park assumes NO responsibility for loss or damage to your Mobile Home while in the park, occupied or unoccupied, and the renting of a space in Sea Horse to park your mobile homes is for that purpose only. The Landlord does not assume the position bailee, insurer or storer of the trailer. accessories, contents. or personal belongings kept on such lot, and we disclaim any responsibility for loss of damage unless caused by negligence. on our part. Even though keys left with Landlord while mobile home is left on lot unoccupied. it is understood that any checking of mobile home for leaks, etc., is merely a matter of courtesy. and that no part of rent is for this service and there is no responsibility on our part in the event of loss or damage of failure on our part to detect it. The various service and recreational facilities in the park are provided for those who wish to use them. with the understanding that they use them at their own risk.

The Landlord reserves the right to add to, or alter these rules and regulations as circumstances require. All of the above are for your protection, as well as good Mobile Home policy, and if you will co-operate we will do everything possible to make your stay in our park pleasant.

Please feel free to consult the Landlord if we can help you in any way, at any time.
SEA HORSE MOBILE HOME PARK



Sea Horse Mobile Home Park

ADULTS ONLY

RULES AND REGULATIONS

8424 Bay Pines Blvd. (Alt. 19)
St. Petersburg, FL — Telephone 347-0625

November 19, 1986

NEW REGULATIONS TO CONFORM TO RECENT LEGISLATION

Welcome to SEA HORSE MOBILE HOME PARK. All reasonable means have been taken to insure that your residency here is safe, pleasant and enjoyable. This property is privately owned and we are required by law to abide by certain standards. Many of our rules and regulations are based on what is required of us by law, the remainder are published to additionally protect life, property and privacy. Consideration and courtesy to others plus your cooperation in maintaining an attractive home will help sustain high standards of SEA HORSE MOBILE HOME PARK.

PLEASE READ THIS CAREFULLY!

For your health, convenience, security and the pleasant atmosphere associated with spacious mobile home living, the following rules and regulations are enforced.

REGISTRATION: Space rentals are based on one or two occupants per mobile home, each occupant thereafter 35.00 per month. BY LAW, any visitors therein must properly register the OFFICE. Visiting children are limited to a total of two weeks residency in the park. Must be accompanied by tenant at all times. Complaints must be in writing and signed.

RENTS: Rents are due at the office on the (1st) of each month, and must be paid within five days from due date. Office Hours: 10:00 A.M. to 3:00 P.M.

CONDUCT: Improper conduct of any kind will not be tolerated. No alcoholic beverages are permitted to be served or consumed in any building or recreation area which is used for general assembly. except on Special Occasions, when approved by the Landlord. Consider your neighbor and keep volume of radio • TV • Stereo • record players LOW, and play within reasonable hours. Avoid excessive noise between 10:30 P.M. and 8:00 A.M. Respect your neighbors privacy, do not use their lots as a short-cut.

EVICTON: Landlord may evict Tenant for non-payment of rent; conviction of a violation of some federal or State law or local ordinance. which violation may be deemed by the Landlord to be detrimental to the health, safety, or welfare of other residents of the Park; violation of any Rule or Regulation established by the Landlord, a change in the use of the land comprising the Mobile Home Park or a portion thereof; or upon twelve (12) months' advance notice.

STORAGE: Storage under Mobile Homes is not permitted. Gasoline, kerosene, and other combustibles cannot be stored under the Mobile Homes, or in glass containers at any time. All cabinets must be fastened to concrete Base.

SOLICITING: No peddling. soliciting or commercial enterprise will be permitted in the park. unless it will benefit all residents equally. and then only by PERMISSION FROM THE OFFICE.

PLANTING: All plants, trees, shrubs, walk-ways and drives placed on your lot automatically become park property, and cannot be removed. To plant trees, special permission must be obtained from the Landlord, due to underground location of utilities and the confined area available. No trees planted at anytime in front of Mobile Homes and existing NORFOLK PINES if retained must be kept as shrubs

- maximum height 6 ft.

GRASS: Each resident is required to keep his grass, planters, and shrubs cut and trimmed and the lot in neat order at all times, or the Landlord reserves the right to have it done and bill him. Sunday, our day of rest, let's all consider our neighbors.

WATER: We use only St. Petersburg City Water for all purposes, As you know today water is very expensive, and scarce and we must have your cooperation in not wasting water if we are to continue to provide this service at no extra cost. A few practices to follow: Sprinkle lawn and shrubs by hand, or if sprinkler is used tenant MUST stand by. Two good waterings per week only is recommended by the County Agent. NO WATER IN ROADS. NO BAILING of boats with Ventura Bailers.

LAUNDRY: Commercial washers and dryers are provided in the Laundry also a drying area. No lines for drying or sunning of clothes or towels etc. are permitted on Mobile Home lots or open patios. ways leave the Laundry, tubs, washtubs, etc., clean and next person. NO CLOTHES ON LINES ON SUNDAYS! Remove wash from lines when dry. (Your neighbor may need the lines too!) Laundry hours are: 8:00 A.M. to 10:00 P.M.

RECREATION AREAS: Community buildings. shuffleboard courts and dock privileges are for residents only. you use these places of recreation, please leave them in a clean and neat condition. They are our contributions to your pleasure and should be treated as they were your own.

SPEED LIMIT: the speed limit here is 10 MPH. and IT WILL BE ENFORCED. can be parked on your lot or in a designated area. NO STREET PARKING is permitted at any time except for delivery or pick-up, or short time visitation. PARKING ON CONCRETE PATIOS IS NOT PERMITTED AT ANY TIME. do not use other tenants' lots, without a written permission MUST be filed at the office.

CONSTRUCTION: Cabanas. porches, awnings. carports, storage cabinets or additions of any kind must be approved by the Landlord Prior to installation. Any additional concrete other than that provided by the park. must be approved by the Landlord.

UTILITIES: Electrical service available upon application to the Florida Power Corporation. Telephone available upon application to the General Telephone Company of St. Petersburg, Florida. Park provides 60 amp electrical service if higher amperage is required by tenant, tenant will provide the same at his own expense. All utilities connections must comply with all governing ordinances. One Gas and NO Oil Companies are allowed in the park. We find this necessary due to the wear and tear of the park roads.

REPAIRS AND BUILDING: No repairing of cars. out-board motors or building of boats or any similar disturbing activity will be permitted on your lot. Boats kept on lots must be on trailers or stored under carports during the resident's absence. So painting of any kind to be done on patios.

GARBAGE: All garbage must be wrapped and deposited in the container, to keep containers clean. Pick-up garbage days are Tuesday and Friday. The Dumpster is for the convenience of tenants to dispose of shrub clippings. broken boxes and newspapers. No garbage of any kind is permitted at any time.

MAIL: mail is delivered to your door, and deposited in your box. No rural mailboxes are permitted.

PETS: Most of us love them, but they have no place in the confined space of mobile home living and are not permitted in the park.