

276 / Lot

EXHIBIT "C"

SOUTHPORT SPRINGS

RULES AND REGULATIONS

For your convenience, security and the pleasant atmosphere associated with Southport Springs, the following rules and regulations are enforced.

1. Maintenance and cleanliness of mobile homes and mobile home sites are the responsibility of the resident. The resident shall keep his home and homesite in an attractive and clean condition so as to maintain the high standards of the community. If a resident fails to maintain his home and lot, including landscaping and trees, management reserves the right to do the necessary work so the home and lot will meet the standards of the park. The cost will be charged to the resident at prevailing rates. Tree maintenance which is to be performed at resident's expense includes tree or limb removal, limb trimming, fertilizing, root trimming or removal, leaf raking and removal, and repair or treatment of damage, disease or infestation. Dead trees, or trees and shrubs damaged by high winds, or any other act of God, must be removed by Home Owner, at Home Owner's expense, within seven (7) days of occurrence of death or damage of the affected tree or shrub.

2. Residents shall conduct themselves so as not to interfere with the peaceful enjoyment of other residents. Residents are responsible for the conduct of their guests while in the Park.

3. Residents who have pets must keep them indoors at all times, except when they are being walked, at which time they must be accompanied by the resident and must be on a leash. Residents shall clean up after their pets.

4. Parking is permitted in driveways only. Street parking or parking on the grass is not permitted. Residents are permitted to wash their cars in the park, however, no major repairs or overhauls are permitted. Golf carts must be approved by the park manager. Commercial vehicles, campers, travel trailers, boats, etc., may not be kept on the residents' lots.

5. No hanging clothes or laundry is permitted outside the home.

6. No fences are permitted on any lot.

7. No one other than those executing the lease agreement shall be permitted to reside upon the premises set forth in the lease agreement without the prior written consent of management. The purchase of your home by persons who have not executed the lease agreement or obtained management's written consent shall not constitute permission or rights for such purchaser to reside in the park. All prospective residents must be approved by management and must execute a lease agreement.

8. A resident selling his home may display one "For Sale" sign on his home, no larger than 12" X 12". A Resident intending to make a bona fide sale of his Manufactured Home or any interest in it shall give to the Community Owner notice of such intention. Once a prospective purchaser has been identified, the name and address of the proposed purchaser and such other information concerning the proposed purchaser as the Community Owner may require must be submitted to Community Owner by the selling resident.

9. Southport Springs has been developed as a community for active seniors. The facilities and services have been designed with this in mind. Children are welcome to visit but are not permitted to reside in the park. It is management's intent to provide housing to people whose households include at least one person 55 years of age or older. However, management may, at its discretion, rent to people under 55 but not less than 22 years of age.

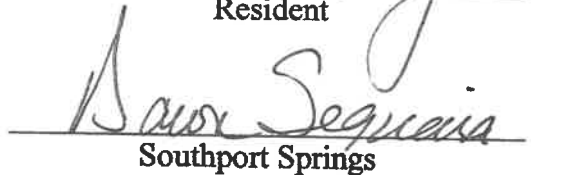
10. No exterior additions or changes may be installed or constructed by a resident without the written approval of management.

11. For cause as set forth in Florida Statutes, Chapter 723, a home owner, resident or occupant may be evicted by Management.

12. The Park Owner reserves the right, as permitted and in accordance with Florida Statutes, Chapter 723, to change delete, amend or add to these Rules and Regulations.


Resident


Resident


Southport Springs