



ROLLING RIDGE RV RESORT, A CONDOMINIUM RULES AND REGULATIONS

The purpose of these Rules and Regulations is to promote the comfort, welfare and safety of the Owners, Residents and Guests of the development known as ROLLING RIDGE RV RESORT, A CONDOMINIUM, as more particularly described in the Declaration of Rolling Ridge RV Resort, a Condominium.

These Rules and Regulations may be changed from time to time to achieve this and other purposes. Notice of changes in these rules shall be given to the Owners at least thirty (30) days prior to the date of the implementation of the changes. If any provision of these Rules and Regulations be contrary to any law of any jurisdiction in which the Condominium is located, it shall not apply or be enforced. However, the other provisions of these rules and regulations shall not be affected and shall continue in full force. The Rules and Regulations as presented herein are adopted by the Board of Directors of the ROLLING RIDGE RV RESORT CONDOMINIUM ASSOCIATION, INC. ("Association") and supersede and replace all Rules and Regulations previously in effect.

I. DEFINITIONS

1. Fences. "Fences" shall mean a structure(s) constructed of wood or wood products, wire, PVC, or metal erected to enclose an area or to act as a barrier to restrict access to/from a Lot. When questions arise regarding whether a structure meets that definition of a fence, the Board of Directors will make the final decision.

2. "Guest" defined as a person or persons, welcomed by a Resident for the purpose of visiting the Resident. A second live-in Resident shall not be considered a Guest.

3. "Motorcycle Trailer" shall mean a trailer to haul motorcycles.

4. "Resident" shall refer to Owners and/or Tenants who reside on the Lot. No more than two Residents may reside on the Lot without prior Board approval.

5. "RV" shall refer to a Resident's recreational vehicle such as a 5th wheel, Class A or Class C motor home, Destination trailer, and travel trailer (21 feet or longer not including the tongue measurement) which occupy Resident's Lot in the Condominium.

6. "Signs" shall refer to any wooden, plastic, cardboard, cloth, metal (or the like) poster that is openly displayed on a Lot or RV/Park Model or Common Element.

LOTS

I. USE AND OCCUPANCY: Owners refer to Article 12 of the Declaration. The Lot shall be used solely for the purposes of placing a RV thereon for the residential use and occupancy of the Resident.

II. AGE RESTRICTION: Owners refer to Article 12.13 for specific information regarding owner's family using the Lot. The Condominium complies with Housing for Older Person Act (HOPA), and is intended to be reserved for occupancy by persons fifty-five (55) years of age or older, with certain exceptions as allowed by HOPA, (80% 55+, 20% under 55). Residents must be at least forty (40) years of age. Prospective Residents of the Condominium will be screened for compliance with these provisions.

III. GUESTS: Residents are responsible for their guests and damages caused by a guest will be the responsibility of the Resident and/or the Owner.

IV. CONDUCT: Residents are to behave in a civilized manner and be a good neighbor, respecting the rights of the surrounding residents. Quiet hours are from 10 p.m. to 8 a.m. and outdoor noise shall be kept to a minimum. Do not trespass on other Resident's Lots.

V. DUTY TO REPORT: Complaints/concerns and vandalism, damages, violations, nuisances, vendors, or door-to-door soliciting are to be reported to the Board. Unless it is an emergency, such complaints or concerns are to be communicated in writing and delivered to the office.

VI. SOLICITING OR SELLING: No door-to-door soliciting, selling, peddling. Selling, peddling or commercial activities that would bring in outside traffic are not permitted.

VII. COMPLAINTS AND NOTICES:

1. Courteous and respectful interaction between the Board of Directors and Residents is encouraged.
2. Residents who wish to make a recommendation or file a complaint must deliver documentation to the Association office by email (rrrvcondoassoc@gmail.com); mailing or delivery thereof to the Association's office, 20285 US Hwy 27, Clermont, FL 34715.
3. The Board of Directors will not become involved in personal conflicts or domestic quarrels unless such activities become detrimental to the Association at large.

VIII. OWNER SALE OF LOTS: Owners refer to Article 13 of the Declaration.

1. Unimproved Lots must be upgraded with pavers and landscaping within a year of purchase.
2. Existing structures such as RVs, Park Models or Outdoor structures on lots will need Board approval to remain in the resort when the Lot is sold.

IX. LEASE/RENTAL OF LOTS: Owners refer to Article 12.18 of the Declaration.

1. Owner is to screen lessees/renters for compliance of Governing Documents, such as age occupancy restriction, RV acceptability, liability insurance, and pet conformity.
2. Owner and/or lessees/renters must complete the Renter Registration Form, provide a copy of age verification, (personal ID, driver's license or passport), and a copy of RV liability insurance.
3. Owner and/or lessees/renters must submit above documentation within 48 hours of arrival at Rolling Ridge RV Resort.
4. Owners are responsible for providing renters/lessees copies of Condominium Rules & Regulations and Resident Information Sheet.
5. Lessees/Renters not in compliance of the Governing Documents or Rules & Regulations will be asked to leave.
6. Lots shall be leased for residential use and occupancy of the Residents.

7. Lots must be leased/rented by no more than two Residents.

X. INSURANCE: The Association does not provide insurance for Owner's lot. The owner is to obtain casualty and liability insurance and submit evidence of such insurance to the Office. Owners who rent lots have the responsibility to inform, collect a copy of lessee's/renter's RV liability insurance, and submit to the office. Refer to Declaration, Article 10.6.

XI. WIFI SERVICE:

1. Access points may not be available in all areas of the Park, and may not always be operational.
2. Users of the Wi-Fi System must comply with the Acceptable Use Policy (AUP) found when accessing the Internet or found in the Library Policy and Procedure Book.
3. The WI-FI system is provided on an "as is" and "as available" basis, without warranties of any kind.
4. It is the user's responsibility to safeguard against the risks of hacking, viruses, eavesdropping, and all other such hazards.
5. The Association is not liable for any kind of loss or damage to equipment or data.

XII. FIRE:

1. Open fires such as wood or trash burning are not allowed on a Lot.
2. Propane cooking grills, charcoal grills, propane heaters and propane warming pits that are off/above the ground, and controlled are permitted.
3. Attended Tiki torches are permitted.
4. It is recommended that Residents have a fire extinguisher within 10 feet at all times when using any of the above permitted items.

XIII. FIREARMS: The illegal use or unwarranted display of weapons within the lot by Residents or Guests is prohibited.

CURB APPEAL

Curb appeal is the attractiveness of the Lot as viewed from the street. Residents are to be conscious of the exterior look of a Lot from the street curb. Residents are to be conscious of the Lot's appearance from their neighbors view. The look of our community promotes value and will keep the park fresh and appealing. Curb appeal will enhance and maintain the uniformity, aesthetic appearance and value of the community property.

I. LOT MAINTENANCE:

1. The Association will provide mowing and trimming on Lots up to personal landscaping for Lots that meet the "serviceable criteria". The Association will provide weed control on pavers and graveled parking areas on Lots up to personal landscaping for Lots that meet the "serviceable criteria". No lawn service will be provided around such plantings or items or in any area as to which easy accessibility has been blocked or limited by the action of the Owner. If the Owner requests "no service", then it shall be the responsibility of the Owner to maintain their Lot. Refer to the Lawn Care Policy and Procedure for "Serviceable Criteria".
2. Yards must be kept mowed, trimmed, and watered as needed.
3. Water Systems are to be adjusted to prevent wasting water, and automatic sprinklers are to be set to operate according to City of Groveland schedule.
4. Landscaping, including plants (flowers, trees, and shrubs), pavers and rock beds must be kept manicured.

II. LOT MODIFICATIONS: Owners who plan to make modifications that do not conform to the existing structures seen throughout the park are to have plans approved by the Board of Directors before making modifications. Groveland approval for modifications may be required and it is the owner's responsibility to apply for such permits.

III. OUTDOOR STRUCTURES:

1. Only one manufactured shed per Lot, not over 12 feet X 16 feet, with no two stories.
2. No permanent or temporary carports or RV covers are permitted.
3. No fences are permitted on Lots.
4. Only standard manufactured outdoor storage cabinets/bins/containers are allowed and are to be placed inconspicuously on the Lot.
5. Only standard outdoor features, lawn furniture, and equipment are allowed.
6. All structures, outdoor features, lawn furniture, and equipment are to be clean and in a good repair.
7. Owners must receive Board approval to place a hot tub on their Lot. Refer to the Policy & Procedure for Hot Tubs on Lots.

IV. RESIDENT RECREATIONAL VEHICLES/PARK MODELS AND VEHICLES:

1. Vehicles, RVs, or Destination Trailers and Park Models are to be in a good state of appearance and repair.
2. Only 5th wheel trailers, Class A or Class C motor homes, destination trailers, or travel trailers, (must be 21 feet or longer not including the tongue measurement) are allowed
3. Camping tents, pop-up campers, truck campers or Class B-Vans are not allowed.
4. Only one RV/Park Model allowed on the Lot.
5. RV must be self-contained.
6. RVs/Park Models must have the Recreational Vehicle Industry Association (RVIA) seal on the RV unless Board prior approval is given.
7. Only one car/truck per Resident allowed on the Lot.

8. Utility trailers, motorcycle trailers, car dollies, boats, and commercial vehicles are not to be parked on a Lot. Exception would be for temporarily loading and unloading.
9. No permanent or temporary car covers or RV/Park Model covers.
10. No repairing or reconditioning of vehicles on a Lot, except emergency repair.
11. Residents may wash RVs/Park Models, outdoor structures and vehicles on the Lot.

V. SERVICE AND TRADE WORK:

Lot repairs and lot maintenance work by vendors should be scheduled between the hours of 8 a.m. and 10 p.m. Exceptions are made for emergency work. Trash accumulated by tradesmen must be removed by the tradesmen.

VI. SIGNS/SIGNAGE:

1. Lot Numbers, Resident Identification and Welcome signs may be displayed on each Lot.
2. Holiday and/or Athletic Team signs may be displayed but must be removed within one (1) week after the Holiday or Athletic Season.
3. Standardized 'For Sale' and/or 'For Rent' signs as approved by the Board may be displayed.

VII. FLAGS: Country and State Flags must be displayed in accordance with Federal and State Law Flag Etiquette.

VIII. PETS: Residents shall be entitled to keep a maximum of two (2) commonly accepted household pets plus two (2) caged birds may be kept on a Lot, subject to other reasonable regulations by the Association. Commercial activities involving pets, including, without limitation, boarding, breeding, grooming, or training, are not allowed. For further information, refer to Article 12.4 in the Declaration.

1. Pets shall be leashed or kept within the Lot.
2. Pets may not be left outside if the Resident is not on the Lot.
3. Pets are not to trespass to void or defecate on other Resident's Lots.
4. Immediately pick up and remove any waste on the Lot and dispose appropriately.
5. Residents are responsible for any damages caused by their pet.
6. Keep pet noise to a minimum, inside and outside of your unit. Pets are not to be an annoyance to neighbors.
7. Residents are to have control of their pet at all times.
8. Pet Collapsible Enclosures are permitted. One enclosure on a Lot. No larger than (36") square feet & (3') feet in height. Enclosure must be specifically manufactured as a pet enclosure. Enclosure must be disassembled and securely stored when the Pet is not in residence.
9. Pet electronic/invisible fences are not allowed on Lots.

IX. LAUNDRY: Drying laundry outdoors on your Lot should be as inconspicuous as possible. The State of Florida encourages residents to use solar energy.

X. WASTE MATERIALS: These Rules are in addition to the requirements in Article 12.

1. Trash and Garbage Dumpster provided near Clubhouse.
2. Garbage and trash is to be placed in tied plastic bags or similar containers.
3. Recyclable items are listed on Recycle Dumpster. Items are to be placed loosely in the dumpster without plastic bags.
4. Yard Waste Trailer provided —only plant material—no bags.
5. Trash accumulated by tradesmen working in the Lot must be removed by the tradesmen.
6. Do not place garbage or trash on ground by dumpsters.
7. As required by city and state laws, hazardous materials must be taken to special collection centers provided by the city/county.

COMMON ELEMENTS

The sidewalks, entrances, passages, pathways and like portions of the common elements surrounding the clubhouse and laundry building shall not be obstructed or used for any purpose other than ingress and egress of the Condominium property. Personal property, such as bicycles, personal equipment, golf carts, tables or any other similar objects are not to be stored on such Common Elements without approval from the Board of Directors.

I. ASSOCIATION RESPONSIBILITIES: The Association will not be responsible for supplies or equipment sent or delivered to the Common Elements and recreational facilities for private use by any Resident. The Association shall not be liable for accidents or injuries to any person or property through the Resident's use of recreational facilities. Residents and their Guests shall avail themselves to these facilities at their own risk and assume liability for such physical damage or personal injury caused by such case.

II. RESIDENTS AND GUESTS: Residents and Guests are to comply with the Common Elements and Lot Rules & Regulations.

III. CHILDREN: Children under the age of 16 must be accompanied by an adult when entering or utilizing the recreation areas and/or the facilities.

IV. CONDUCT: Residents are to behave in a civilized manner and be a good neighbor, respecting the rights of the surrounding Residents. Quiet hours are from 10 p.m. to 8 a.m. and outdoor noise shall be kept to a minimum. Attire appropriate for the purpose is required when walking through Common Elements or attending functions. Gentlemen must wear a shirt when in Common Areas.

V. DUTY TO REPORT: Residents should report to the Board in writing unless it is an emergency any defects or needs for repair to Condominium Property. Be aware of water leaks, electrical shorts, and such. Residents should report vandalism of Condominium Property to the Board of Directors.

VI. COMPLAINTS AND NOTICES:

1. Courteous and respectful interaction between the Board of Directors and Residents is encouraged.
2. Residents who wish to make a recommendation or file a complaint must deliver documentation to the Association office by email (rrrvcondoassoc@gmail.com); mailing or delivery thereof to the Association's office, 20285 US Hwy 27, Clermont, FL 34715.
3. The Board of Directors or agent will not become involved in personal conflicts or domestic quarrels unless such activities become detrimental to the Association at large.

VII. NOTICES AND INFORMATION: Notices from the Board of Directors will be posted on the Board of Directors' Bulletin Board in the Library.

VIII. SMOKING: Smoking is prohibited in all Buildings and near Building entrances. Do not litter smoking waste and be courteous to non-smokers. Smokers are responsible for emptying ash trays and keeping the Condominium Elements clean of smoking waste.

IX. SERVICE/TRADE WORK ON COMMON ELEMENTS: Repairs and maintenance work should be scheduled between the hours of 8 a.m. and 10 p.m. Exceptions will be made for emergency work. Residents are not allowed to give instructions or make requests of contracted maintenance personnel.

X. SOLICITING OR SELLING: No door-to-door soliciting selling, peddling is permitted within the Condominium Elements unless prior written approval from the Board of Directors is obtained.

XI. SIGNS: No signs on the Common Elements unless approved by the Board.

XII. FIREARMS: The illegal use or unwarranted display of weapons within the Condominium Property by Residents or Guests is prohibited

XIII. PETS: Pets are not allowed to roam the Common Elements and are not allowed in the Buildings or pool area. Pets are to be leashed when walking. Pet waste is to be picked up and disposed in the trash dumpster. Pets are not to be tethered to common grounds. Residents will be responsible for damages caused by their pet. Refer to Article 12 of the Declaration.

XIV. FIRE: No fires allowed on Condominium Grounds.

XV. RETENTION POND: No Trespassing around the retention pond. No Swimming or Fishing in the Retention Pond.

XVI. OPERATION OF VEHICLES:

1. Comply with posted traffic signs.
 - 10 MPH speed limit applies to all motorized vehicles/golf carts.
 - Vehicles/golf carts are to stop at Stop Signs.
2. Motorized vehicles/golf carts are to be operated by a person of driver's license age.
3. Pedestrians have the right of way.
4. Be aware of Residents' safety when operating vehicles.

XVII. PARKING: Parking space is available at the Clubhouse for events. Guests are to park in the parking spaces at the Clubhouse if the lot does not accommodate guest parking. Handicap Parking is designated and requires a handicap parking sticker. Do not park in front of the dumpsters or yard waste trailer.

XVIII. WIFI SERVICE:

1. Access points may not be available in all areas of the Park, and may not always be operational.
2. Users of the Wi-Fi System must comply with the Acceptable Use Policy (AUP) found when accessing the Internet or found in the Library Policy and Procedure Book.
3. The WI-FI system is provided on an "as is" and "as available" basis, without warranties of any kind.
4. It is the user's responsibility to safeguard against the risks of hacking, viruses, eavesdropping, and all other such hazards.
5. The Association is not liable for any kind of loss or damage to equipment or data.

AMENITIES AND FACILITIES

I. CLUBHOUSE: Available 24 hours; at night use key pad for entry. Residents using the main meeting room are to keep the room clean, return furniture to original place and empty trash containers after use. If temperature has been adjusted, return to original setting when leaving. Turn lights and fans off when not in use. After an event in the evening hours, lock all outside doors.

During the summer season, the clubhouse is locked 24 hours. Use key pad to enter.

Clubhouse may be reserved by Residents for Private Parties. Refer to Policy and Procedure Book in Library.

II. VERANDA: Residents using the veranda are to clean after use, return furniture to original place and empty trash containers. Residents using the propane cooking grill in grill area behind Veranda DO SO AT THEIR OWN RISK. Clean grill and utensils. Return items to proper place after use. The Veranda may be reserved by Residents for Private Parties. Refer to Policy and Procedure Book in Library.

III. KITCHEN: USE AT YOUR OWN RISK. Keep kitchen area clean. Clean and return items to proper place after use. Residents are to empty trash containers after using the kitchen. Do not store personal food or kitchenware in the kitchen area. Refer to Operational Manual located in the Kitchen.

IV. LAUNDRY ROOM: USE AT YOUR OWN RISK. Open 24 hours; keypad code needed to enter. Become familiar with posted Rules. Clotheslines are not permitted on the Common Elements.

V. SHUFFLEBOARD COURT: Persons using the shuffleboard courts DO SO AT THEIR OWN RISK. Do not walk on the shuffleboard court. Equipment to play is located in the clubhouse. Return equipment when not in use.

VI. TENNIS COURT: Persons using the tennis courts DO SO AT THEIR OWN RISK. Players need to have their own equipment to play and wear appropriate shoes. A code is needed to enter the court.

VII. EXERCISE AREA: Persons using exercise equipment DO SO AT THEIR OWN RISK. Become familiar with the Gym Rules posted. Clean exercise equipment after use.

VIII. BILLIARDS/POOL ROOM: Persons playing pool DO SO AT THEIR OWN RISK. Equipment is located in the room. Return equipment to proper location when finished using and cover the table. Do not place items unrelated to playing pool on the felt table.

IX. HORSESHOES: Persons playing horseshoes DO SO AT THEIR OWN RISK. Equipment to play is located in the cabinet just outside of the clubhouse bathroom. Return equipment to cabinet when finished.

X. DARTS: Persons playing darts DO SO AT THEIR OWN RISK. Equipment to play is located in the cabinet just outside of the clubhouse bathroom. Return equipment to cabinet when finished.

XI. LIBRARY ROOM: Books may be added to the bookshelves. Keep bookshelves orderly. A computer is available and usage must comply with Wi-Fi Services rules. USE AT YOUR OWN SECURITY RISK. Printer/copy machine is available for use. Donation to cover the cost of ink and paper is appreciated.

XII. RESTROOMS AND SHOWERS: Restrooms and showers are located in the Clubhouse Building and in the Laundry Building. Clean shower after use with available cleaning supplies. Report issues to the Park Maintenance Director or Board of Directors.

XIII. SWIMMING POOL: NO LIFEGUARD ON DUTY — SWIM AT YOUR OWN RISK.

1. Proper swimwear must be worn in the pool water.
2. Children under 16 must be accompanied by an adult.
3. Babies and children not potty trained must wear a swim diaper.
4. Dry off prior to entering the clubhouse
5. No running or diving. Unnecessary disturbances are not permitted.
6. No glass containers are allowed in the fenced pool area.
7. No pets are permitted in the fenced pool area.
8. Smokers are to be considerate of non-smokers in the area.
9. Chairs, lounges, or tables may not be reserved.
10. Return chairs/lounges to original position and close/secure umbrella.
11. No furniture or equipment shall be removed from the fenced pool area.
12. Emergency 911 phone located in deck area.
13. The pool gate must be locked if the pool cover is on the pool.
14. Only authorized Residents are to open/close or cover/uncover the pool.
15. Swimming Pool hours are adjusted to weather conditions.

XIV. WASTE MATERIALS: These Rules are in addition to the requirements in Article 12.

1. Trash and Garbage Dumpster provided near Clubhouse.
2. Garbage and trash is to be placed in tied plastic bags or similar containers.
3. Recyclable items are listed on Recycle Dumpster. Items are to be placed loosely in the dumpster without plastic bags.
4. Yard Waste Trailer provided —only plant material—no bags.
5. Trash accumulated by tradesmen working in the Condominium must be removed by the tradesmen.
6. Do not place garbage or trash on Common Grounds.
7. As required by city and state laws, hazardous materials must be taken to special collection centers provided by the city/county.

NON-COMPLIANCE OF GOVERNING DOCUMENTS

AND RULES & REGULATIONS

Non-compliance with the provisions of the Declaration, Articles of Incorporation, Bylaws, and these Rules & Regulations will be handled as follows:

I. Enforcement:

- **First Step**—A verbal warning from the Board or its agent to the violator outlining the problem area and compliance requirements.
- **Second Step of the Same Offense**—A written notice of the violation will be given to the violator and/or Owner specifying: 1) The violation; 2) The action required to stop the violation; 3) A date in which the violation must cease without the imposition of a fine or suspension of use rights.
- **Third Step of the Same Offense**—A follow-up written notice specifying: 1) The violation; 2) The action required to stop the violation; 3) A date in which the violation must cease without the imposition of a fine or suspension of use rights including a statement for the opportunity of a Violation Hearing in accordance with Florida Statutes, Section 718.

II. Violation Hearing:

A Violation Hearing Committee is comprised of Association Members, who are not Board Members or its agent, persons residing in a Board Member's household, or persons residing in the violator's household. The purpose of the hearing is to problem-solve and make recommendations to the Board. If the Violation Hearing does not resolve the problem, the Board will follow Chapter 718.303, Florida Statutes. If there is an issuance of a fine, the fine will be in compliance with the Condominium Documents and Florida Law. The Owner is responsible to correct the violation.

If any Owner/Resident fails to cease the violation that they have been informed of, the Association will undertake such performance or correct such violation and shall charge and collect from said Owner the entire cost and expenses, including reasonable attorney's fees.

MISCELLANEOUS

If a Resident is without a telephone, every effort will be made to promptly notify the Resident of emergency calls received by the Association (such calls are interpreted as having to do with serious illness, accident or death). The Association does not assume responsibility for delivery of any messages or for failure to report such messages.

If any provision of these Rules and Regulations be contrary to any law of any jurisdiction in which the Condominium is located, it shall not apply or be enforced. However, the other provisions of these rules and regulations shall not be affected and shall continue in full force and effect.

The Rules and Regulations as presented herein are adopted by the Board of Directors of the ROLLING RIDGE RV RESORT CONDOMINIUM ASSOCIATION, INC. and supersede and replace all rules and regulations previously in effect prior to the creation of the Condominium.