I#: 2014091977 BK: 18357 PG: 1975, 04/02/2014 at 11:49 AM, RECORDING 3 PAGES $27.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDM04

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CERTIFICATE OF AMENDMENT TO THE RULES AND REGULATIONS OF CLUB CHALET COOPERATIVE ASSOCIATION, A COOPERATIVE

NOTICE IS HEREBY GIVEN that the Rules and Regulations of Club Chalet Cooperative Association, a Cooperative, is hereby amended, pursuant to the procedures for amendment thereof, at the Annual Meeting of the members of Club Chalet Cooperative Association, Inc. held on March 7, 2014, as set forth herein:

The Rules and Regulations of the Association are amended to read as follows:

8. PARKING:

Resident and guest vehicles are to be parking in their respective driveways. Vehicles which cannot be accommodated in the driveway must be parked in the Southwest corner of the property designated as Common Ground (Parking and Storage Areas), or during actual resident occupancy in the park, at the overflow parking areas located at the Club House, the shuffleboard court and the pond. However, scheduled functions shall take precedent over residents' use of the overflow parking areas and vehicles using the overflow parking areas must be moved out from the overflow parking areas when determined as necessary by the Board of Directors. Parked recreational vehicles may not be occupied at any time.

(no change to remainder of Rule)

*****

17. PETS:

*****

(A) Outside pets, which are limited to dogs only, are permitted only in Manufactured Homes located within the following designated Pet Sections: Units 61 through 70, 85 through 116 and 134 through 140. Inside pets, which are restricted to only cats, fish and small birds that do not go outdoors, are permitted in any Manufactured Home. All pets, regardless of whether Outside or Inside pets, shall be approved by the Board of Directors prior to the occupancy of the pet. It shall be the final decision of the Board of Directors for the acceptance of any pet to occupy or reside in any Manufactured Home.

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(B) Outside pets are restricted to one (1) per household, not to exceed forty-five (45) pounds in body weight. Any dog that is a dangerous breed, as defined by the Board of Directors, is not permitted anywhere on the property or in a Manufactured Home. Inside pets are restricted to a maximum of two (2) pets inside a Manufactured Home.

(C) Anyone visiting the non-pet section may be accompanied by their pet, which must be confined on the premises. Pets must be transported in a vehicle, stroller, cage or carried to the non-pet section and shall not be permitted to walk on or off a leash. Pets must be transported to the pet section for all excrement or fecal matter in the manner specified in this Rule.

(D) Pets are not permitted in the Park facilities and/or recreation areas. For all other areas that are not part of the designated pet section, pets must be confined to a vehicle, stroller, cage or may be carried and the pet shall not be permitted to walk on or off a leash.

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13. SWIMMING POOL

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(I) Regular pool hours are from dawn to dusk. Visitors under 16 years of age are permitted to use the pool only when accompanied by an adult.

*****

28. RECORDS: Shareholders wishing to inspect the official records of Club Chalet Cooperative Association, Inc. shall do so in accordance with the applicable Florida Statutes. The request must be submitted, dated and signed, in writing or typewritten, to the Manager, and/or the management corporation contracted by the Board of Directors, stating the record(s) requested and purpose for inspection. Appointments regarding requested record inspection will be scheduled, as required by law. The Association, through its Board of Directors, shall have the option to make the official records available to a shareholder in electronic format in accordance with the Florida Statutes, via the internet by a secure terminal or by allowing the records to be viewed in an electronic format on a computer screen and printed upon request.

IN WITNESS WHEREOF, CLUB CHALET COOPERATIVE ASSOCIATION, INC. has caused this Certificate of Amendment to the Rules and Regulations to be signed in its name by its President, the Corporate Seal affixed and attested to by its Secretary, on this

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2ND day of April, 2014.

CLUB CHALET COOPERATIVE
ASSOCIATION, INC.

By: Charles E. Lucas, Jr.
Charles E. Lucas, III, President

(CORPORATE SEAL)

Attest: Lyn A. Randall
LYN A. RANDALL, Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 2nd day of April, 2014, by Charles Lucas and Lyn Randall, President and Secretary, respectively, of CLUB CHALET COOPERATIVE ASSOCIATION, INC., a Florida corporation not for profit. They are personally known to me or produced _____ as identification.

Notary Signature:
Notary Print Name: Paul Stees
Notary Public
My Commission Expires:

PAUL STEES
MY COMMISSION # FF 028030
EXPIRES: October 16, 2017
Bonded Thru Notary Public Underwriters

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1. MANUFACTURED HOMES, SITES AND ADDITIONS, ETC.:

A. Manufactured Homes and homesites shall be attractively maintained by the resident.

(1) Driveways and carports are not to be used for storage.

(2) No exterior clothes drying is permitted. Clotheslines are provided behind the Laundry building for this purpose.

B. Written application to, and written approval from, the Board of Directors must be obtained for any of the following:

(1) All homes brought into Club Chalet must meet: all applicable codes and standards, and the guidelines contained in these Rules and in the Master Form of Right of Exclusive Possession Agreement. No used home older than ten years may be brought into Club Chalet. It is required that the electric meter box be mounted at the rear of the home. The seller/dealer who sells the home must meet with the Board or agent of the Board for prior approval before bringing the home into the Park. Plans - and any subsequent change(s) in the plans - must be approved by the Board before a home is brought into the Park. **Revised 03/05/04**

(2) Any change in the size or appearance of lawns.

(3) Any addition to or change in the appearance of a Manufactured Home including, but not limited to: painting of the exterior, trim or driveway, screen porch or Florida room, carport, utility shed or building within the perimeter of the approximate lines as outlined in the Master Form of Right of Exclusive Possession Agreement and its Recitals, Individual Right of Exclusive Possession Agreement, Bylaws, and Rules and Regulations of the Association. A sample of the chosen color or material must be provided to the Board of Directors, with the alteration request, for approval before any changes are commenced. **Revised 03/23/07**

(4) Installation of fences. (Permissible only in the Pet Section.)

(5) Installation of a lawn sprinkler system.

2. UNIT BOUNDARIES: New units or additions to units must abide by the setback requirements as stipulated on page 6, #17C, of the Master Form of Right of Exclusive Possession Agreement. The distance between homes is to be measured from outside wall to outside wall. Where there is a carport, the distance is to be measured from the outside surface of the support post of the carport roof. No roof line may extend beyond the roof line of other homes. When a structure such as a landing, stairs, or porch extend beyond the outside wall of the home, the distance is to be measured from the outside surface of that structure.

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3. LAWNS, TREES AND LANDSCAPING:

A. The Association is responsible for:

(1) Keeping the Association property neat and in good condition and repair, including, but not limited to, buildings and machinery.
(2) Contracting for the mowing of grass, lawns of the common areas, including the lawns of the Manufactured Homes.
(3) Edging of the streets and Manufactured Home driveways.
(4) Removal and trimming of all trees in the common areas including, but not limited to, tree limbs and decayed trees that pose a threat to life and/or a Manufactured Home, with the exception of those small trees identified as either fruit or ornamental. Tree removal will only be considered when a tree is diseased, dead, or causing damage to the main structure of the home, or its connecting structures, such as but not limited to: carports (roofs and drive surfaces), planters, entry steps, sheds, storage buildings, driveways, streets, or to the underground utility lines. All tree removal will be conducted by and under the jurisdiction of the Association and in accordance with Pinellas County regulations. **Revised 03/04/11**

B. Shareholders, whether or not in residence, are responsible for:

(1) Weeding and feeding of the lawn.
(2) Weeding and trimming of planters and shrubs.
(3) Removal and/or trimming of all fruit and/or ornamental trees.
(4) Obtaining written permission from the Board for the placement of lawn ornaments so there is no interference with mowing and maintenance.
(5) Obtaining permission from the Board and applicable government authority, as required, for planting and/or removal of trees and shrubs. No shareholder/resident shall plant anything on common ground.
(6) Keeping lawn free of fallen fruit, limbs, etc. Residents may request this work be done by hired personnel or Park lawn service, for which there will be a reasonable charge. If the shareholder fails to maintain his/her Manufactured Home grounds as stated, he/she will be notified that corrective measures must be taken immediately. If satisfactory corrective measures are not taken in response to the notice, then the Association reserves the right to have the work done and charged to the shareholder.
(7) Supplying to the Association the name and telephone number of the person(s) designated to maintain the Manufactured Home grounds when the shareholder is not in residence.

4. FEE PAYMENT: Monthly assessments are due the first day of each month and become delinquent on the fifteenth (15th) calendar day. A late charge of ten dollars ($10.00), or such amount as permitted by law as amended from time to time, plus a charge of 1.5% per month will be levied to delinquent shareholders. Shareholder is also responsible for all additional management and/or attorney fees and costs that occur as a result of the delinquency.

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5. NUMBER OF PERMANENT RESIDENTS: Each Manufactured Home will be limited to a maximum of two (2) occupants. Permission for approval of more than two (2) occupants per Manufactured Home must be obtained by submitting a written request, signed and dated, to the Board for a review of the necessity for a third (3rd) person to share occupancy. All residents shall be required to comply with the application process set forth in Rule 10 and their occupancy may be disapproved by the Board as set forth in this rule. (Related information in Rule 19.)

Revised 03/06/09

6. GUESTS: Guests are **always** welcome at Club Chalet. However, shareholders are solely responsible for their guest(s) behavior and observance of all Club Chalet Rules and Regulations, including registration of overnight guests.

Visits by the same overnight guest(s) are not to exceed fifteen (15) consecutive days - maximum of forty-five (45) days cumulatively in any 12 month period - unless approval has been granted from the Board of Directors. Permanent guests are those who continue to reside with a shareholder for longer than 15 consecutive days or longer than 45 days in any 12-month period. Permanent guests are required to complete an appication package with the same review procedures as any other resident of Club Chalet and be approved by the Board of Directors in order to remain in the home. **Revised 03/23/07**

The shareholder must notify in writing the Board prior to anyone occupying his/her manufactured home during the absence of the Club Chalet residents. **Revised 03/06/09**

7. VISITING CHILDREN: Shareholders/resident homeowners are personally and legally responsible for the activities of visiting children. Children under sixteen (16) years of age must be accompanied and supervised by an adult when using the Laundry Room, Clubhouse, Swimming Pool and Shuffleboard Courts. All children near the Retention Pond and surrounding areas must also be accompanied by an adult. **Revised 03/05/04**

8. PARKING: Residents' vehicles are to be parked in their respective driveways. Vehicles which cannot be accommodated in the driveway must be parked in the in the Southwest corner of the property designated as Common Ground (Parking and Storage Areas) for overflow parking. Parked recreational vehicles may not be occupied at any time. **Revised 03/05/04**

The vehicles of daytime guests are to be parked in the driveway of their host's home or in the parking spaces provided at the Clubhouse area. Parking is not permitted on the streets or on the grass of the Manufactured Home site areas or the common ground areas. A neighbor's driveway may be used only with the permission of the shareholder/resident. Additional parking is available in the grassy area at the South end of the Park, but sufficient space must be allowed in the Southwest corner so other vehicles may be maneuvered in and out. No permanent parking is allowed around the Clubhouse, Swimming Pool, and Shuffleboard Courts, with the exception of emergency situations, or for short-term overnight parking. All vehicles parked or stored in the overflow parking area must have a current registration tag and be registered with the office. **Revised 03/05/04**

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9. VEHICLE MAINTENANCE: Car washing is permitted in the laundry area only. Changing oil is not permitted on Club Chalet premises because of environmental hazards. Minor automobile repairs may be made in the homeowner's carport; however, no vehicle may be inoperable longer than twenty-four (24) hours. All cars parked in carports must have a current license plate.

10. MANUFACTURED HOME SALES: Residents may sell their own Manufactured Home without a Real Estate Broker or a Real Estate license to sell; however Florida law prohibits a fee or commission being paid to anyone other than a registered Real Estate Broker. Any person desiring to purchase a Manufactured Home in Club Chalet shall be required to submit an application to the Board of Directors, along with an application fee and any other information requested by the Board. **Revised 03/06/09**

The Board has the right and obligation to disapprove the residency of any prospective buyer who:

(1) does not qualify for entry and occupancy as stipulated in the Master Form of Right of Exclusive Possession Agreement and its Recitals, Individual Right of Exclusive Possession Agreement, Bylaws, and Rules and Regulations of the Association,

(2) does not agree to abide by the Bylaws and Rules and Regulations, and other conditions as stated therein, and

(3) does not partake in the Cooperative membership or share of the Association as defined in Chapter 719, Florida Statutes. The Board has the right and responsibility to check references and other informative data, prior to final approval of the applicant. A nonrefundable fee of one hundred dollars ($100.00) shall be imposed on the applicant for the processing of the application. Failure of an applicant to sign the application shall constitute grounds for disapproval for residency. **Revised 03/17/09**

(4) the application may be rejected for a felony conviction within the last ten (10) years. **Adopted 03/06/09**

Current Master Form of Right of Exclusive Possession Agreement and its Recitals, Bylaws, and Rules and Regulations of the Association, and a Question and Answer Sheet shall be given to the Applicant for their review at the time the nonrefundable processing fee is paid to the Association.

11. RENTAL OF MANUFACTURED HOMES: Rental of a manufactured home or any part thereof is prohibited. **Revised 03/05/04**

12. SIGNS: A "For Sale" sign, no larger than ten by fifteen inches (10" x 15"), may be placed in the window or on the exterior of the Manufactured Home. No signs of any kind are to be placed

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on the Park grounds, including - but not limited to - trees, fences and buildings that are the property of the Association, unless approved by the Board. Notices of articles for sale may be posted on the bulletin board in the Clubhouse.

13. SWIMMING POOL: The following swimming pool rules and regulations are a combination of those required by the State Board of Health and those that will ensure enjoyment for all residents and guests of Club Chalet.

(A) This pool is for the exclusive use of the shareholders/residents of Club Chalet and their guests.

(B) Children not toilet trained are restricted from using the pool. (No babies in diapers or any incontinent person).

(C) State law requires taking a shower before entering the pool. **Please, do not use soap.**

(D) Persons with excessive sunburn, unhealed lesions, corn plasters, bunion pads, adhesive tape, or bandages of any kind, are not permitted to use the pool.

(E) No food or drinks permitted on the immediate pool deck area, with the exception of water in plastic bottles to be used for hydration. **Revised 04/20/07**

(F) No dogs or other animals permitted in the pool area.

G) Do not eject from the mouth, spit or commit any other nuisance in the pool and surrounding pool area.

(H) Suntan oils, grease or lotion must be removed before entering the pool. If you are using any of the above, please lay a towel on the chair or recliner before using.

(I) Regular pool hours are Dawn to Dusk. Visitors under sixteen (16) years of age are permitted to use the pool when accompanied by an adult during the following hours: 8:00 a.m. to 12.00 noon and 4:00 p.m. to 6:00 p.m. Pool privileges for these visitors may be extended to other hours upon agreement of the shareholders/residents using the pool at that time. **Revised 04/20/07**

(J) Absolutely no diving, jumping, running, pushing, dunking, splashing, ball playing, etc., permitted in the pool and pool area.

(K) The life ring attached to the rope is just that, and not a toy. Likewise, the jets of the whirlpool. Please do not allow anyone to play with them.

(L) There is no Lifeguard on duty, so the buddy system is to be used. Please do not swim alone. All children must be accompanied by an adult when in the pool and pool area.
Revised 03/05/04

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(M) Whenever additional rules are deemed advisable for maintaining proper conduct around the pool area and for the protection of the health and safety of its users, the Board of Directors is authorized to issue and put into effect such rules, either printed or verbal.

(N) When out and about in our community, please wear: (1.) Protective footwear, (2.) Cover-ups, (3.) Other proper attire. **Revised 03/05/04**

14. SHUFFLEBOARD COURTS: These Courts are provided by the Cooperative Association for the use of shareholders/residents and their guests. All posted rules must be observed and obeyed. All children must be accompanied and supervised by an adult. **Revised 03/05/04**

15. RETENTION POND SAFETY: No boating, swimming, or wading is permitted. Precautions should be observed and adhered to by all persons when visiting the Pond. All children must be accompanied by an adult. **Revised 03/05/04**

16. CLUBHOUSE (CY WARNER HALL): The Club Chalet Cooperative Association provides the Clubhouse, known as Cy Warner Hall, for all shareholders/residents. It is available at all times for events and meetings of Club Chalet Cooperative Association, Inc. and the Club Chalet Social Committee. It may also be reserved by any shareholder/resident for private entertaining. Special events must be scheduled by written request to the Club Chalet office. Children must be accompanied and supervised by an adult while in the Clubhouse. Smoking is not permitted in any area of Cy Warner Hall. **Revised 03/05/04**

17. PETS: Include, but are not limited to, canine, feline, aquatic and feathered pets, respectively. The Board must approve all pets prior to their occupancy in the pet section. **Revised 03/05/04**

(A) Pets are permitted only in Manufactured Homes located within the following designated Pet Sections: Units 61 through 70, 85 through 116, and 134 through 140.

(B) Pets are limited to one (1) per household, not to exceed twenty-five (25) pounds in body weight.

(C) Anyone visiting in the non-pet section is prohibited from being accompanied by any pet. **Revised 03/05/04**

(D) Pets are not permitted in the Park facilities and/or recreational areas. **Revised 03/05/04**

(E) Four-legged pets must be on a leash which is held by the person walking the pet in the pet area. Owner is responsible for control of the pet at all times. **Revised 03/05/04**

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(F) Stray animals present a health hazard to the community; therefore, shareholders/residents are not permitted to feed stray animals.

(G) Pet droppings must be retrieved immediately and disposed of in a sanitary manner.

(H) Pet owners are solely responsible for all damage done by their pets to all property. Pet owners must make repairs at their own expense. **Revised 03/05/04**

(I) Pets may be penned, tethered or leashed outdoors, **only** in daylight hours when the owner is on the premises. Prolonged barking requires indoor confinement of pet. **Revised 03/05/04**

(J) Variance requests must be submitted, in writing, dated and signed by the petitioner and forwarded to the Board for approval or rejection.

(K) The board reserves the right to require the removal of any pet that becomes a nuisance. **Revised 03/05/04**

18. LAUNDRY: The Laundry is complete with washers, dryers and fenced-in "clothesline" drying area. Any laundry hung at the home site must not be in public view or visible from the exterior of the home. All notices posted in the Laundry Room must be obeyed. **Revised 03/05/04**

19. MINIMUM AGE: Club Chalet is a restricted, residential, cooperative Manufactured Home Community for persons not under fifty-five (55) years of age. Additional occupants must be forty-five (45) years of age or older. The Corporation is responsible for maintaining records to prove the identity and age of the occupants of each residence in the Park to ensure compliance with H.R. 660 of the HUD Rules. **Revised 03/05/04**

The Club Chalet Board of Directors may - upon receiving a medical certification validating that a live-in care giver is required for the health and safety of a handicapped shareholder/resident - waive the age restriction, making exception for care givers who are under age, so long as they meet the requirements and specific criteria for a care giver.

20. WATER: Water is a precious commodity. Report all external leaks to the Park management or notify a member of the board. Shareholders are responsible to repair all leaks within their households. Our community is supplied with potable and reclaimed water. Maintaining the health of our community depends upon strict adherence to all Federal, State, County, City of St. Petersburg, and Club Chalet rules and regulations. **Revised 03/05/04**

(A) POTABLE WATER: Potable water (drinking quality) is available for normal household use, i.e., bathing, drinking, cooking, etc.. Conservation methods published by governmental authorities shall be followed: **Revised 03/05/04**

(1) Lawns and Flower Beds:

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A. Garden hoses are prohibited for lawn irrigation. **Revised 03/05/04**

B. In-ground sprinkler systems must be properly connected to reclaimed water. All sprinkler systems shall be properly connected to reclaimed water OR be permanently disabled. Sprinkler systems must be isolated from the potable water supply. **Revised 03/05/04**

C. Watering of flowers or shrubs, by hand, using potable water, is permitted, using a sprinkle can or a garden hose with a valve-controlled sprinkler-head with an automatic shutoff. **Revised 03/05/04**

(2) Automobiles: Washing of automobiles is permitted ONLY within the Laundry area allocated for that purpose. Water conservation restrictions imposed by local government will be followed. **Revised 03/05/04**

(3) House: Washing of a house is permitted ONLY with the use of equipment that utilizes low volume pressurized water.

(4) Boats and Trailers: Washing of a small boat or trailer is permitted ONLY within the Laundry area that is allocated for automobile cleaning. Very large mobile equipment shall NOT be cleaned within the Park.

(5) Driveway: A driveway may be washed ONLY by swabbing or using low-volume water pressure equipment. **Revised 03/05/04**

(B) RECLAIMED WATER: Reclaimed water is a commodity strictly limited to lawn and shrub irrigation utilizing in-ground sprinklers. Reclaimed water bibs are NOT permitted. Shareholders may access the reclaimed water by solid attachment to a stub-out from the sub-lines located near their unit. The shareholder is responsible for all permits, costs and inspections required for the installation of additional stub-outs or connecting to the reclaimed water supply. The proper use of reclaimed water is the responsibility of the shareholder. **Revised 03/05/04**

(1) Sprinkler Systems: All inground sprinkler systems must use reclaimed water and be isolated from the potable water system. **Revised 03/05/04**

(2) Water Service: Any shareholder wishing to hook up to the reclaimed water system must make formal application to the Club Chalet Board of Directors and receive approval prior to beginning work on either a new or a preexisting sprinkler system. All application forms are available from the Club Chalet office. **Revised 03/05/04**

(3) Application for Water Service and Agreement: Club Chalet shareholders/residents are no longer required to obtain a permit from Pinellas County. However, you are required to call an inspector to witness the connection to the reclaimed water. **Revised 03/06/09**

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Please note the rules for the unclaimed water section are currently being revised to meet the current county regulations. You will be furnished with up-to-date rules when they are completed.

(4) Backflow and Pressure Valves: A shareholder shall comply with the Pinellas County plumbing permit and inspections to install required potable water backflow and pressure relief valves prior to the accessing of reclaimed water.

(5) Access to Reclaimed Water: Reclaimed water shall ONLY be accessed for use within in-ground sprinkler systems through a line that is permanently attached to the reclaimed water sub-line. Portable hoses may NOT be attached to any reclaimed water line. **Revised 03/05/04**

(6) Timers: Sprinkling systems may use automatic timers to control lawn irrigation. Timing of sprinklers shall comply with the current government or Club Chalet's regulations in effect or by regulations adopted by the Board of Directors from time to time. Club Chalet's reclaimed water timing schedule shall be posted in the Clubhouse, if and when needed. **Revised 03/05/04**

(7) Rain Sensor: A rain sensor shall be installed on all automatic in-ground water sprinkling systems as required by government regulations.

(8) Locking Valve: A locking valve shall be installed at the access point of the reclaimed water line to a shareholder's in-ground water sprinkling system. Pinellas County and Club Chalet shall have the right to shut off access to reclaimed water and lock the input valve of any shareholder's system that is deemed to be in violation of regulations or a hazard to the community.

WARNING: FAILURE OF ANY INDIVIDUAL SHAREHOLDER TO COMPLY WITH ALL RULES AND REGULATIONS TO MAINTAIN THE INTEGRITY OF THE POTABLE AND RECLAIMED WATER SYSTEMS WILL RESULT IN THE SHUT DOWN OF RECLAIMED WATER WITHIN THE ENTIRE PARK. THE COUNTY WILL NOT TOLERATE ANY ERRORS IN JUDGMENT. THE CORPORATION CAN SEEK COMPENSATION FROM ANY SHAREHOLDER WHOSE WILLFUL DISREGARD CAUSES SUCH ACTION TO BE TAKEN BY REGULATORY AUTHORITIES.

Revised 03/05/04

21. SOLICITORS: Selling, soliciting, or peddling is prohibited in the Park. It is the responsibility of all residents to inform the offending party/parties of this rule and ask them to leave. **Revised 03/05/04**

22. SPEED LIMIT: Pedestrians and cyclists have the right of way. Drivers of vehicles must exercise due caution and obey posted speed limits. The speed limit throughout the Park is ten (10) miles per hour. **Please help to enforce it to ensure the safety of our residents.**

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23. NOISE, NUISANCE AND HARASSMENT:

(A) Cross over a homeowner's designated and assigned area only with the resident's permission. **Revised 03/05/04**

(B) Avoid excessive noise or disturbance at all times, especially before 8:00 A.M. and after 11:00 P.M.

(C) Participating in an activity or activities that may be responsible for irregular, unusual and irritating disturbances for your neighbors is prohibited. **Revised 03/05/04**

No person may create a nuisance or unreasonably interfere with the quiet possession of a unit, or with the operation of the Association. **Revised 03/05/04**

24. COMPLAINT AND FINING PROCEDURES: All complaints to the Board of Directors or Management shall be in written form, dated and signed. All responses from the Board (in cases other than those involving "Noise, Nuisance and Harassment" complaints) shall be in writing and delivered to the complainant, with signed receipt, or by United States Registered Mail, return receipt, and retained in the files of the Association. **Revised 03/05/04**

Shareholders, residents and guests are not permitted to engage in any acts that are reasonably determined to be substantial annoyances and/or harassments to other residents and guests, and conflicting with the Master Form of Right of Exclusive Possession Agreement and its Recitals, Individual Right of Exclusive Possession Agreement, Bylaws, and Rules and Regulations of the Association.

The complainant, in the matter of annoyances and/or harassment (see Rule 23), is required to first submit the written complaint to Management. After due consideration, if the Board determines the complaint is serious enough, the complainant will be required to submit a written detailed report, dated and signed, stating the facts, including corroborative evidence or witness statements. Thereafter, a formal notice will be issued to the alleged perpetrator, to cease and desist from continuing any further annoying activities or harassment to the Residents or Guests.

A person so accused may request, within seven (7) days of receiving the formal notice of complaint, a meeting with the Board of Directors to discuss the issue. The scheduled meeting will be held at a time and place agreeable to all involved parties, within fourteen (14) days of the formal notice of complaint. The Board will ascertain the validity of the accusation and take appropriate action. Failure to comply with the Board's decision in this matter shall constitute a violation of the Rules and Regulations, and is subject to eviction, in accordance with the terms of the Master Form of Right of Exclusive Possession Agreement and its Recitals, Individual Right of Exclusive Possession Agreement, Bylaws, and Rules and Regulations of the Association. **Revised 03/05/04**

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Fining shall be handled through the following procedure: A reasonable notice and opportunity for a hearing must first be given to the shareholder and, if applicable, to the occupant or invitee. The hearing shall be held before a committee of other unit owners. No fine shall exceed one hundred dollars ($100.00) or such other amount as may be permitted by law from time to time. A fine may be levied for each day of a continuing violation, not to exceed the maximum imposed by the law. If the committee does not agree with the fine, it shall not be levied.

25. LIABILITY: Club Chalet Cooperative Association, Inc., its Board of Directors, agents and/or Park Management shall not be held responsible for loss or damage caused by fire, accident, theft, vandalism or acts of God to any manufactured home, property, Park resident or guest. The signer of an Individual Right of Exclusive Possession Agreement shall assume all risk, relinquishing any and all claims for loss or damage, leaving the Association, Board of Directors, agents and/or Park Management free from harm, legal prosecution and litigation.

26. WAIVERS: The Board reserves the right to grant exceptions to these Rules and Regulations as circumstances may require. All applications for a waiver or deviation from any of these Rules and Regulations must be submitted in writing, dated and signed, to the Board of Directors. Each waiver request will be considered by the Board on an individual case basis after studying all pertinent facts. No waiver made by the Board shall be deemed to constitute or imply a further waiver of any other Rule or Regulation. Further, it shall not be considered a precedent on any future applications.

27. AMENDMENTS: Whenever changes to these Rules and Regulations are to be discussed by the Board, the Board Meeting notice shall contain a statement to that effect. Final approval of any proposed changes to these Rules and Regulations is to be by a majority vote of the shareholders at a duly called meeting with a quorum present, or by a written agreement of a majority of the shareholders

28. RECORDS: Shareholders wishing to inspect the official business records of Club Chalet Cooperative Association, Inc. shall do so in accordance with the Florida Statutes. The request must be submitted, dated and signed, in writing or typewritten, to the Manager/and or the management corporation contracted by the Board of Directors, stating the record requested and purpose for inspection. Appointments regarding requested record inspection will be scheduled, as required by law.

29. ENFORCEMENT: Any report of infraction of these Rules and Regulations shall be submitted in writing, dated and signed, to the Board of Directors. When the Board has determined that any of the provisions of these Rules and Regulations are being violated, or have been violated, the shareholder/resident will be so advised in writing. If the violation is repeated, the Board has the authority to pursue the provisions of termination, in accordance with the

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Master Form of Right of Exclusive Possession Agreement and its Recitals, Individual Right of Exclusive Possession Agreement, Bylaws, and Rules and Regulations of the Association.

30. TELEVISION SATELLITE DISHES: Satellite dishes that are less than one meter in diameter may be installed only on the exterior surface or the roof of the manufactured home. Prior approval of the Board of Directors must be obtained regarding the placement, size and appearance of the satellite dish. All such installations must comply with the requirements of the Southern Building Code and the National Fire Prevention Association, Inc. Model Code. **Revised 03/05/04**

31. ANIMAL FEEDING: The feeding of animals and other wildlife shall be prohibited throughout Club Chalet on all common area with the exception that feeding of animals and other wildlife shall be permitted within the confines of the unit boundary area as defined in Article 17 of the Master Form of Right of Exclusive Possession Agreement. **Adopted 03/05/10**

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