

Gulf to Bay Mobile Homeowners Association Inc.

This letter will explain the various credits and charges on your initial statement dated December 1, 1991.

Due to diligent work on the part of our Attorney the rental schedule was apportioned on a 366 day leap year instead of the usual high winter rates which are in effect during the month of November.

Each category of tenancy will be handled as a group and we will explain each as we go along.

Each unit will pay the trash pickup fees as charged to the park at the rate of \$165.74 charged by Charlotte County. This includes the Thursday yard & brush pickup and re-cycling.

The water bills due on November 1, 1991 to the previous owner for overage have been assigned to the association and will be shown on the statement. Plans are being made to meter all water as soon as possible and all utilities are being removed from any lease agreements as they run out. This will only affect a few of those with existing written leases on previous "trailer" lots.

Water payments will be due on Feb. 1st. for 3 months with the rest due in May with any overage at that time.

Boat dock rentals have been set at \$130.00 per slip for all residents of the park. All existing written boat dock rental agreements will be adjusted to come due on November 1st. as they run out. Slip rentals to boaters outside the park and transient renters will be at higher rates if any docks are available.

NOTE ! We have been advised by our accountant that we may have to collect sales tax on the boat slip rentals. This charge will be forthcoming if applicable.

Rental Adjustments by category:

1. Participants who were former "723" tenants without written leases. (Former MHO renters who bought certificates)

You will see a credit balance for your November rental payment less your apportioned rent for the month of November on the first line.

Maintenance fee, trash, any water balance & dock rental as appropriate will be indicated and charged in the column indicated.

Mortgage payments for those not fully paid will start Jan. 1, 1992.

Please advise us as to how to apply any credit balance if you do not wish it returned at this time.

2. Participants with previous yearly R.V. leases.

Your leases with the former owner called for 5 equal payments which were to cover a year. As each of these leases contained various charges, which may or may not have been included, each one will be handled on an individual basis in an equitable fashion.

Maintenance fee, trash, any water balance & dock rental as appropriate will be indicated and charged in the column indicated.

Mortgage payments for those not fully paid will start Jan. 1, 1992.

3. Nonparticipants who are still "723" tenants.

No change in any of your previous arrangements will be made as to your lot rental. Your future rent payments as indicated on the notice received from the previous owner will be made to the Cooperative after the conversion later this year. You may expect a rent increase notice at the usual time in the summer. Any pass-through charges that may result from sewer installation & operation or other mandated improvements will be billed when due..

Trash, any water balance & dock rental as appropriate will be indicated and charged in the column indicated.

4. Residents presently leasing on a "trailer" lot which was purchased by another individual are still subject to any lease made with the previous owner for it's duration. This lease was assumed by the the new owner with whom which further arrangements must be made.

Boat docks etc. will be handled by the association.

5. Residents who were leasing "trailer" lots from the previous owner will still be subject to the existing lease. All efforts will be made to continue your residency in Gulf to Bay after it expires. All future leases are planned to come due on November 1st. and not include utilities so we may standardize the system.

We thank you for your cooperation during the transition period and all efforts will be made to answer any questions to your satisfaction.

The Board of Directors

GulftoBay Mobile Homeowners Association Inc.

Gulf to Bay Cooperative
A RESIDENT OWNED COMMUNITY

Rules & Regulations

12/03/1991

WELCOME !

The Gulf to Bay Cooperative is very proud of this carefree uniquely located adult mobile home community with it's pleasant, friendly and informal atmosphere. We have established reasonable standards for the operation of the park to insure the continuation of a fine clean community. Our success in a large part has been due to the fine residents we have here at Gulf To Bay. All new residents are expected to cooperate and observe all park rules and regulations. Consideration and courtesy to others, plus your cooperation in maintaining an attractive home will help sustain our standards. As you read these rules, we ask that you keep in mind that they are for YOUR PROTECTION. It is these rules and regulations that insure you of a pleasant, carefree lifestyle.

DEFINITIONS

Cooperative:

The Gulf to Bay Cooperative, a resident owned community that is managed by a Board of Directors.

Participant:

An owner of a Membership Certificate and holder of a Proprietary lease.

Renter:

One who rents from either the Cooperative or a Participant.

Resident:

Anyone living in the Gulf to Bay park either as a Participant or Renter.

Visitor:

Any person visiting either a Participant or a Renter.

ACCEPTANCE

The Cooperative reserves the right to refuse admittance to the park. References may be required and

checked before acceptance. Applicants must be considered desirable and compatible with the other residents before they will be able to either purchase or rent.

THE MOBILE HOME SITE

A Participant who intends to sell his home must bring any prospective purchaser to the park office to complete a Membership Certificate Application and have it approved by the Cooperative before the prospective purchaser may buy the home.

The Participant is responsible for the overall appearance of the home site. It shall be kept neat, orderly, clean and free of litter. No items are to be stored or left sitting outside unless they are in an enclosed storage shed. Mowing, trimming, watering, weeding, and general care of the lawn and shrubs are the responsibility of the participant. Homesites not maintained to park standards will be maintained by the Cooperative, and a fee will be charged (see Lawn Maintenance).

The Participant is responsible for the water line from his home to the connection with the park water system including protection of the water meter from damage due to freezing. The Participant is responsible for his electric line from his home to where it connects with the electric company line.

The park is not responsible for any gas or electric lines. The Participant should check outside water faucets frequently for leakage. Public water facilities provided by the park (in restrooms, at beach shower, fish dock & etc.) should be used with conservation in mind, high water consumption eventually ends up in the form of higher maintenance fees.

No one shall order or contract for any unauthorized repairs on behalf of the park. Any site improvements, other than existing improvements provided by the Cooperative, shall be at the expense of the Participant, as approved by the maintenance committee.

Only furniture specifically designed for outside use is allowed outside the home. Washing machines are not permitted on the homesite (until such time as the park is on County sewer service) nor are outside clothes lines. Shrubbery, plants, and trees planted on the lot become the property of the park. No fences of any kind are permitted around or between the homes. (See Lawn Maintenance).

Telephone and cable television lines can be installed at each homesite; each Participant will make his own application for service and will pay all bills rendered by the utility companies. This also applies to the electrical service. The Participant must check to insure park utilities meet the Participants specifications before moving in. Any change in utility service to meet the requirements of the Participant will be done at the Participant's expense. All utilities connections must comply with all governing ordinances.

Garbage collection and water service are provided by Charlotte County, and billed directly to the

park in one lump sum on a "per home site basis". Rates may vary as legislated for each fiscal year. Participants are charged "at cost" by the Cooperative. The garbage collection fee is collectible from Participants once a year upon receipt of County bill (usually October or November). Water is metered at each site, read once a month and charged to Participants according to consumption as recorded on each meter.

Participants absent from their homes for several months are still liable for the minimum rates effective during the County fiscal year, and shall settle their accounts on garbage and water before leaving or immediately upon return.

THE MOBILE HOME

The words "HOME" and "MOBILE HOME" as used throughout this context, designate those Vehicles generally know in the trade as Manufactured Mobile Homes, and ALSO, in this parks particular case, those Travel Trailers (8 foot wide) admitted as such by previous landlords, and allowed fixed add-ons of various types such as Florida-Rooms, Screened-Porches or Roof-Extensions. This latter type of Home of more or less extensive residency continuing up to November of 1978, are herein recognized as "Homes" and subject to the above and following Rules and Regulations.

Homes shall be attractively maintained by the Participant and comply with all applicable laws, ordinances and regulations of the City, County, State and Park, as from time to time amended.

All Homes and R.V.s must be blocked and tied down to comply with all government ordinances, and shall carry adequate liability insurance which shall name the Cooperative as added insured.

To maintain a clean, attractive appearance, the home should be washed every year or two.

MOBILE HOME ACCESSORIES AND IMPROVEMENTS

ANY ADDITIONS OR EXTERIOR IMPROVEMENTS TO THE HOME MUST BE APPROVED IN WRITING BY THE COOPERATIVE BEFORE ANY WORK BEGINS.

No home accessories or add-ons are to look home-made. If they have a home-made appearance, they will have to be removed.

All awnings, patio covers, carports, utility sheds and cabanas are to be white aluminum or a color that matches the color of the home.

Steel sheds are not acceptable because they rust out within a few years and create an unsightly appearance.

SELLING AND RENTING

Participants may only sell or sublet their unit within the park in conformity with the requirements of the bylaws of the Cooperative, the Master Form Proprietary Lease and Florida statutes. Renters may not sublet their homes or lots.

A Participant having leasehold rights for the lot may sell and transfer his home, Membership Certificate in the Cooperative and "Memorandum of Proprietary Lease" to a purchaser qualified to become a Membership Certificate holder in the Cooperative and said purchaser must qualify under the rules and regulations of Gulf to Bay Cooperative then in effect.

Any Renter intending to remove his mobile home from the park must give the Cooperative thirty (30) days notice in writing prior thereto. The Renter shall remain responsible for rental payment of the lot until the expiration of the current term under the lot rental agreement. See MOVING page 8.

Should any qualified Renter wish to purchase a Membership in the Cooperative and enter into a Proprietary Lease for the lot upon which their mobile home is situated, then said Renter may purchase such Membership upon the terms and conditions established from time to time by the Board of Directors of the Cooperative.

GUESTS AND CHILDREN

Gulf To Bay Park is an ADULTS ONLY community. One Resident must be at least 55 years of age. Individuals under the age of 50 are not permitted as Residents. They may visit Residents and stay as guests not exceeding 15 consecutive days or a total of 30 days per year. Please do not ask to make exceptions due to family problems. We have the other Residents to consider. Guests are not permitted to live in recreational vehicles on the premises while visiting. Guests and overnight visitors are required by State Law to register at the office upon arrival in the park and notify again when leaving.

Residents are asked to schedule their visitors when possible, in such a way as to avoid overcrowding their home site and their neighbors with more than one family at a time, especially when several children are part of the group.

Parents are responsible to see that children do not disturb neighbors or abuse property. Such disturbance or abuse shall constitute a violation of these rules and be the cause for termination of the Residents lease. Parents will be held financially responsible for damages caused by their children to private or park property.

Children's toys and equipment may not be left out of doors where they might cause inconvenience or injury to others and may be unsightly. In accordance to health department regulations children are limited to two per bedroom at the home in which they are visiting.

For safety reasons and to avoid regrettable accidents, visiting children are not permitted to ride bicycles on the park streets.

CHILDREN UNDER 14 YEARS ARE NOT PERMITTED IN THE SERVICE AREAS, TOILETS, SHOWERS, RECREATION HALL, SHUFFLEBOARD COURTS, DOCKS AND FISHING PIERS UNLESS ACCOMPANIED BY AN ADULT RESIDENT.

Residents are responsible for their guest's actions. Therefore they should see that their guests are aware of the park rules.

Roomers or boarders are not considered guests and are not permitted.

PETS

NO PETS WILL BE ALLOWED IN THE PARK. THIS ALSO APPLIES TO VISITORS PETS.

LAWN MAINTENANCE

Lawns shall be mowed before they become unsightly. Generally this means mowing it before it reaches approximately 3 inches in height. The purpose here is to keep the park looking neat. No lawn shall be mowed prior to 8:00 a.m. No lawn mowing allowed on Sunday or Holidays.

All planting of shrubs or young trees must be approved by the Cooperative. Adherence to this rule will avoid disturbance to underground lines, pipes and tanks.

During the summer months - Floridas rainy season, lawns need to be mowed every 7 - 10 days. When you leave the park for a longer period, be sure to make arrangements for someone to mow your lawn in your absence. If your lawn is not maintained, the Cooperative may have to mow your lawn and charge the Resident a fee.

All grass cuttings, brush, leaves from the trees, dirt from the street, etc., must be disposed of in a manner consistent with existing Charlotte County regulations.

To conserve water and cooperate with Englewood Water District planning for water supplies and related water pressure necessary to operate the district water system, lawn watering should not be abused; the same restraint applies to park water (at well on Gulf side).

RECREATION FACILITIES

All buildings, docks, equipment and other facilities are to be used at the Residents and guests own risks.

Recreation Hall hours are from 8:00 a.m. to 11:00 p.m. Hours may be extended for special events or parties with the approval of the Cooperative.

Children under 14 must be accompanied by a responsible adult Resident.

Anyone using the park facilities shall leave them in a neat, clean, and orderly condition when they are finished. Any Residents using the recreation hall facilities are responsible for set-up and clean-up and must make reservation in advance with the Cooperative. Any charges involved for cleanup or repair of damage will be billed back to the Resident in whose name the reservation was made. The charge for such cleanup will be at the rate of ten dollars (\$10.00) per hour.

Only those persons 18 years of age or older will be allowed to play Bingo. This is in accordance with Section 7 Chapter 849.093 of the Florida State Law pertaining to the playing of Bingo.

All persons under age 18 must be accompanied by an adult when using the shuffleboard courts. Equipment must always be returned to the storage area. Persons using courts must wear shoes that have rubber or composition soles. Walking on the playing surface is not permitted.

BEACH AND DOCK FACILITIES

The Gulf frontage and the Bay boat slips are for the use of all Residents and guests at their own risk. Boats are to be kept in the water at all times during the winter season (November to April). Storage on your lot while you are absent for the summer will be permitted only with the knowledge and consent of the Cooperative, provided however that the owner of the boat will have paid the boat slip fee for the current year as set by the Cooperative. Boat slip rentals are not transferable.

Each dock lessee shall use the slip assigned to his boat and shall provide sufficient mooring lines and hardware of adequate size and quality to moor the boat properly and safely, thus preventing damage to said boat and those adjacent. Docks must be kept clear of all obstructions such as anchors, lines, nets and so forth, which are considered hazards to the safety of all concerned.

All boats will be operated in a manner which will create NO WAKE !
Boat slips will be provided for Participants, Renters and Others in that order.

LAUNDRY

Use of the Laundry is permitted between 8:00 a.m. and 9:00 p.m.
The laundry is open to use by Residents only.

Do not overload or abuse the laundry machines. Because of the limited water pressure, try to stagger the water filling cycles when more than one machine is in use; this precaution will assure a maximum volume of water as these machines are time cycled.

Clean the washers and dryers after using them and put all refuse in the containers provided.

Dyeing of clothes in the machines is not permitted because of possible damage to clothing of others.

All outside drying of clothes is to be done on the lines provided next to the laundry building. Drying of clothes on your patio or home site is not permitted. Remove clothes from the washers, dryers and

lines as soon as you are finished with them so that other people may use them. The laundry machines do not accept Canadian coins.

VEHICLES AND TRAFFIC

Because of our limited space, ONE CAR PER HOME SITE is the general rule concerning Resident's vehicles admitted. In cases of hardship, specific exceptions will be made in designated areas. Please do not permit guests to park their automobiles in other Resident's spaces unless you have gained permission.

Guests traveling with recreational vehicles (travel trailers, motor homes, camper or vans) must check with the office before entering the park. If space is available they will be admitted on parking sites for a fee, or temporarily accommodated in a common area if they do not remain for more than 6 hours. If no space is available, it will be the responsibility of the Resident to locate parking facilities outside the park premises; overnight parking is prohibited in the park streets.

THE SPEED LIMIT WITHIN THE PARK IS 10 MILES PER HOUR !

This is for everyone's safety. Third-time offenders will be asked to live elsewhere. Advise your guests accordingly.

Pedestrians have the right-of-way; next are the cyclists.

Except for loading & unloading, all boats, utility trailers, travel trailers, motor homes and trucks must be parked in outside parking or in storage. Any vehicle that is unlicensed, inoperative, or no longer used, must be removed from the park. Any vehicle that is not used on a regular basis must be parked outside the park.

Vehicles may not be displayed for sale on park property.

Car washing and minor repairs of autos owned by Residents will be permitted only at the Residents own site.

Vehicles must be quiet enough when running so they do not disturb the Residents.

No commercial type of vehicle will be parked on the home site.

Motor-bikes, mopeds, minibikes, go carts and skateboards are prohibited anywhere in the park.

All vehicles must bear valid license plates, have proper registration and be operated by a duly licensed operator.

Parking on streets or on the grass is not permitted.

The Cooperative specifically reserves the right to restrict the operation of all delivery transportation or other vehicular traffic within the mobile home park that they deem to be detrimental to the interest and safety of traffic control, the well-being of the Residents, and the preservation of the park grounds and roadways.

SOLICITING

Anyone who solicits within the park must receive prior written permission of the Cooperative.

MAIL

Mail is delivered to your box directly by the postman. Please ask your correspondents to use the mailing address assigned to you.

REFUSE

Every Resident has the responsibility to help keep the community neat and clean. Proper disposal of garbage is important to everyone's health. Each Participant is responsible for raking and bagging the leaves or other debris caused by trees on his home site. No burning of trash, leaves or other material is allowed. All trash is to be left at the curbside for pickup in accordance with existing Charlotte County regulations.

Recycling is encouraged in Charlotte County and containers are located within the park. Please deposit recyclable material in the proper bin.

TRASH IS TO BE LEFT FOR PICKUP THE MORNING OF TRASH COLLECTION ONLY

Any garbage cans or refuse containers are to be kept hidden from view between collection times.

SALE OF HOMES

The Cooperative must be notified of any intent to sell a home and given 30 days notice in writing of any intent to move.

The Cooperative shall not deny the Resident the right to sell his Home within the park. One "FOR SALE" sign, not larger than 9 inches by 12 inches, may be displayed in the front window; no signs may be placed on the home site or on the outside of the home.

MOVING

Thirty days notice in writing and a bond of \$250.00 must be given prior to moving a mobile home. Bond is forfeited unless conditions below are met.

When a mobile home is being removed from the park, the home site is to be left neat and clean and free of any debris, trash, rubbish, discarded articles or unused items. Any cabanas, tool sheds, or other accessories must be removed before the mobile home is moved.

Any damage done to the lot or the park service connections or accessories when a home is being removed is the responsibility of the Resident who is moving it. Anyone moving a home out of the park must let the Cooperative know in writing on what date the move will be taking place, at least two days prior to that date.

NEW HOMES ENTERING PARK

All new homes entering the park whether a permanent change or a home placed on a previous travel trailer lot must comply with all applicable laws, ordinances and regulations of the City, County, State and Park, as from time to time amended. A review board appointed by the Board of Directors will have the final approval.

MISCELLANEOUS

Noise: Please be considerate of your neighbors. Special care is needed to keep the volume of television, radio, stereo and so forth, low between 11:00 p.m. and 8:00 a.m.

Loud and/or abusive language and / or public drunkenness will not be tolerated. Noise or conduct which the Cooperative finds objectionable or which is a nuisance or disturbs other Residents or which constitutes a breach of peace is prohibited.

Legitimate complaints should always be reported, but habitual complainers or agitators will not be tolerated.

No power machines are to be used before 8:00 a.m. or after 9:00 p.m. and Sundays not before 9:00 a.m. No construction will be permitted before 9:00 a.m. on Sunday.

No car or trailer washing before 8:00 a.m.

These rules and regulations may be revised or amended upon 90 days written notice as circumstances require.

Office hours are as posted.

If a Resident is without a telephone every effort will be made to notify them of any calls received.

We ask the help of all the Residents in policing the property. If you see anyone who is acting suspiciously or causing a disturbance in the way they are driving through the park, try to get their license number and a description of the vehicle, and call the police immediately. Residents must

promptly report vandalism of private or park property. If we all work together, we may be able to prevent some problems from occurring.

Comportment outlined in the above subtitle naturally applies to travel trailer or motor home owners admitted on selected sites in the park - overnight, weekly, monthly, seasonally or yearly.

Late payments for rent and/or maintenance fees will be additionally charged as follows:

Five days late \$5.00 Ten days late \$10.00

Fifteen days late \$15.00

NOTICES

The name and address of the Cooperative is as follows:

Gulf To Bay Cooperative
2295 North Beach Road
Englewood Florida 34223

Any notice to the Cooperative may be addressed as such. Any notice from the Cooperative to Residents shall be mailed or delivered to the Resident at his address in the park.

The Cooperative may evict the Resident for any of the following reasons:

(A) Default in payment of maintenance fee, rent or other charges as applicable where such default continues for three days (3) days after written notice thereof;

(B) Conviction of a violation of any federal or state law or local ordinance where such violation is deemed by management to be detrimental to the health, safety, or welfare of the other Residents of the park; and

(C) Violation of any reasonable rule or regulation established by the park, provided the Resident receives written notice of the grounds upon which he is to be evicted.

In each case the Cooperative shall give the Resident written notice which shall set forth the date of the termination of the lease and the grounds for such action.

The Cooperative reserves the right to terminate the tenancy of any Resident for disregard of park rules and regulations and in accordance with Florida Statutes 719 and 723.

RESPONSIBILITY AND LIABILITY

Residents are responsible for complying with all applicable laws, ordinances and regulations of the County and State.

In case of accidents or fire to the Residents property, Resident is responsible and liable for any cost of repairs and clean-up of the home site and premises.

In such cases, of rehabilitation of homesite and / or home shall be promptly attended to so as to avoid unsightly reflection on the general appearance of the park.

The Cooperative shall not be liable for accident or injury to life or property through the Residents or guests use of recreational facilities. Residents and guests avail themselves of these facilities at their own risks. Residents are responsible for damages caused by their family and guests.

Neighborhood disputes are not the concern of the Cooperative unless the community is involved. Personality conflicts are not under the purview of the Cooperative. Please respect your neighbors.

All persons who enter or live in the park do so at their own risk. The Cooperative absolves itself from all liability or responsibility pertaining to loss by accident, property damage, fire, theft or any other cause whatsoever, whether by automobile, other vehicle or otherwise, regardless of the location of such happening on the Gulf to Bay Park property.

Please remember, these rules and regulations are for the benefit of all the Residents of the park, and assure all Residents that we will continually maintain our high standards. Any violation of these rules and regulations by a Resident will be considered a breach of the terms of tenancy.

The Cooperative shall not be responsible for loss or damage caused by accident, fire, theft or act of God to any mobile home or personal property left by the Participant, Renter or their guests within the park boundaries. The Cooperative will not be responsible for supplies or equipment sent to the recreation hall for private use by any Participant or Renter.

Each Participant and Renter must be adequately insured for public liability and property damage coverage. The Cooperative must be named as an additional insured in any policies and may require written proof of such insurance coverage.

If any provision of these rules and regulations be contrary to any law of any jurisdiction in which the park 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.

We thank you for your cooperation.

ACCEPTANCE OF RULES AND REGULATIONS BY RESIDENT(S)

I, (We,).....

the undersigned resident(s) of Gulf to Bay Trailer Park, acknowledge that I (we) have read and fully understand the foregoing rules and regulations for the Cooperative.

I (we) hereby agree to comply with and live by all of said rules and regulations.

Date

.....
Signature of Resident

.....
Signature of Resident

.....
For The Gulf to Bay Cooperative

FPL 474-0005 12/06/91

Florida Power & light information for the Gulf to Bay Cooperative.

Lot	Street	Use	Deposit 12/06/91	Acct.No.
13	Golfo	Trailer lot	_\$50.00_____	_5711510656705_
209	Bayo	HMO/Brady	_____	_____Inactive_____
207	Bayo	Trailer lot	_\$50.00_____	_5711510482503_
210	Bayo	Trailer lot	_\$25.00_____	_5711510482802_
211	Bayo	Wash house	_Master_acct._____	_5711510483001_
212	Bayo	Trailer lot	_\$50.00_____	_5711510483200_
214	Bayo	Trailer lot	_\$45.00_____	_5711510486806_
218	Bayo	Trailer lot	_\$30.00_____	_5711510485904_
20	Cielct.	Trailer lot	_\$25.00_____	_5711710655901_
302	Cielo	Trailer lot	_\$25.00_____	_5711510486500_
307	Cielo	Trailer lot	_\$25.00_____	_5711510485502_
308	Cielo	Trailer lot	_\$40.00_____	_5711510485206_
311	Cielo	Trailer lot	_\$50.00_____	_5711510484403_
312	Cielo	Trailer lot	_\$40.00_____	_5711510487504_
319	Cielo	Trailer lot	_\$25.00_____	_5711510488702_
322	Cielo	Trailer lot	_\$40.00_____	_5711510489507_
405	Dije	Wash house	_Master_acct._____	_5711510488203_
2295	N.Brd.	Rec. Hall	_\$650.00__Master__	_5711510486903_
2295	N.Brd.	Sewer plant	_Master_acct._____	_5711510490301_
2295	N.Brd.	Pump house	_Master_acct._____	_5711510656408_
2295	N.Brd.	Street lights	_Obtain_lease_____	_5713955569021_
2296	N.Brd.	Beach house	_\$100.00_____	_571151065505_

Total deposits due 12/06/91 _\$1270.00_____

These accounts are all charged to The Gulf to Bay Cooperative Inc.

Street light account still needs a lease change from the previous owner !

GULF to BAY MOBILE HOMEOWNERS ASSOCIATION INC.

The Board of Directors would like to respond to the signers of the following petition presented to them on 12-15-91:

"We the undersigned resident certificate holders respectfully request that the Board of Directors reconsider and accept the offer made for 502 1/2 Estada Street by Mr. and Mrs. J. Manley. We feel they're an asset that would be sorely missed if they were forced to leave Gulf to Bay Trailer Park."
(Signed by 20 eligible certificate voters)

At a meeting of The Board of Directors at 2:00 pm on 12/16/91 in the Board room this petition was discussed.

The Board acknowledges the asset the Manleys have been to the park and appreciates the interest shown on their behalf by the certificate holders signing the petition.

We must however take into consideration the financial impact to each participant by reducing the price on the real estate at 502 1/2 Estada Street significantly.

At this time we have not received any offer on the property in writing by any party, including the Manleys, so no action may be taken until we have something to consider.

This real estate represents a capital asset of the Cooperative and each \$15,000 dollar reduction reflects approximately \$200.00 loss of value to each participant at the present level of participation. Those who have extended themselves for two certificates to make the Cooperative possible will be doubling their contribution.

The Board of Directors is charged with looking out for the well being of the Cooperative and protecting it's assets in a prudent way.

We feel that the property has not had sufficient exposure to the market to make a hasty decision to sell it at a greatly reduced price.

The Manleys have been offered a seasonally adjusted monthly rent equivalent to their previous yearly rent with the same increases and utility charges that were levied against all renters who were renting on a month to month rental with the previous owner.

The Board members regret that the feeling of the the petition is that the Manleys are being "forced to leave Gulf to Bay Park" after the financial sacrifices already made by the present participants to create the Cooperative and plan for it's future.

The Board of Directors

Gulf to Bay Mobile Home Owners Association Inc.

Frances E. Franz, Secretary

December 17, 1991

GULF to BAY MOBILE HOMEOWNERS ASSOCIATION INC.

IMPORTANT NOTICE

To: All Certificate Holders

What: Sign up for Proprietary Lease

When: Thursday Afternoon 12-19-91

Where: At the Recreation Hall

Attorney Domber and staff assistants will be in the hall to handle the paper work. Board members will also be on hand to assist.

Appointments are set up according to Unit Numbers. (Your street number is your unit number).

<u>Unit #</u>	<u>Appointment Time</u>
Under 100	1:00 to 1:45 pm
100 to 114	1:45 to 2:30 pm
200 to 226	2:30 to 3:15 pm
300 to 323	3:15 to 4:00 pm
400 to 420	4:00 to 4:45 pm
500 and up	4:45 to 5:30 pm

All individuals on the certificate must sign.

Documents will be mailed to absent owners.

Please be prepared to provide addresses for mailings.

Gulf to Bay Mobile Home Owners Association Inc.

Frances E. Franz, Secretary

December 17,1991