

**RULES, REGULATIONS AND RESTRICTIONS
OF
WILLOW LAKES RV RESORT, A CONDOMINIUM**

November 1, 2008

KNOW ALL MEN BY THESE PRESENTS that the Board of Directors of Willow Lakes RV Resort Condominium Association, Inc., (the "Association") pursuant to the authority provided in the Declaration of Condominium of Willow Lakes RV Resort, A Condominium, and pursuant to the authority of the articles and by-laws of the Association, has adopted the following rules, regulations and restrictions, in order that all Unit Owners, their families and guests enjoy a secure, well-maintained and enjoyable community; to wit. This document will completely amend and restate any existing Rules, Regulations, and Restrictions.

NOTE: The Association assumes NO responsibility for loss or damage to Unit Owners' personal property. Specifically, the Association does not assume the position of bailee, insurer or caretaker of the RV, home, accessories, contents, or personal belongings kept in such unit, and disclaims any and all responsibility for loss or damage unless caused by the negligence of the Association or its agents. The various service and recreational facilities in the Resort are provided for those who wish to use them with the understanding that they use them at their own risk.

1. Residency. Willow Lakes is a private, condominium ownership, recreational vehicle resort, intended for the use of lot/Unit Owners and their authorized guests. It is a community providing housing for persons fifty-five years of age and older. Eighty percent (80%) of the lots/Units in the Resort shall be occupied by at least one person fifty-five (55) years of age or older. All other occupants of dwelling lots/Units in the Resort shall be forty (40) years of age or older.

2. Property Transactions. All sales or leasing of lots/Units shall be in accordance with the Willow Lakes Condominium documents. All prospective buyers must be approved in writing by the Association; this includes lots/Units sold by the Developer. A transfer fee of One Hundred Dollars (\$100.00) shall be paid by the applicant to the Association. A lot/Unit Owner who rents or leases their lot/Unit to another person or persons relinquishes to their tenants, and guests, all of his or her rights to use Resort amenities while the lot/Unit is rented or leased. Lot/Unit owner shall make arrangements for their mail and the mail of tenants. Tenant's mail can be delivered to: General Delivery, Mims, Fl. 32754, or with their approval, to the lot owner's personal mail box.

3. Tenants. All lot/Unit Owners who rent a lot/Unit to a tenant shall be responsible for providing the tenant with a copy of current Rules and Regulations. An information sheet is available at the Association Office for lot/Unit Owners to provide to their tenants for phone numbers and other important information. All lot/Unit Owners shall provide to the Board of Directors or their designated agent(s) prior to the rental date, the tenant's name, age, and number of tenants staying in the lot/Unit, date of arrival, and date of departure. Tenants shall be approved in the same manner as lot/Unit Owners, in accordance with the Bylaws, the Declaration of Condominium, and these Rules and Regulations. Approved tenants shall have full use of the Resort Amenities.

4. Guests. All guests, over-night or longer, shall register at the Association Office immediately upon arrival. Lot/Unit Owners or tenants whose guest(s) remain longer than a total of thirty (30) days annually, shall request written approval of the Board of Directors for the continued or longer stay of their guests. Guests **under the age of 16** shall be accompanied by the lot/Unit Owner or tenant when using Association facilities and amenities. Lot/Unit owners and tenants will be responsible and accountable for their guests' actions. Guests of lot/Unit Owners or tenants shall not have additional over-night guests.

5. Recreation Areas. Recreational facilities and amenities of the Association are for the use of lot/Unit Owners, tenants and guests only. Rules and procedures governing the use of the clubhouse and clubhouse activities are published separately as an attachment to this document.

6. Pets. Willow Lakes is a pet friendly RV resort. However, you are expected and required to control your pets at all times. Pet rules will be strictly enforced and are as follows:

- 6.1.** Only two pets are allowed per lot/Unit.
- 6.2.** All pets shall be of even temperament and non-aggressive.
- 6.3.** Any pet that creates a nuisance shall be removed from the resort.
- 6.4.** Immunization for rabies and other communicable diseases are required for pets inside the resort and shall be kept up-to-date in accordance with Brevard County, Florida regulations. Documentation to substantiate these immunizations shall be available for verification on request by the Board of Directors.
- 6.5.** All pets shall be kept leashed and under the control of their owner whenever they are outside.
- 6.6.** Pets shall not be allowed to run free or unleashed at any time.
- 6.7.** The maintenance, keeping, boarding, and/or raising of animals for commercial purposes is prohibited.
- 6.8.** Lot/Unit owners are responsible for all damages caused by their pets to common areas and to the property of others.
- 6.9.** Individuals walking pets shall carry with them containers in which to dispose of any feces deposited by their pet(s). **Pet deposits shall be picked up immediately,** placed in containers such as plastic bags, sealed closed and deposited in dumpsters.
- 6.10.** Pets are not allowed in the following areas: all common area buildings, the pool and pool deck, the shuffleboard and bocce courts, or the tennis courts.
- 6.11.** No exotic or venomous pets are allowed in the resort.

7. Soliciting. No soliciting or peddling of any kind is permitted in the Resort unless authorized by the Board of Directors or their agent(s).

8. Vehicles:

- 8.1.** The speed limit in the Resort is 10 MPH and all traffic signs will be obeyed.
- 8.2.** Only holders of current, valid driver's licenses are permitted to operate vehicles of any kind in the Resort, including golf carts. Golf cart operators will obey all rules of the road. Effective as of the date of this document, only electric golf carts are permitted in the Resort. Note: The "Grandfather Clause" applies to lot/Unit owners with gas golf carts previously bought for use in Willow Lakes before the date of this document. Therefore, lot/Unit owners that purchased gas powered golf carts for use at Willow Lakes previous to the effective date of

this document shall be allowed to continue to use same for the life of the gas cart.

8.3. All vehicles required by State Law to have a valid registration shall have proof of current liability insurance.

8.4. Per the Declaration of Condominium of Willow Lakes RV Resort, a Condominium, paragraph 13.5. "Each lot/Unit owner shall park their vehicles in the driveway of their lot/Unit. No parking is permitted on streets or roads in the Condominium." This restriction is further defined in this document to prohibit parking on the landscaped and grass areas of a lot/Unit, on common areas, or on vacant unimproved areas. If an owner finds they do not have room to park their vehicles on their lot, they shall find other appropriate parking/storage for such vehicles.

8.5. At this time we have limited parking space at the clubhouse. Therefore, the parking lots around the clubhouse and in front of the tennis court and bocce ball courts are for short-term visiting guests and for persons attending functions in these recreational areas. No long-term parking is permitted on these parking lots. Owners needing to use these parking lots for their guests must obtain a parking permit from the Association Office if the vehicle is to remain overnight.

8.6. To allow for the entrance of emergency vehicles, the main road entering into the Resort is to be kept clear of all vehicles, to include golf carts.

8.7. No all terrain vehicles (ATV's) are to be operated in the Resort.

8.8. Cargo trailers, motorcycle trailers, tow dollies, boats, boat trailers, and personal water craft are not permitted to be left stored on any lot, road, or undeveloped area of the resort, except in the on-site or local storage. In order to accommodate loading, cleaning and light maintenance, such as battery charging; cargo trailers, boat trailers, personal watercraft trailers may be temporarily parked on the owner's/renter's lot for up to 24 hours. Daily removal from the site for the purposes of "resetting the clock" constitutes storage and is not permitted.

8.9. Commercial vehicles and equipment are not permitted to be parked in the Resort unless construction/work is being performed on a Unit or other contractors are temporarily working within the Resort (i.e. lawn mowing).

8.10. Vehicles with commercial signs are allowed if that vehicle is used as a primary tow vehicle or daily travel vehicle, but are required to be parked on the Unit owner's lot.

8.11. RV Requirements. All RVs must be clean and in good repair (free of rust or black-streak stains) and be fully self contained with permanent toilet, bathing and galley facilities.

Willow Lakes is divided into 3 phases:

Phase I and Phase IIB: No tents, pop-up tent trailers or hybrid style travel trailers with soft-sided slide-outs will be allowed in the resort. Pick up trucks with slide-in campers are allowed if truck is used as a vehicle and not as a residence.

Phase IIA: As specified in the Declaration of Condominium, this area is a "Class A motorhome only" section, which includes factory-style bus conversions (i.e., Prevost).

8.12. Recreational vehicles shall not be permanently tied or strapped down. However, if the RV remains on the lot during the hurricane season (June – November) quick-release tie-downs are required for all travel trailers and 5th wheels.

8.13. If concrete blocks are used for the purpose of stabilizing an RV, the blocks shall be hidden or enclosed from view. This may be done using a wooden enclosure. RVs shall not be skirted or enclosed at the bottom. Vinyl wheel covers are acceptable. All RVs must be free standing with nothing attached to them (i.e., screened porches).

9. Common Area Maintenance. Maintenance requests for the common areas and amenities of the resort shall be directed to the Board of Directors or their designated agent and shall be in writing and

signed by the lot/Unit Owner making the request. Requests may be deposited in the Mail Room suggestion/work order box, delivered to the Association office, or mailed.

10. Repairs. No major repairing or building of cars, boats, motorcycles, mopeds, jet skis, wave runners, or motors of any kind, is permitted on the lot/Unit. The use of ramps or hoisting devices is not permitted.

11. Garbage. Dumpsters are located at various locations throughout the resort. These dumpsters are emptied on a regular basis and are designed to keep animals from rummaging and scattering the trash. Trash outside these containers can attract animals and pests, causing an unhealthy condition. No outside trash containers are allowed on any lot/Unit. Trash removed from home or RV should be deposited promptly inside the dumpsters provided. All garbage, refuse and trash should be bagged, with liquids in closed containers. Lids to the dumpsters shall be closed after depositing garbage.

12. Landscape, Maintenance and Construction. Refer to the Willow Lakes RV Resort Condominium Association Architectural Guidelines and Processes for matters affecting the Owner's lot/Unit. Before leaving for the season, lot/Unit owners are required to provide contact information to the Association Office for the individual(s) who will be responsible for ensuring their lot/Unit is kept clean, neat, and weeds are pulled/sprayed. A lot/Unit owner who does not maintain their lot/Unit may be subject to a fine as prescribed in Article 7 of the Bylaws.

13. Laundry and Rest Rooms. Open 24 hours, except for cleaning and repairs. Dish washing or pet washing is not allowed in either facility. A Request for Maintenance form is available in the Association Office and Mail Room for any condition requiring attention. Please drop these forms in the Suggestion box in the Mail Room or at the Association office. No outdoor clotheslines of any kind are permitted on any lot.

14. Signs. In the case of a sale or rental, only one (1) For Sale or For Rent sign, no larger than 18" X 24" is permitted per lot. The sign must be professionally made and follow the approved "Association Design". The sign may be placed in the window of the Unit or in the ground. All in-ground signs must contain two anchoring stakes for stability and must be no higher than 36" from the ground to the top of the sign and must be set back from the road edge at least 24". A picture of the approved "Association Design" can be obtained from the Association office. Only one (1) For Sale sign may be put on/in an RV. This sign may be no larger than 12" x 18" and may be the regular store bought "For Sale" sign.

15. Swimming Pool Rules.

15.1. The swimming pool is only for the use of lot/Unit Owners, Tenants, and registered guests.

15.2. Large floats, cushions or balls shall NOT be used if more than five people are in the pool.

15.3. Street type shoes are NOT to be worn on the concrete pool deck.

15.4. Infant children shall wear pool pants. NO DIAPERS ALLOWED.

15.5. Paper tissues and glass of any kind are not allowed in the pool area.

15.6. Health regulations require a shower be taken before entering the pool.

15.7. Only Resort Management or pool maintenance personnel are allowed to adjust pool temperature settings or equipment.

15.8. Children under the age of 16 will be accompanied by the lot/Unit Owner or tenant.

16. Safety and Security.

16.1. Association office and maintenance equipment is for the use of Association personnel only. No office or maintenance equipment is permitted to be used by lot/Unit Owners or tenants for personal use without Board authorization.

16.2. The discharge of firearms, fireworks, and other dangerous devices is not permitted in the resort.

16.3. Any and all loose items which will blow around during a storm will be removed or secured by the lot/Unit owner or tenant prior to leaving for extended periods. For the safety of all residents, if your travel trailer or 5th wheel trailer is left on your lot during the hurricane season, you are responsible to tie it down/have it tied down, or remove it. Quick release tie-downs are allowed for this purpose.

16.4. Do not feed wild or stray animals anywhere in the resort. Birds may be fed only through the use of bird feeders on your lot/Unit only. Stray cats or dogs should be reported to Brevard County Animal Control.

16.5. Deteriorated/rusted electrical meter boxes and posts can pose a serious Shock hazard. Lot/Unit owners are responsible for the upkeep, including complete replacement of these utility items. Periodic inspections will be conducted throughout the resort and owners will be notified if a potential or actual safety hazard exists. If public safety is in question, an electrician will be contacted for an evaluation.

16.6. All lot/Unit owners, tenants and guests are responsible for obeying posted speed and traffic control signs, this includes golf carts. Without a paid security force, all residents are expected to help in reminding residents and guests of the posted speed limit. Non-emergency, gross violations and all security threats should be called into the Brevard County Sheriff Office at: 321-264-5100. For emergency situations call: 911.

17. Quiet Time. Periods of quiet are an essential ingredient of a senior resort. Therefore, Sunday is designated a quiet day and no excessive noise generating activity is to occur except in emergency situations. Resort quiet time for Monday through Saturday is 11 pm to 7 am.

18. Assessments & Maintenance Fees. Payment of the Assessment Fee is required in accordance with the Bylaws of Willow Lakes RV Resort Condominium Association, Inc., Sec 6 and as specified here, payment may be paid monthly. If paid monthly, payment is due on or before the first (1st) day of each calendar month. If payment has not been paid by the tenth (10th) day of the month, a twenty-five dollar (\$25.00) late fee will be charged against the lot/Unit.

19. Enforcement and violations. Members of the Board of Directors, Architectural Review Committee, Landscape Committee and Rules Committee are responsible for reporting violations to rules and guidelines established and approved by the Board of Directors. Violations found by committee members will be reported through the appropriate committee for determination of validity. Violations found valid in committee will be forwarded to the Board of Directors. In cases where safety is an issue, verbal reports can be made, but shall be followed up with a written report. The Board of Directors will review violations and if found valid will issue a letter to the lot/Unit owner or person involved. If a violation of any rule is confirmed, then the procedures of Article 7, Bylaws of Willow Lakes RV Resort Condominium Association, Inc, may be invoked by the Board of Directors. It is the right of every owner to appeal the fines and loss of privileges also, as stipulated in Article 7 of the Bylaws.


20. Changes to the Rules, Regulations and Restrictions of Willow Lakes RV Resort, A Condominium. Changes will be made in accordance with the Condominium Documents. Written notice of any changes will be provided to all Unit owners.

Attachments:


- 1). Architectural Guidelines and Processes and Review Form
- 2). Clubhouse Rules and Rental Agreement

Certification.

We hereby certify that the foregoing Rules, Regulations and Restrictions of Willow Lakes RV Resort, A Condominium, dated November 1, 2008 and attachments (Architectural Review Committee Guidelines and Processes dated November 1, 2008 and the Clubhouse Rules and Rental Agreement dated November 1, 2008) were approved and adopted by the Board of Directors at a meeting held on October 7, 2008.

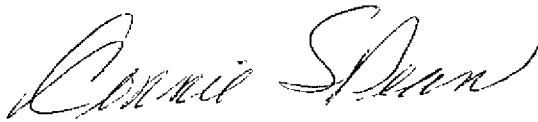


 Debra Q Feather, Secretary
 Willow Lakes RV Resort Condo Assn., Inc.

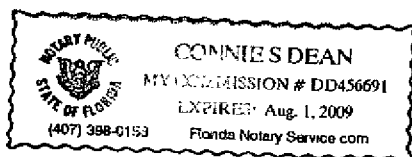


 Richard C. Edwards, President
 Willow Lakes RV Resort Condo Assn., Inc.

Sworn to and subscribed to before me this 2 day of September, 2008



 Notary Public, State of Florida
 My Commission Expires:



Willow Lakes RV Resort Condominium Association, Inc.

ARCHITECTURAL GUIDELINES AND PROCESSES

November 1, 2008

1. Authority: The Architectural Review Committee (ARC) is hereby established by the Willow Lakes RV Resort Condominium Association Inc, and receives its authority from the Rules, Regulations and Restrictions of Willow Lakes RV Resort, a Condominium, and is responsible to the Board of Directors. It has the authority to approve or disapprove requests that are made for any improvement or change to a Unit/Lot.

2. Membership: According to Florida Statute 718 and the Bylaws of Willow Lakes RV Resort Condominium Association, Inc., the Architectural Review Committee (ARC) is made up of volunteer owners/board members of Willow Lakes. The members are appointed by the Condominium Association Board of Directors (BOD) and the Committee shall elect a Chairperson.

3. Purpose: The purpose of the ARC is to develop and enforce guidelines with respect to the construction of all buildings, additions, and improvements on a Unit/lot. This includes the landscaping plans of shrubs and lawns, removal of trees, the addition of fences, curbing, retaining walls, planters, fountains, ponds and fireplaces. Lot amenities, such as exterior lighting and satellite dishes are also included.

4. Objectives: The objective of the ARC is to assist residents in understanding and complying with the ARC Guidelines and the approval process. The ARC will also ensure that modifications to any Unit/lot shall not have an adverse impact on the investment and enjoyment of other Unit owners. The ARC has been implemented to ensure the continued architectural and pleasing appearance of the Resort, while allowing for individual site preferences.

5. Processes:

A. All Unit owners shall submit an Architectural Review Form to the Association Office or to the Chairman of the ARC. **No work shall be started** until a decision has been made by the ARC and a response received. The Architectural Review Form is available from the Association office or copied from this document.

B. If a resident disagrees with the ruling of the ARC, he/she may request a hearing before the Board. However, **no work shall be started**, until the Board makes a favorable reply. Unit owners who request a hearing, and are scheduled to appear before the Board, but do not, shall be held to the original decision of the Committee.

6. Special Notes:

A. It is the responsibility of the Unit owner to obtain all necessary permits and approvals for any project. Please check with your contractor and with the Brevard County Building Department prior to any activity. Approval from the ARC does not waive a municipality's requirement for a building permit.

B. As per the Declaration of Condominium Paragraph 7.4, the "owner shall be deemed to have warranted to the Association and its members that owner's contractor(s) are properly licensed and fully insured, and that the Owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance."

C. Procedure approval from the ARC is accomplished by submitting an Architectural Review Form to the Association office or to the Architectural Review Committee Chairperson. A review shall be performed by the ARC to confirm that the project fits within the guidelines of Willow Lakes RV Resort Condominium Assoc., Inc. Reviews shall be held throughout the year to ensure construction and projects are approved in a timely manner.

7. CONSTRUCTION POLICIES (New, Repair, and Alterations):

NOTE: Phase I consists of park homes, stick built cabins, aluminium ports, accessory buildings and RV sites.

Phase II-A consists of stick built cabins with trussed and flat roofs, accessory buildings, aluminium ports and RV sites.

A. PHASES I & II-A:

1. Plat setback requirements shall be met according to the Brevard County zoning rules. These requirements are available in the Association office.
2. All projects shall comply with the requirements of the phase in which it is located.
3. All living and sleeping quarters shall be on the ground level.
4. Structures used as living space or storage shall be restricted to a ceiling height of 12 feet from the foundation level. The maximum height of a home and RV port shall be 20 feet to the peak.
5. Living quarters can be built under the long side of the roof line. The area above the living quarters shall be used as attic or storage space only.
6. The minimum width of an RV port shall be 12 feet between posts. There shall be no living quarters built under the RV ports.
7. All cabins shall be designed to allow parking of one RV and the owner's vehicles on their lot.
8. The cabins or structure shall be finished with vinyl siding.
9. Simulated brick or stone shall only be used for trim or decorative purposes.
10. Vinyl screening shall be used for screen rooms. Glass shall be used when enclosing the room. Nonbreakable glass may be used for units along the golf course at the discretion of the owner.

11. Storm shutters shall not be constructed of plywood unless they are painted to match the exterior of the structure.
12. Overhead style doors may be used, but shall be no larger than 49 square feet. Decorative hardware shall be used to make the door look attractive.
13. From the date of this document, all new construction shall have a minimum of 20% of grass, shrubs and flowers on the lot.

B. PHASE II-B

NOTE: Phase II-B consists of stick built homes with trussed, shingled roofs, with space for an RV, accessory buildings, stand alone RV ports and RV sites.

1. Plat setback requirements shall be met according to the Brevard County zoning rules. These requirements are available in the Association office.
2. All projects shall comply with the requirements of the phase in which it is located.
3. All homes shall be designed to allow parking of one RV and the owner's vehicles on their lot.
4. Outside finish on homes shall be stucco.
5. Simulated brick or stone shall only be used for trim or decorative purposes.
6. Homes shall have roofs with architectural trusses.
7. RV ports shall be built into the lines of the home with architectural trussed shingle roofs.
8. Stand alone RV ports shall have structural steel posts with trussed shingle roofs.
9. Vinyl screening shall be used for screen rooms. Glass shall be used when enclosing the room. Nonbreakable glass may be used for units along the golf course at the discretion of the owner.
10. Storm shutters shall not be constructed of plywood unless they are painted to match the exterior of the structure.
11. From the date of this document, all new construction shall have a minimum of 20% of grass, shrubs and flowers on the lot.

C. ADDITIONS AND DETACHED BUILDINGS - (Garages, Patio Covers, Decks, Storm Shutters, etc.)

1. Plat setback requirements shall be met according to the Brevard County zoning rules. These requirements are available in the Association office.
2. All projects shall comply with the requirements of the phase in which it is located.
3. Detached rooms shall be built on ground level.
4. Garage and utility sheds shall be on cement.
5. Single standing utility sheds shall not be altered for habitation.
6. Single standing sheds shall be set back a minimum of (50%) from the road side of the property line.
7. All wooden decks shall be treated (i.e., sealed, stained or painted) and maintained.
8. Storm shutters shall not be constructed of plywood unless they are painted to match the exterior of the structure.

8. LANDSCAPING (fences, lawns, curbing, shrubs, trees, etc.):

- A. FENCES:** Fenced-in lots are not permitted.
- B. CURBING, RETAINING WALLS, PLANTERS, FOUNTAINS and PONDS:** Landscape curbing, retaining walls, planters, fountains and ponds that are installed permanently require ARC approval and shall comply with all the Brevard County zoning rules.
- C. LAWNS:** Only St. Augustine grass or Palmetto grass (in shady areas) shall be used. Lawn cutting, fertilization, insect control and weed spraying are provided by the Association. Lot owners are responsible for all maintenance and weed control/insect control of flower beds and shrubbery year round.
- D. TREES:** Removal of trees prior to, or following construction, shall have the approval of the ARC.

9. FIREPLACES and LOT AMMENITIES:

- A. FIREPLACES:** Any use of fireplaces, chimeras, and gas grills shall conform to all county codes. There shall be no open pit type fires. There shall be screens over, and around all wood fires.
- B. EXTERIOR LIGHTING:** ARC approval is required for any “Flood Lighting” or large area light such as: walkway/driveway decorative or safety lights, lampposts: one per yard only – shall be wired and functional. Blinking/flashing lights are not permitted except during the holiday season.

10. ANTENNAE and SATELITE DISHES: ARC approval is not required for the installation of a satellite dish less than 39” in diameter. All such installations shall be done where the dish is least visible from the street. When feasible, the dish shall be screened from view, and/or painted to match the surface it is mounted on. Other telecommunication devices are not permitted unless part of the recreational vehicle.

Attachments:

- 1. Architectural Review Form

Willow Lakes RV Resort Condominium Association, Inc.

ARCHITECTURAL REVIEW FORM

Date received in Association office or by ARC: _____

IMPORTANT: All NEW construction, additions to buildings or existing park models require plans or drawings be submitted to the Willow Lakes Architectural Review Committee (ARC) for approval. Proper permits from the local building department are your responsibility. If you do not have approval from the ARC or the proper building permits, the work shall be stopped and legal action may be taken.

Name: _____ Address/Lot#: _____

Phone : _____

DETAILED DESCRIPTION: (Type of construction, square footage, exterior material, roof material, etc.)
(Attach extra pages as necessary.)

Who will work on this construction or improvement? Homeowner: _____ Contractor: _____

Contractor must be insured and licensed in Brevard County. Name and address of contractor:

I hereby submit this Application for ARC approval for this improvement(s) to my property located at Willow Lakes RV Resort Condominium. I understand that approval from the ARC does not constitute approval from Brevard County, and that I may be required to obtain a building permit.

Owner Signature: _____ Date: _____

Submit all requests to: Willow Lakes RV Resort Condo Association, Inc.
Architectural Review Committee
2850 Frontier Drive
Titusville, FL 32796

FOR ARC USE ONLY:

Following review of your project submitted for approval, the ARC:

Approves the request as submitted.
 Approves the request with the following conditions: _____

Signed: _____ Date: _____

Disapproves the request based on the following: _____

Signed: _____ Date: _____

Review by BOD: _____
President V-President Treasurer Secretary Developer

Willow Lakes RV Resort Condominium Association, Inc.

CLUBHOUSE RULES AND RENTAL AGREEMENT

November 1, 2008

Clubhouse Rules:

1. The clubhouse shall be available for the scheduled events as presented in the monthly calendar or additional events added during the month.
2. Events shall be requested and coordinated through the Clubhouse Chairperson.
3. Event coordinators are responsible to ensure the facility is returned to the pre-event condition; i.e., clean facility, tables and chairs arranged, trash removed, lights off and doors locked. Any supplies used up must be replaced and receipt given to Clubhouse Chairperson to be reimbursed. Any damaged or inoperable equipment must be brought to the attention of the Clubhouse chairperson.
4. Only Unit owners/tenants in good standing are allowed to schedule the clubhouse for private use.
5. Private use of the clubhouse by Unit owners/tenants shall be requested by using the Clubhouse Rental Agreement in this document and approved by the Clubhouse Chairperson.
6. Parallel events or activities may occur in the clubhouse. Event and activities participants shall be considerate of the other happening.
7. Any donation of supplies, utensils, or equipment to the clubhouse or pool/deck area shall be coordinated and approved by the Clubhouse Chairperson.
8. Use of the clubhouse kitchen facility and equipment is restricted to scheduled events. Personal use of the kitchen facility is not permitted.
9. This is a **non-smoking** facility.
10. Users of the clubhouse shall respect the quiet time in the resort.

Clubhouse Rental Agreement:

PURPOSE:

To provide guidelines for the safe use of the clubhouse. To ensure equal use and enjoyment by the Unit owners/tenants, their families and guests, and to establish minimum standards and rules governing the use of the clubhouse.

POLICIES:

Any Willow Lakes Unit owner/tenant in good standing may schedule the clubhouse for private functions, if not otherwise scheduled or obligated for Willow Lakes' residents. There is no rental charge if the function is open to ALL Willow Lakes residents, and there are no non-residents invited.

There is **NO SMOKING** in the Clubhouse.

The Pool and Pool Area are not included in any Rental Agreement.

The gate code is not to be given out to non-residents of Willow Lakes.

RENTAL FEES:

FREE: There is no cost when the function is exclusively for the benefit of Willow Lakes residents.

\$50.00/4 hr: Shall be charged for private use of the clubhouse by a Unit owner/tenant for an event that will include non-residents of Willow Lakes. A separate check for \$100.00 shall be provided upon signing of a rental agreement that shall be held as a clean-up deposit and shall be refunded upon satisfactory inspection of the clubhouse following the scheduled event.

\$50.00/4 hr: Shall be charged for private use of the clubhouse by a Unit owner/tenant to host a For Profit Event. A separate check for \$100.00 shall be provided upon signing of a rental agreement that shall be held as a clean-up deposit and shall be refunded upon satisfactory inspection following the scheduled event.

The person(s) signing this agreement is fully responsible for any damage made to the property during their scheduled event and shall pay to restore such damage to previous condition.

INDEMNIFICATION:

Renter agrees that it shall indemnify, defend and hold harmless Willow Lakes RV Resort Condominium Association, its employees, officers and owners, from and against any and all damage, loss, claims, suits, demands, actions, fines, damages, arising out of or in connection with damage to property or injury to persons, including any actions or omissions of Renter, invitees, contractors or servants. Renter shall provide to Willow Lakes RV Resort Condominium Association an immediate notice of any injury or damage to persons or property in or around the clubhouse of which they are aware.

REQUESTED RENTAL DATE(S): _____

REQUESTED RENTAL TIME(S): _____

EVENT TYPE: _____

By signing below, you agree that you have read, understood, and agree to fully comply with the Clubhouse Rules and the terms of this rental agreement.

Willow Lakes RV Resort Condominium Association

Signed: _____
Clubhouse Chairperson/Authorized Representative

Date: _____

Unit Owner/Tenant:

Printed name, address/lot, and phone number: _____

Signed: _____

Date: _____