

Approved: March 18,2026

PARKHILL, INC.
RULES & REGULATIONS

The following Rules and Regulations are intended for the information, welfare and safety of you and your guest. All Rules and Regulations will be strictly enforced by the Board of Directors. When a violation of the rules comes to the attention of a member of the Board, if the offender is in residence in the park, the offender will be notified in person by a Board Member, or if not here, by Certified mail with a return receipt. The offender will be given five (5) days after receiving notification to respond. If the offender is in residence in the park, a minimum of two Board Members will meet with him or her in an attempt to rectify any violation without punitive action. If the offender is not living in the park, he may telephone the board member indicated on his Certified Letter in an attempt to rectify any violation without punitive action. If no agreement can be reached on correcting the violation, the matter will be brought before the Board with a quorum present so the alleged defendant can plead his case before the Board. If the majority of the Board concurs that the defendant has violated the rules, the defendant will be given five (5) to thirty (30) days to correct any violation with a specific time limit set by the Board after considering all of the circumstances. Failure to correct any violation within the time limit set after being notified of the Board's decision will result in a \$10.00 per day fine added to the defendant's maintenance fee. As a last resort eviction procedure can be initiated in accordance with the By-Laws only after all Board Members concur. Temporary policy or rules, not included in the Rules and Regulations or By-Laws, may be made by the Board of Directors and will be in effect until the next Annual Meeting (unless earlier rescinded by the Board of Directors) when they will be voted upon and either accepted or rejected. The above procedures regarding violations of the Rules and Regulations do not apply to violations of the Rules and Regulations regarding Service Animals and Emotional Support Animals.

5. Inheritors: Mobile homes may be passed on to family members provided one of the inheritors who will reside in the home is 55 years of age or older. Other occupants must be 45 years of age or older. All inheritors will be interviewed. Inheritors 55+ may be residents, under 55 are considered guests (Refer to Guest Policy).

6. Marriages: Residents who remarry may remain in the park provided one is 55 years of age or older. The other resident must be 45 years of age or older.

7. The Admissions Policy, Rules and Regulations and By-Laws are posted in the recreational hall, the lanai and the interview room.

8. Rules and Regulations, By-Laws and License provisions are enforced by the Board of Directors as spelled out in the By-Laws and Prospectus.

9. Caregivers: In order to provide for the possibility of an UNDERAGE CAREGIVER to reside in the home of a shareholder(s), in the case that the shareholder(s) is not able to provide the care, the Board of Directors of Parkhill, Inc. adopts the following procedure:

A. Caregivers must be 18 years old or older

B. The shareholder(s) MUST be secure from the Physician so ordering the care, a signed and dated letter stating the care necessary, the length of time the care will be needed, and the name of the person who will reside with the shareholder(s). The underage care giver will be subject to the usual background investigation. The shareholder(s) will be responsible for the cost of same.

C. The shareholder(s) will send a written request to the Board of Directors requesting approval for an under-age care giver. This written request will include a copy of the signed and dated letter from the physician requesting the care giver.

D. The Board of Directors will convene a hearing to consider the request. If approval is granted, the underage care giver will not count towards the 80/20% requirements of the Housing for Older Persons Act.

- A. Said Emotional Support Animal or Service Animal shall not become a nuisance or health hazard.
- B. Said Emotional Support Animal or Service Animal shall not be permitted to bark, whine or cry for periods in excess of ten (10) minutes.
- C. Said Emotional Support Animal or Service Animal shall not bite any person or another animal in Parkhill.
- D. Said Emotional Support Animal or Service Animal shall wear a collar at all times, with appropriate current Charlotte County license tag, and be kept on a leash at all times when outside Resident's home but inside Parkhill.
- E. Said Animal's feces shall always be promptly picked up by Resident or by such other person in control of Resident's Emotional Support Animal or service Animal at the time and placed in a sealed bag and disposed of in an appropriate garbage receptacle.
- F. The Emotional Support Animal or Service Animal shall not be walked on the private property of any other owner in Parkhill said animal shall not be walked in the common areas of Parkhill, including streets. Said Animal shall not be allowed in Parkhill's recreational or other common area facilities except those areas, if any, which may be specifically designated by the Board of Directors for such purpose. The Animal must be transported in a personal vehicle, golf cart, stroller or bike basket, or cart when going to the designated pet walking area.
- G. Said Emotional Support Animal or Service Animal shall not be abandoned by the Resident.
- H. Resident shall observe all applicable laws and ordinances concerning the care and control of said Animal.

8. Golf carts and bicycles used in the park after dark must be equipped with both operating head and taillights.
9. Soliciting or peddling is not allowed in the park (unless authorized by the Board of Directors).
10. Courtesy to neighbors regarding the volume of TV, radio, stereo, etc., should be observed.
11. Residents must notify the office upon arrival and when leaving the park for more than one (1) week.
12. To expedite service, all complaints and requests for service or repairs are to be made in the writing at the park office.
13. The owner must provide park management with thirty (30) days' written notice prior to vacating a lot, otherwise, an additional monthly fee will be charged.
14. The Board of Directors may evict any shareholder for conviction of any Federal, State or Local Ordinance which may be deemed detrimental to the health, safety or welfare of the shareholders, or a violation of any written rule or regulation established by the Board of Directors.
15. Individual owner/shareholder driveway, patio, yard sales are **STRICLY PROHIBITED**, except for the first Friday & Saturday in March as designated as "Parkhill Community Yard Sale" as approved by the Board of Directors.

C. Homes & Leaseholds

1. Your Leasehold or Home site shall be defined as the plot of land that came with your mobile home at the date of purchase. Any disagreement over boundary lines shall be resolved by the Board of Directors. Effective February 17, 2007, there will be no further buying of lots, mobile homes or payment for the moving of mobile homes, unless a special meeting is held for that purpose and the vote of the stockholders approves that decision, except in the case of a lien foreclosure pursuant to Florida Statute 709.108.

B. If a home is removed from a lot for any reason and a new home is not installed within eight weeks the lot must be properly cleared. Properly cleared shall be defined as free of all debris and in mowing condition with the park mowers. Debris would include, but not be limited to, rocks, stones, broken concrete, posts, unconnected wires (not live), broken steps, iron tie downs or concrete piers. Water and sewer pipes must extend 1 ft. above the ground and be capped.

C. Any resident or owner who puts debris on any lot, including the park's common ground, will be fined in accordance with the first paragraph of the Rules and Regulations. You are responsible if a contractor you hire dumps your debris anywhere in the park.

3. New Home Construction

A. Homes brought into the park must meet the current Wind Zones code dictated by Charlotte County and be approved by the Board of Directors. New homes brought in must be at least (14) feet by (40) feet or (20) feet by (32) feet unless lot size is prohibitive. Homes built at more than 9 feet above sea level, above the mobile frame are prohibited. Height, width or length configurations, not conforming to the accepted standards of the park will not be allowed. No prefabricated carports such as those sold at retail stores or at flea markets will be allowed.

B. Designs, layouts and footprints of the lot for any construction must be submitted to the Buildings & Grounds Committee for approval before applying for City permits or commencing work. Designs of the structure must be in keeping with the homes of the park. The Buildings & Grounds Committee will make the decision on what is acceptable. If the applicant is not satisfied with the decision of the Buildings & Grounds Committee, he/she may appeal to the Board of Directors.

C. All contractors or subcontractors, including service people, such as bug control or cleaning, must submit an updated Certificate of Insurance to Parkhill, Inc. before starting any work. The Board of Directors will appoint a Director to enforce this rule.

9. No vegetables growing except on rear of lot or secluded from view of street.
10. Unattended running water hoses or automatic water sprinklers are not permitted except for new lawns. Hand sprinkling of flowers, shrubs, etc., is permitted once a week. Individual driven or dug water wells will not be permitted. Washing of cars & mobile homes should be done with moderation. All items relating to water usage will be monitored and enforced. All residents must comply with city & park water restrictions.
11. When owners are away for two (2) weeks or longer, all loose objects such as trash cans, bicycles, chairs, hanging plants, etc., must be placed indoors for safe storage. Larger items such as boats, golf carts, picnic tables, etc. which remain outside must be weighted or chained down to avoid harm to surrounding properties or persons. These rules apply particularly during hurricane season (June through November).

D. Guests

IF YOU ARE NOT A SHAREHOLDER, HOMEOWNER, SEASONAL OR FULLTIME RESIDENT, YOU ARE CONSIDERED A GUEST.

1. All guests staying overnight must register at the office (next working day if the office is closed.) Homeowners are responsible for their guests obeying park rules.
2. Individual guests are limited to thirty (30) days stay in any one calendar year.
3. Children under age 14 are not permitted in the recreational areas unless accompanied by an adult.
4. Children, under age 14, must obey all traffic rules and may not ride bicycles or drive golf carts after sunset.

E. Parking

1. Park your and your guest's car, pickup or van on your own driveway or another homeowner's driveway with their permission. A space may be available for your

G. Refuse

1. Garbage, Yard Waste, and Recycling are provided by the city of Punta Gorda, check with the office for the present schedules and rules since the requirements, days, and times can change.
2. For special pickups contact the City Sanitation Dept.
3. Aluminum, aluminum cans, and copper may be left at the maintenance building Monday through Friday from 8am to 3pm. These will be sold for the benefit of the park.

H. Monthly Fees and Sales

1. Monthly fees are due on the first day of every month. Monthly fees will be considered delinquent if not received by the 10th of the month and a \$10.00 late charge will be made after the 10th of the month with no exceptions
2. Monthly fees for residents are based on one or two occupants. There will be a \$50.00 per month additional charge per person over two occupying the mobile home (caregivers are exempt from this charge).
3. Monthly fees are subject to change upon thirty (30) days written notice.
4. The park shall not deny the owner the right to sell his mobile home. The management may require that any mobile homes, if improperly maintained, shall be moved or brought up to code.
5. Small "For Sale" signs (2ft. Square, or less) may be placed in the window or in a plant box. No signs may be placed in the yard where they would interfere with mowing.

I. Recreation

1. Recreational facilities are provided for the use of residents and registered guests. Residents may use the hall free of charge for any occasion that allow ALL

2. The Beautification Committee shall inspect all landscaping layouts and make recommendations to the Board of Directors (See D2A). The park encourages the planting of trees.

L. Boats

All boats must be moored to an approved dock, no vessel, boat, kayak, canoe, etc., will be allowed to be moored directly to the seawall. No holes may be drilled into the cap of the seawall. No hardware of any kind may be installed or attached to the seawall.

All boats, except canoes or kayaks, out of the water must be on a trailer and secured, except if berthed at their own dock. Boats may not exceed 22ft. in length. All boats must be stored on the owner's driveway, another resident's driveway with that resident's permission, the North Storage Lot, or off Parkhill, Inc. property. No trailer or other watercraft shall be parked on any grass area, vacant lot, or park common ground. The Marina (Boat Basin) is for the use of residents only. All boats and/or trailers must display their lot numbers. Note: also refers to section E-2 Parking.

M. Docks

1. Resident Owned Docks:

All rules in this section will be enforced in accordance with paragraph 1 of the Rules and Regulations. Your dock must be registered at the office. The Safety Committee will maintain a chart of all docks on file and will inspect all docks for safety on a periodic basis

A. Unsafe Docks: Owners of docks designated as unsafe by the Safety Committee will be given a written notice of repairs necessary and give two (2) months to comply. If the repairs have not been made by the end of the two months, OR the dock dismantled leaving only upright posts (in good condition), action will

2. Corporate Owned Docks:

Docks in the boat basin will be configured according to the master plan dated 05/01/06. These docks will be four (4) feet wide by twenty (20) feet long and will be phased in as new docks are built to replace an old dock. Spaces that are vacant now may be filled with new docks as permitted by the Board of Directors and approved by all appropriate governing agencies. Each dock will be allocated only on a 1st come 1st serve basis and will serve two shareholders.

An annual maintenance fee will be established by the Board of Directors and reviewed and revised periodically as needed. The annual maintenance fee will be due January 1st of each calendar year and payable in full no later than January 31st of that year. Failure to pay the annual maintenance fee in a timely manner will be addressed in accordance with the license agreement.

Rules for Corporate Owned Docks:

The following rules are put into place to assure mutual respect for the rights of both licensees sharing the same dock and to provide a uniform appearance among the docks.

1. Nothing is to be installed, attached or hooked onto, either on or under, these docks without the expressed written permission of the Board of Directors. This includes but is not limited to cleats, fish cleaning stations, safety ladders and boat lifts.
2. All boat lifts and their installations must be approved by the Board of Directors and must remain permanently attached as part of the dock.
3. Nothing can be left stored on the dock unless the licensee is present.
4. Dock licensee may not paint the docks.
5. Dock licensee must attach the proper lot number to each side of the dock.
6. Dock licensee must attach the safety chain whenever leaving the dock.
7. Any damage incurred to the dock due to the faulty installation of equipment, hardware, or poor seamanship is solely the responsibility of the dock licensee.

3) To prevent visual encroachment and not distract from the water views of the other park residents, the boat lift/flotation ramp shall comply with the following:

a. Carriages of the boat lift/flotation ramp shall not exceed the normal water level height of the dock

b. Boats on the boat lift/flotation ramp shall not exceed 8 ft. from the base of the carriage to the high point of the boat.

4) Boat lift/flotation ramp ownership and responsibility:

a. The owner of the boat lift/flotation ramp is responsible for all repairs, modifications and possible removal of the boat lift/flotation ramp. The boat lift/flotation ramp will stay with the dock as long as the new owner agrees to accept responsibility for the lift. If the new owner does not want the boat lift/flotation ramp, the original owner is responsible for removing it.

N. Dock and Storage Agreements

Important: To protect you and Parkhill, Inc., our attorney has drawn up agreements for the use of a Parkhill dock and/or storage space (see agreement in the office). An agreement may be filled out in the office during regular office hours. The Rental and Licensing Committee will assign you a dock and/or space on a 1st come 1st served basis. If no space is available, you will be put on a waiting list and notified when a dock/space becomes available. Read the agreements carefully and agree to its terms by your signature.

1. Dock License: The Revocable License Agreement is a separate document that you need to read and sign to be licensed to use a Parkhill, Inc. dock.

2. Storage Lot: The North Lot Storage Terms and Conditions and North Storage Rules and Regulations are separate documents that you need to read and sign. At the termination of the agreement (including seasonal removal of trailers) the key MUST be returned to the office, and the key deposit will be refunded. You are only entitled to possess a key to the storage lot as long as you are current with your rental payments or are paid ahead for an extended period of time. If you remove your trailer from the storage lot, you MUST return your key to the office for a refund. You must also sign a new Terms and Conditions document the following