

RULES, REGULATIONS, AND ENFORCEMENT
A BOARD OF DIRECTORS RESOLUTION
OUTDOOR RESORTS AT ORLANDO, INC.
ADOPTED FEBRUARY 10, 2001

WHEREAS the Condominium has a Declaration, Bylaws, and Rules and Regulations, and,

WHEREAS ARTICLE XVI, Section 1, **As to Common Elements**, of the Bylaws empowers the Board of Directors “from time to time adopt or amend previously adopted administrative rules and regulations governing details of the operation, use, maintenance, management, and control of the common elements of the condominium and any facility or services made available to the unit owners.”, and

WHEREAS ARTICLE XVI, Section 2, **As to Condominium Units**, of the Bylaws, “The Board of Directors may from time to time adopt or amend previously adopted rules and regulations governing and restricting the use and maintenance of the condominium unit(s)”, and,

WHEREAS the Condominium Act, F. S. 718.303 specifically states “each unit owner, tenant and invitee shall be governed by, and shall comply with the provisions of this chapter, the declaration, the documents creating the association, and the association bylaws, and the provisions thereof shall be deemed expressly incorporated into any lease of a unit.”, And,

WHEREAS on the date set above the Board of Directors of Outdoor Resorts at Orlando, Inc., a Condominium, did adopt the following Rules and Regulations:

Introduction

These Rules and Regulations, approved as adopted by the Board of Directors on February 10, 2001 supersede any previously adopted rules relating to the areas covered herein. These Rules and Regulations are effective as of the above date and any conflicting prior Rules and Regulations are deemed rescinded. These Rules and Regulations are intended to promote usage’s conforming to the established character of the Condominium. ORO has developed from strictly an RV Park in 1972 to a semi-permanent housing facility. It is the desire of the Board of Directors to preserve and maintain the integrity of the community as we now have it without allowing deterioration to either the common facilities or the individual structures of owners. That is the intent and purpose of putting forth these rules. All Unit Owners and Contractors are cautioned that they must not rely on permits issued under these Rules and Regulations to negate any requirements of governmental agencies, building codes or fire codes. In granting a permit the Condominium, its Board, or their Agents accept no responsibility for any problems arising from improper design, poor workmanship, or improper materials. Any failure to list or impose specific requirements must not be construed as condoning unsafe or illegal practices or actions.

STATEMENT OF PURPOSE

The specific purpose of the Rules and Regulations for Outdoor Resorts at Orlando, Inc. is to protect and preserve the rights and financial investments of each and every owner by continued enforcement of these covenants.

A. PERMITS REQUIRED

(1). All construction or work of any kind on a Unit Owner's lot shall require a permit issued by ORO and where mandated by Polk County Law, a County Permit. ORO permits shall be applied for at the Condo office, they must be completed entirely including a drawing where applicable and approved by the Condo before applying for a Polk County permit. When in doubt check with the office. (A document entitled "POLK COUNTY PERMITS" is attached to the building permit application and is a part of the building rules of ORO.) This list enumerated what work requires a County permit and what work does not.

(2). General Permit Rules agreed upon by the County and the Association relating to "set backs" are as follows: The following is a summary of that agreement and this will be followed rigorously and will be affective to all units whether site built or pre-built and brought to the site.

1. Before a permit can be applied for at Polk County Building Inspections Department an owner at ORO must first apply for and receive a permit approval from ORO.
2. The ORO permit must be fully completed, with exception of the county permit number (which will be added when the county permit is approved).
3. A drawing to scale, including the park model, the addition, all set backs, the driveway (length and width), and any protrusions from the unit such as awnings, bay windows, etc. This drawing must be up to draftsman standards. No freehand drawings will be accepted.
4. New construction setbacks under 7 feet (This is a County guideline) on the off zero lot line will be considered in rare situations. Any variance will have to be approved first by the ORO Covenants Committee and then by Polk County Building and Development. Issuance of a County Permit will be considered a final approval.
5. In the event an owner is replacing an old unit, that owner may place the new unit no closer to the off zero lot line than the previous unit (except in the event the 7' set back is achieved). But in no event may any unit have less than 3' separation from the adjoining property on the off zero lot line. Any variance would have to be approved by the County. All provisions of B. GENERAL CONSTRUCTION RULES below must be rigorously followed. No replacement unit will be allowed to infringe on common ground even though the original may have done so.
6. Used Units brought into or moved from one lot to another in the Park.
 - a. All used units brought into the Park must be "12 wide" with house type siding and roof. Structure must be in good condition, must be approved by the Covenants Committee and the Board of Directors and meet all other criteria set forth under B. General Construction Rules.
 - b. Those units moved from one lot to another within the Park must meet all criteria of B. Building Construction Rules. Under no circumstances will an old style park model (one with travel trailer features and/or push outs be allowed to relocate within the Park. Any dispute as to type of structure will be referred to the Covenants Committee and the Board of Directors for final resolution.
7. These rules agreed upon by the County in conjunction with B. GENERAL CONSTRUCTION RULES below will supercede any previous building rules.
8. Any variance of ORO Building Rules must be approved by The Covenants Committee and submitted to the Board of Directors for final approval before construction is begun.
9. All other ORO rules are still in effect and will be enforced.

B. GENERAL CONSTRUCTION RULES

General building and construction rules are in accordance with ARTICLE XVI OF THE BYLAWS Section 3. **Building Rules and Regulations.** (Minor rules have been added, which are not in conflict with the Bylaws.)

The building rules and regulations hereinafter enumerated shall be deemed in effect until amended by a vote of the unit owners at a regular or special meeting in accordance with Article IX of these By Laws and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said rules and regulations and shall see that they are faithfully obeyed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Said building rules and regulation are as follows:

All lots, parcels or units which are designated on exhibit B as recreational vehicle sites shall be reserved and restricted as hereinafter stated. There shall be two (2) categories of camping lots (sites).

A. Lots (sites) with no permanent structures. These are reserved for travel trailers, including “fifth wheels”, class A and C motor homes (not to exceed 44’). Rental units over 40’ are prohibited unless approved by owner of lot. Lot must be of sufficient length to allow off street parking for additional transportation such as a car or pick up truck. Non-factory conversion buses, trailers and tents are prohibited.

B. Lots with semi-permanent and permanent structures defined as RV Park Models conforming to the “ANSI” (American National Standards Institute) Recreational Vehicle code with or without screen rooms or add-a-rooms, or where approved by state and county codes as a two section park model unit.

(1). **General Rules**

- (a). All Florida State and Polk Co. Codes for Recreational Vehicles and/or site built additions must be met.
- (b). Mobile homes or HUD classified park models are prohibited.
- (c). Two story structures are prohibited.
- (d). Both ORO and Polk Co. building permits are required before placement and/or construction can begin.
- (e). Garages or carports of any type whatsoever are prohibited.
- (f). Height of any structure shall not exceed fourteen (14’- 0”) feet.
- (g.) Principle unit may not exceed four hundred (400) square feet.
- (h). It should be noted that with the principal carrying unit both the maximum length of (35’-3”) and the maximum width of (12’-3”) cannot be achieved and still maintain the maximum square footage of (400) square feet allowed under the “ANSI” code.

(2). **Specific Rules**

(a). **Twelve foot wide** (12’) with added screen room or add-a-room shall not in any event (and staying within the 400 square feet maximum), exceed 12’-3” in width or 35’-3” in length. An add-a-room may be ground level or raised to the height of the principle structure as long as it meets the aforementioned building code requirements. The total width of the combined units is not to exceed twenty two (22’-0”) feet in width. Total square footage of the combined units shall not exceed seven hundred seventy five and one half square feet (775.5 sq. ft.).

(b). **Twenty two foot wide** (22’) units may consist of two (2) approved factory Park Model sections or one (1) approved factory Park Model and (1) one site built structure approved by county codes. In either event the principal carrying unit may not exceed four hundred (400) square feet. Either option may not exceed twenty two feet (22’-0”) in width or thirty five feet, three inches (35’-3”) in length. Units may be either a twelve foot (12’) and a ten foot (10’) foot combination or a two eleven foot (11’) combination.

In no event shall the square footage of the combined units exceed seven hundred, seventy five and one half square feet (775.5 sq. ft.).

(c). Set Backs

1. Front setback shall be sufficient to allow a vehicle to park in front of the unit, off the street. A minimum of eighteen feet (18') from the street is required. Recognizing that some lots will not allow for the minimum, a plan for a variance may be submitted to determine if an acceptable alternative may be found. This plan must be approved by the Covenants Committee and/or the Board of Directors. The structure must be set in conformity with the other units in the area.

2. Rear set back shall be sufficient to allow for the air conditioning unit to be within the lot boundaries. All A/C units shall be placed in the rear of the unit. Replacement of any A/C unit previously located in the front of the unit must be moved to the rear of unit. In extenuating circumstances a variance may be applied for placing the unit on the off zero (0) lot side.

3. New construction setbacks under 7 feet (This is a County guideline) on the off zero lot line will be considered in rare situations. Any variance will have to be approved first by the ORO Covenant Committee and then by Polk County Building and Development. Issuance of a County Permit will be considered a final approval.

4. In the event an air conditioner is set on the off zero lot side a three foot open area must be maintained between A/C and adjoining lot. No A/C unit shall be set in front of unit and any A/C unit presently located in front of unit must be moved to rear or side upon replacement.

5. The unit shall not encroach on common ground.

6. Structures set on small or irregularly shaped lots may need to be reduced to meet these requirements. Any deviation will require an application for and approval of a variance to these rules before construction is started.

(d) Awnings and Bay Windows. By definition an awning must be attached to the unit. Bay windows and awnings that extend over the zero lot line must have written approval of any adjoining lot owner(s) before a permit will be approved. In no event shall any awning be permitted to extend more than forty eight (48") from the structure. However a front or rear awning may extend ten feet (10') out over drive where it will not impede parking of auto on the drive way or over rear deck space permitting. An awning shall not be wider than twenty two (22') or protrude beyond the sides of the main structure. All awnings must be manufactured awnings of cloth or aluminum and must be attached to main unit. No side attachments of curtains or screens are permitted. Awnings shall not be used as a carport. Posts may be one and one half (1 1/2") pipe or three inch by three inch (3" x 3" aluminum posts. Side yard retractable awnings will be addressed on an individual basis and must be approved by the Covenants Committee.

(D) Other Rules

1. **Skirting.** Skirting is required on all units (including porches) and must be completed within thirty (30) days after the completion of the exterior of the basic structure. Any extension of time must be approved by the Park Manager.

2. **Porches.** Raised porches shall have railings not to exceed thirty six (36") inches and shall not exceed seventy two (72) square feet. in floor area and shall be in conformity to the unit. A roof with eaves not to extend more than twelve inches (12") may be constructed over a raised porch. All construction shall comply with Polk County building codes.

3. **Decks.** A raised deck exceeding seventy-two (72) square feet is not considered a porch and therefore cannot be covered. A rear deck awning not to exceed two hundred twenty square feet (220 sq. ft.) may be erected. All awnings must be manufactured awnings of cloth or aluminum. No side attachments of curtains or screens are permitted. Awnings shall not be wider than twenty two feet or 10' in depth. A raised deck may not exceed the width of the unit to which it is attached (maximum of twenty two (22') feet. Depth may not exceed twelve (12') feet in depth and in any event no raised deck may encroach on common ground.

4. **Ground level decks** may extend the width of a unit's lot, but where it abuts another unit a set back of thirty six (36") inches must be observed so as not to interfere with access to that unit. Ground level decks may not exceed twelve (12') feet in depth. In any event no deck may encroach on common ground except that ground level decks are permissible on canal bank lots subject to the following conditions:

- a. Prior to a ground level deck being built extending to the water's edge an approved seawall must be installed to protect the canal bank.
- b. The deck may extend the full width of the unit (lot) providing it does not interfere with access to the adjoining unit. A deck that abuts an adjoining unit must remain away from that unit 36".
- c. Deck may extend 48" over the waterway, including any boat dock.
- d. Decks may not be raised more than 8" above the natural ground level.
- e. Railings may not be more than 36" in height. Covers or screen enclosures are not permitted on decks except as in (D) 3. above
- f. Design of deck must be approved by the Association and building permits must be secured from ORO and as required by Polk County.

5. **Concrete curbing** is permitted providing it does not interfere with, nor prevent, road drainage or create any condition which could be a problem as determined by management. Allowable curbing must extend ten inches below grade and no more than five and one half inches above grade of blacktop. Curbing must be reinforced with two one half inch rods running its length. One inch PVC pipe must be installed, or one inch holes drilled every twenty four inches at road level to allow drainage through curbing into the soil. Any material used for curbing other than concrete must be approved by the Covenants Committee.

6. **Concrete slabs.**

- a. The slab may run the length of the lot and may not extend on to common property. On units which adjoin another unit at the rear property line must maintain a distance of three (3') feet from the property line when placing concrete.
- b. The maximum width of the slab is not to exceed twenty two (22') feet.
- c. The driveway must not exceed eighteen (18') feet.
- d. Driveway repairs and/or replacement must be poured concrete.

7. **One structure or recreational vehicle per unit.** Only one (1) Park model, trailer, motor home, or similar such structure or vehicle may be located or maintained on each unit. A second recreational vehicle used only for transportation may be parked on the unit but not occupied.

8. **Vacating and tying down units.** Any travel trailer or motor home which is vacated for more than twelve (12) months must be tied down and skirted according to

ORO, Polk County, and Florida tie down requirements. In the alternative it must be moved from the unit. Movement of such vehicle to the ORO storage area will be permitted on a space available basis. No recreational vehicle will be permitted to stay in the storage area for longer than twelve (12) months at a time. If no such space is available at the time the trailer is to be moved, the owner thereof must make other storage arrangements. All storage permits will expire October 1 of each year.

10. **Other general rules**, not in conflict with the above, may be enacted from time to time by the Board of Directors as deemed necessary for the orderly operation of the Park.

Notwithstanding any other provision in these By-laws, nothing herein shall be construed to authorize any unit to have a principal structure that is a site built house or other similar such permanent structure. Having a principal structure on a unit which consists of a site built house or other similar such permanent structure is expressly prohibited.

D. STORAGE SHEDS, BOXES, FENCES AND SIGNS

1. Storage box or shed. Only one (1) factory built storage shed or box is allowed per unit. Box measurements shall not exceed 36" wide by 36" high by 72" long. Site built sheds must not exceed 36" deep by 48" wide by 84" tall and must be attached to the main structure. In certain instances, determined by a variance applied for and approved by the Covenants Committee and/or the Board of Directors sizes may vary if the cubic feet of the box or shed does not exceed that of the dimensions allowed herein. (54 cu. ft. for box and 84 cu. Ft. for shed) Storage sheds or boxes must be placed or attached to the rear of the unit. All sheds in excess of one must be removed by December 31, 2001.
2. Fences. Only single strand fences consisting of posts, not to exceed 30" in height, and a chain or rope of fiber, metal or plastic are permitted. A decorative fence which is no longer than 48" and does not exceed 30" in height shall not be defined as a fence and is permissible. An ORO permit is required.
3. For sale signs shall not exceed 228" square inches (228sq. in.) and must be posted in yard not in windows or attached to house. No signs "for rent" will be permitted under any circumstances. Please read Article XI of the ORO Declaration.

E. IRRIGATION SYSTEM Any new irrigation system being installed, whether on private property or in common areas require a Polk County building permit as well as an ORO permit. A back flow valve must be installed on all systems, new or old. Any system determined not to have a back flow valve is subject to fine by ORO and Polk County. Care should be taken in installing an irrigation system that heads are placed so as to not spray on adjoining unit or property.

F. DEGRADED PROPERTY

The following list is a guide line as to what will be considered in classifying a property as degraded. Any item in violation must be corrected within thirty (30) days of notification.

1. Units must be kept clean, dirty or mildewed units are not allowed.
2. Units with deteriorating paint must be repainted.
3. Units in exterior disrepair must be corrected. This includes broken windows or doors, torn vinyl windows, loose siding, skirting, or awnings, etc.
4. Any unsanitary condition which would cause a health hazard.
5. Cluttered outside lawn and patio areas. No junk, building materials, tools, or any such type of materials are permitted.
6. Any item considered a safety problem.
7. No permanent television antenna poles will be permitted. Whip type antennas will be approved on a case by case basis upon submitting a building permit and review by the Rules Committee. In

accordance with FCC rules small satellite dishes will be approved. A permit must be secured and they must be installed in good taste.

8. Any other item which contributes to the degradation of the property.

G. SAFETY AND GENERAL

a. Safety

Polk County has adopted a new land use and development ordinance as of March 1, 2000 and this ordinance will, where applicable, be a part of our rules and regulations.

1. **Parking on driveways** is limited to one motorhome or not more than two automobiles and/or pick-up trucks. In addition golf carts or motor cycles may be parked on the driveway provided that the total items so parked do not exceed three. All parked items must clear road pavement, public walkways, and grass areas. No overnight parking on streets is permitted. Only vehicles displaying current registration may be parked on driveways. Driveways may not be used for storage of boats, utility trailers or unregistered vehicles of any kind. Unit Owners are issued decals for their vehicles with the understanding that they will comply with these parking requirements at all times. If special circumstances (loading or unloading of motorhomes, utility trailers, visitors etc.) require relief, temporary permits may be obtained for a maximum of three days at the Condo Office or at the Safety Point.
2. **Parking on any grass** area in this Condo is strictly prohibited
3. Motor scooters, mini bikes, motorcycles, mopeds, bicycles, golf carts, skates, in line skates, or skate boards are not allowed on any walkways, pool decks, or court areas within the Park.
4. **Bicycle parking** is permitted only at designated areas at the Condo Club House, Office, Small Pool, and Golf Course. **Golf cart parking** is provided at the Club House and office.
5. **All vehicles including bicycles** must observe posted stop signs and **10 MPH speed limit**. A valid driver's license is required to operate any motorized vehicle, motor scooter, golf cart, etc. Bicycles or golf carts operated after dark must have lights and are operated at owners risk.
6. **No auto parking** is permitted on the South side of office building. This area is reserved for RVs and golf carts.
7. **No parking is permitted at any emergency exits or gates**. Overnight parking at the Club House and Bathhouses is for guests only. This is by permit only from Safety or the Condo Office.
8. **Quiet hours** are 11:00 PM to 7:00 AM.
9. Do not walk between occupied lots (except on public walkways).
10. **Lot owners are responsible** for the behavior and actions of their guests and renters.
11. **No voice amplifying equipment**, loud bull horns, radio, or sound projecting equipment of any shape, manner, or form (electric or not) may be **used by anyone to create a nuisance**.

b. General

1. No **commercial activities** of any kind whatsoever shall be conducted on, or from any site in the condominium. A one person service by a Unit Owner is allowed. No signs promoting a business will be permitted on any owner or renter's vehicle or property within the condominium.
2. **Solicitation** within this Condominium is strictly prohibited. There shall be no solicitations in any manner in or about the condominium for any cause, reason, or purpose.
3. **No construction work** is to be done on **Sundays or before 7 AM or after dark** on any other day. The only exceptions will be emergency plumbing, air conditioning, or heating. Other emergencies will be considered.
4. Parking or storage is **not allowed on patio** portion of concrete.

5. Only **minor automotive maintenance** shall be permitted on vehicles parked on your driveway. Auto must be operable the same day. No oil changing is permitted. Any contaminated waste must be taken to a proper disposal site.
6. **No clothes lines** are allowed from RV vehicle to trees or bushes. A rack-type clothes dryer may be used on the rear of trailer. Portable clothes drying devices and lines at the rear of a unit are allowed provided that they are removed and stored out of sight when not in use.
7. **No washing** of clothes, dishes, or pets is allowed in the bathhouses.
8. The Rental Office is instructed to give notice to all renters and guests that **badges must be worn for golf and tennis** so that they may be seen. No badge, no play, no exceptions. Offenders will be asked to leave the above stated games.
9. **No admission of guests** will be allowed in ORO after 9:00 PM unless Safety has a notice by a Unit Owner, not a guest, of said unit.
10. **Light boats and canoes** can be parked upside down on the unit owners dock. No boats, Motorcycles, golf carts, or other motorized vehicles are allowed on decks.
11. The elevator is to be unlocked for all activities in the upper floor of the Club House.
12. **Park wide Flea Markets and/or Yard Sales** will be scheduled from time to time. Individual Activities in these areas are deemed to be commercial ventures and as such are banned by Park Rules. If special circumstances require an activity of this nature, at a time not scheduled approval of the Board must be obtained and said approval shall be on a one time basis only.
13. **Appropriate attire** and behavior for a specific activity and area are required throughout the Park at all times. Shirts and shoes are required in the Club House and office.
14. **Smoking in not allowed** in any enclosed public common element of the Park at any time.
15. **Large parties of guests are a privilege** and any owner having a group of guests over six (6) must secure a park permit for the use of facilities. Other owners must be given respectful consideration by you when bringing a large group of guests into the Park.

H. PETS:

1. Household pets (defined as a cat or dog) only are permitted in the condominium. Owners, renters and guests are limited to a total of one dog and/or cat. Existing pets in excess of one may remain but any replacements must be in compliance with the limit of one. If the birth of puppies and/or kittens brings the total animals to more than one the extra animals must not remain beyond the age of six weeks.
 2. Pets must be on a leash or tethered at all times.
 3. All pets creating a disturbance will be the responsibility of the owner.
 4. Pets must not be left unattended.
 5. All owners walking their pets are required to carry and use "pooper scoopers".
 6. No pets allowed on boulevard, beach, in Club House, on golf course, tennis courts, swimming pools, or pool decks, shuffleboard, or your neighbor's unit. Under no circumstances will pets be allowed in bathhouses. Pet walk area is in the storage yard, roads, or your own unit.
 7. All pets must have proper licenses and must have up to date shots and vaccine
- Properly documented service animals are exempt from these Rules and Regulations only when said regulations interfere with performance of their services.

GOLF COURSE RULES:

1. Golf tags must be worn at all times.
2. Golf passes for guests are limited to two per unit.
3. Owner golf passes are limited to two per unit.
4. No more than four golfers per hole.
5. Only one ball in play per person
6. Do not cut in on other players.

7. Slow play is not allowed on golf course.
8. Children between 9 and 14 MUST be accompanied by an adult.
9. Children under 9 years of age are not allowed on golf course.
10. No dogs or cats are allowed on the golf course at any time, day or night.
11. Please use common sense and golf etiquette at all times
12. Please use receptacles for litter.
13. The Golf Course Rules Compliance Committee shall have the authority to revise these rules and/or make new rules to insure the preservation and efficient operation of the golf course, after Such have been brought to the Board of Directors for final approval.
14. Appropriate attire will be worn at all times on the golf course. Ladies and Gentlemen will be required to wear sport shirts or blouses with slacks or shorts. Ladies are also permitted to wear dresses or skirt combinations. Swimwear of any type or halter tops may not be worn. Shoes must be worn. There are to be no bare feet.
15. All other rules pertaining to Condo Golf Course are posted at #1 tee and are to be complied with and will be enforced.

J. SWIMMING POOL RULES:

1. Bathing load limit - 60 people in the big pool, 29 in the small pool.
2. No animals are allowed in pool or on pool deck.
3. No life guard on duty. Those using the pools do so at their own risk. Swimming alone is dangerous.
4. Shower before entering pool.
5. No food or drink in pool or on deck within six (6') feet of pool and no glass containers of any kind in pool area.
6. Children under 12 must be accompanied by an adult.
7. No balls of any kind or floats in pool or on deck area. Life preserver or exercise equipment (for organized exercise classes) is exempt.
8. No Frisbees. No running in pool area. No foul language. No alcohol abuse or drugs of any kind.
9. Children in diapers are not allowed in the pool.
10. Pool hours 10:00 AM to 10:00 PM. No swimming after hours, No climbing fence at any time.
11. Personal walkman type radios with headsets only.
12. Only appropriate swimwear is permitted. Cut-off jeans are not permitted.
13. Swimming during electrical storms is prohibited.
14. In case of emergency call 911 and then call Safety at 424-0211. In each case state which pool is involved.
15. No diving allowed.
16. All other pool rules are posted at the swimming pools.

K. STORAGE YARD AND MAINTENANCE SHOP AREA AND EQUIPMENT

1. Hours for access to the storage yard will be 7:00 AM to dusk daily. Unit Owners may make an appointment to enter the storage after hours.
2. Spaces will be assigned by Safety to Unit Owners only and are for their vehicles only. Storage area spaces are on the basis of only one space per owner. Spaces will be assigned on a first come, first served basis. Unit owners must register at the "Safety Point". Spots are not held from year to year. All registration of storage lots expires on October 1 each year.
3. To be assigned a space, an owner must present a copy of the current vehicle registration. The assignment of a space must be renewed every year.
4. Owners will use only the space assigned to them. Owners with only one lot will be given preference over a unit owners with multiple lots seeking a second space in storage.

5. Unauthorized vehicles will be towed away.
 6. Owners of unauthorized vehicles will be fined, at the discretion of the Board of Directors.
 7. Boats and trailers will receive a tag for identification which will be fastened to the boat or trailer.
 8. RV's will receive a decal showing name and number to be placed in window or other conspicuous place.
 9. Automobiles, pickup trucks and golf carts will not be allowed parking space in the storage area.
 10. Each owner using the storage area will sign standard release of liability form before being assigned a space.
 11. All motor homes, travel trailers, boat trailers, car trailers, and utility type trailers must have a current tag and registration issued by the appropriate state. All units must be roadworthy.
 12. Owners of boats of the size and type that require registration by any state must display such current identification.
 13. Owners of any equipment to be placed in storage that does not require state licensing or registration must show proof of ownership.
 14. The Safety Department is the final authority as to the assignment of specific storage spaces. The Safety Department will co-ordinate such assignment with the Condo office.
 15. Any item in storage after January 15 of each year, that has not been properly registered with the Safety Point shall be deemed as abandoned or stored in willful violation of Condo Rules and shall be removed from Condo property. If the owner of such equipment can be identified, he or she will be billed the cost involved in removal of such, per State law. Note: All registrations expire October 1 each year.
 16. All items in storage must be kept clean and in good state of repair and must be road worthy. Items of equipment in storage which are found to be unclean and/or in a state of disrepair will result in action against the owner for violation of Condo Rules as provided under law. All units placed in storage shall be maintained as road worthy.
- Only one space will be issued per unit owner. Owners of more than one lot will be issued a second space only on availability.
- Unit owners or non unit owners renting a unit/lot in ORO are not entitled to a storage lot for that unit because of the limitation of space in the storage area.

L. MAINTENANCE

For insurance reasons, no Unit Owner, renter or guest will be allowed to enter the Maintenance Shop to use their own or the Park's power tools or equipment there at any time, The Park's power tools or equipment will not be loaned to Unit Owners. If Unit Owners borrow hand tools belonging to the Park they do so with the understanding that they alone are responsible for any accidents or injuries resulting from misuse of or defects in said tools. Entry to the Maintenance Area by other than Employees is to be solely for the purpose of obtaining information or supplies or borrowing hand tools.

M. LANDSCAPING:

1. All landscaping performed on/at any unit/parcel, other than putting down sod or the planting of flowers, requires a permit signed by the Park Manager. Nothing will be placed in such a manner as to interfere with utility maintenance to include the reading of electric meters or with an adjacent Unit Owner's view or ability to wash or perform maintenance on his/her principal camping facility (motor home, travel trailer, or park model). No permit will be issued for any landscaping which is not in good taste or is not in keeping with the overall pleasing esthetic qualities of the Park or poses any hazard (i.e. restricts visibility necessary for safety). This rule pertains to landscaping and is distinct and separate from rules relating to construction.

2. Owners shall protect (against weed trimming) all shrubbery and trees with a protective ring of concrete, metal, plastic or mulch as well as protection of unit skirting. Trimming will not be done along unprotected skirting because of potential damage. Owners shall also be responsible for providing protection for all exposed wires by enclosing in conduit and unit skirting by providing a barrier of some type.

N. LOT OWNER DECALS AND PASSES FOR SAFETY:

1. All privately owned vehicles, including golf carts belonging to Unit Owners must have the ORO Safety Decal with logo and number affixed to the lower left corner of the windshield on either the outside or inside of the glass. Decals mounted on a separate piece of glass and displayed in window will not be accepted. Decals shall not be altered or they will be deemed invalid.
2. To obtain the Safety Decal, the Unit Owner. must bring his/her vehicle to the Condo Office together with the registration and/or title and sign for same. The Decal must be placed on the vehicle by a Condo Office employee or be put on by the Unit Owner (vehicle owner) at that time under the supervision of the Condo Office employee. In the event the Condo Office employee supervising this Safety Operation is not available for some reason, any available Board Member will assist the Unit Owner in this regard.
3. Decals will be issued as needed at no charge. They shall not be altered in any manner.
4. Vehicles of guests or short term renters will be issued a one day vehicle pass at the Safety Gate which must be displayed in the windshield at all times while the vehicle is within the Condominium boundaries. This also applies to vehicles leased or rented by Unit Owners. These passes will be extended by the Condo Office for the period of visitation or rental up to a maximum of 30 days. These passes may be extended in accordance with the rules established in our “55 and older” provisions.
5. “55 and Older” qualified long-term renters and visitors or unit owners operating rental or leased vehicles will be issued passes for thirty day periods as needed.
6. All passes must be placed on the inside of the windshield in such a manner as to be easily visible, showing the expiration date as well as the lot number of the operator.
7. Any alteration of the Vehicle Safety Decal, whatsoever, such as the removal or concealment of the decal number, shall immediately invalidate the entire decal and shall constitute evidence of willful and intentional violation of Condominium Rules governing the use of the Safety Decals. Such violation shall require that owners will come to the office and be issued a new decal. Continued violation will require that owner shall be issued a thirty day pass for entrance to the Park.
8. A maximum of two owner decals will be issued per lot. In a circumstance where an eligible child or guest is permanently residing in a unit a different color decal may be issued at the Park Manager’s discretion.
9. Parking of vehicles on grass, roads, or encroaching on roads, public walkways, common ground, or property of others or lapse of registration shall be cause for revocation of decals and/or passes. Owners are cautioned that they are only entitled to decals and/or passes for types and numbers of vehicles that can be parked on their driveways.
10. Unit Owners expecting guests must notify Safety, calling 424-0211 or furnish Safety in writing their name and lot number, the name of the guest and the expected time of arrival and stay. Unit Owners may also furnish Safety, in written form only, the names or types of one or more individuals that they wish to host or deny entry to at any time. If a visitor who is not pre-registered arrives Safety will call the Owner to verify entry. If the Unit Owner’s phone number is not on Safety’s list or the phone is not answered Safety shall have the sole right to allow or deny access to the Park.

O. TENNIS AND SHUFFLE BOARD:

1. Schedules of Organized, Regulated (including methods of rotating use and sign-up sheets) and Open Play may be adopted by the Board. If, during an Open Play period, the participants can not agree on a method of sharing the facilities the least restrictive rules of the Regulated Play periods shall govern.

2. These facilities are designed and maintained for specific uses. Skate boards, skates (including in-line skates), bicycles, tricycles, and any other equipment which could damage the facilities are banned. Improper use of normal play equipment is prohibited. Food and drinks (other than water in non-breakable containers) are not allowed on tennis courts. Owners are responsible for the actions of their guests and renters whether adults or children. Children must be properly supervised at all times (accompanied by an adult) and teenagers and young adults are to be informed by the owner that these Rules apply to them as well.
3. Proper attire including tennis shoes, where applicable, is required.
4. Tennis court surfaces are for playing tennis only. Lounge chairs or other furniture with legs that could damage court surfaces are not to be used in the tennis court area. Shuffleboard lanes are not to be walked on.
6. At times when it becomes necessary to lock court areas to prevent misuse the location of keys (office, Safety, Board Member, and/or Volunteer Owner) will be posted at the gate and users are required to relock the courts after their term of play and not leave the courts unlocked or turn them over to others.

P. MARINA

Safety in conjunction with the Condo office shall maintain a use and waiting list for all unit owners who own a licensed boat and are using or wish to use the dock facility. Recognizing there are or may not be sufficient dock spaces available for all registered boats a committee appointed by the board of directors shall from time to time review use rules to make it fair to all owners and give everyone who so desires an opportunity to dock their boat for a period during their stay at Outdoor Resorts. Owners shall be given preference for use. No boats shall be left at dock when owner is out of Park for an extended period.

Q. COVENANTS COMMITTEE

A Covenants Committee shall be established by the Board of Directors for the review of rule variations which are in good taste and not in violation of ORO and State Condominium law.. If after careful consideration the variation is approved by the committee and submitted to the Board of Directors and subsequently approved by the Board, then this particular variation will become a part of the rules and shall be permissible to all unit owners.

R. ABANDONMENT OF PROPERTY AND VEHICLES

The appearance of our Park is very important, not only during the winter months, but year-a-round. As owners we are responsible for that appearance as it affects our individual units. The following rules are set forth in order to maintain that standard that we have come to expect in Outdoor Resorts:

1. Proper care of the items left behind such as cars, golf carts. Only licensed cars or trucks and golf carts will be allowed to remain on the driveways of unoccupied units. All other items such as RV's, boats, trailers, carriers, etc. must be removed to the storage area. All items left behind and which are covered by the owners must be done in good taste. All covers must be manufactured covers, properly installed. Torn or loose items will be removed. Items such as plywood, canvas, brick, blocks etc will not be allowed. Items left behind in violation of this rule shall be considered debris and will be removed and disposed of by the maintenance department at the owner's expense.
2. Loose items (such as flower pots, furniture, etc.) that are not secured will be considered debris and will be removed.
3. Any material used to cover windows must be painted white and neatly installed. Building board with lettering is strictly prohibited. This is unsightly. Again the appearance of the Park is very important and must be maintained.
4. Care should be taken when leaving your unit for a long period of time. Flowers and flower beds, shrubs and trees that you have cared for three or four months look beautiful when you leave but are soon over grown with weeds and many die. Clean out your beds before leaving

or make arrangements with a neighbor or someone who will look after your interests while you are gone.

5. Should a violation be determined while the owner or owners are out of the park, due process of notification will be followed and the violations will be corrected at owners expense.

SPECIAL REFERENCE is also made to the Declaration, ARTICLE XI which refers to the Association's right to exclusively rent lots (units) and to ARTICLE XIII (12) which relates to the "over fifty five" age restriction.

WHEREAS, ARTICLE III, DIRECTORS, Section 10 (m) Bylaws, establishes reasonable fines against a unit for the failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with the provisions of the Declaration, the Association Bylaws, or the reasonable rules and regulations of the Association", and

WHEREAS, F. S. 718.303 (3) states, "If the declaration or bylaws so provide, the association may levy reasonable fines against a unit for failure of the owner of the unit, or its occupant, licensee, or invitee, to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. No fine will become a lien against a unit. No fine may exceed \$100 per violation. However, a fine may be levied on the basis of each day of a continuing violation , with a single notice an opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee. The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied. The provisions of this subsection do not apply to unoccupied units." and,

WHEREAS, the board of directors intends to pursue the enforcement of the Declaration, the Bylaws and the Rules and Regulations of Outdoor Resorts at Orlando, Inc. and is therefore setting down the following procedure for the implementation of fines for non-compliance with the Declaration, the Bylaws and the Rules and Regulations. The following procedure shall be followed:

1. **Fine Committee-** The board of directors will at a duly conducted and properly noticed meeting will by motion create a Fine Committee composed of unit owners.
2. **Documentation of Violation**
 - a. **Construction**

All construction violations shall be referred to the Manager. It shall be his responsibility to take the proper first step corrective action.
 - b. **Degraded Property**

When this becomes a problem, documentation of the specific violation shall be made with pictures and witnesses where possible. Upon documentation a first letter of violation shall be sent.
 - c. **Behavior**

Behavior problems should be handled by Safety personnel. Should the behavior become threatening the safety personnel should immediately report the incident to the authorities.
3. **First Notice-** When a violation is documented, the violator will be notified in writing of the violation and be given fifteen (15) days notice to correct the offense. Notice will be given in that letter, that should the violation not be corrected, within the given time period, that the association will proceed with compelling compliance using fines and legal action and litigation if necessary.
4. **Second Notice-** If the violation is not corrected within the fifteen (15) day time period allowed by the First Notice, a Second Notice will be sent to the violator notifying him or her:
 - A. Of the continuing existence of the violation;
 - B. Demanding the violation be cured;
 - C. That a fine in the amount of \$_____ (e.g. \$100.00) per day will be levied and imposed fifteen (15) days from the date of the Second Notice unless:
 - the violation is corrected;
 - or the violator demands in writing a hearing before the Fine Committee, which demand

for hearing must be received by the Association at 9000 U. S. Hwy. 192, Clermont, FL 34711 on or before fifteen (15) days of the date of the Second Notice).

- D. Fines in the amount of \$_____ (e.g. \$100.00 per day) up to a maximum of \$1000.00 will be levied and imposed for each additional day the violation continues unless a hearing as referenced above is requested.
- E. If the hearing is requested, the violator will be notified in writing of the time, date, and place of the hearing a minimum of fourteen (14) days prior to the hearing.
- F. All notices sent by the Association to a violator who is or is not a unit owner, may be delivered to unit owners, by certified and regular mail, addressed to such unit owner, at his place of residence in the condominium, unless unit owner has, by written notice duly received for, specified a different address.
- G. The notice shall state that the violator is hereby being notified of his or her rights to and an opportunity for a hearing before a Committee of unit owners. (The Fining Committee), and
- H. That he shall have the right to attend the hearing and that he may present evidence, testimony, and witnesses at the hearing and contest and controvert the existence of the violation(s) and the propriety of the fine.
- I. If he wishes to implement his right and opportunity for a hearing, then he must deliver to the Association within fifteen (15) days of the date set forth on the Second Notice, a written request for a hearing regarding the violation(s) and fine. Said notices shall be mailed to Outdoor Resorts at Orlando, Inc., 9000 U. S. Hwy 192, Clermont. FL 34711. Proof of such mailing shall be given by the party so mailing the notice in affidavit form or by certified mail.

5. If a Hearing Is Requested –

- A. Determine and schedule a date that the Committee Members and the Association's personnel necessary to establish the violation can attend. Attempt to coordinate with violator,
- B. Send to the violator a letter (i.e. notice) notifying him of the hearing and specifically delineating the time, place and date of the hearing. This notice should reiterate that the violator has the right to attend the hearing and present his case as (H) under Second Notice.
- C. Recite that the hearing shall be conducted by the Fines Committee, with the Chair of the committee presiding.
- D. The meeting will be noticed and an agenda established. If a majority of the Board Members are involved a notice of a Board meeting should be posted.
- E. The Fine Committee should notify the Board of Directors and the violator in writing of its decision and of any fine.

**ORO
RULES
AND
REGULATIONS**