

**Rules and Regulations
of
Ravenswood Management Association, Inc.**

The term "Owner" or "Lot Owners" shall mean and refer to the record of fee-simple title to any lot. There term "Association" shall mean and refer to Ravenswood Management Association, Inc., a Florida not-for-profit corporation. The term "Community" or "Mobile Home Park" or "Park" or "Properties" shall mean refer to all such property as are, or become subject to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Ravenswood Management Association, Inc. (hereinafter "Declaration"). The definitions of terms used in these rules and regulations shall have the same meaning as such terms have in the "Declaration".

1. All homes in Ravenswood Estates must at least meet the following specifications and must be new upon entrance to the "Community" as measured from the date of manufacture of the mobile home.

(a) A mobile home must be at least fourteen (14') feet wide by sixty (60') feet long (single wide) or twenty-four (24') feet wide by thirty-five (35') feet long. (double wide).

(b) Only Aluminum, fiberglass or concrete underpinning (skirting) may be installed beneath the mobile home.

2. There shall be no work, construction or improvements such as concrete, aluminum, fences, additions, driveways, sidewalks or any other kind of construction performed on a lot with out the express written consent of the "Board of Directors", except as provided in the "Declarations".

3. Landscape and lawn should be maintained in first class condition. In addition, each lot owner is responsible to maintain any swale area in the public right-of-way which may abut his property. *Detailed descriptions of required home and lot maintenance are provided in the "Declaration".*

4. Health, fire and sanitation laws must be obeyed at all times by lot owners and occupants of homes.

(a) Storage of loose materials must be stored inside a shed or other enclosure. They are not permitted to be stored around the property grounds. This will be strictly enforced during hurricane seasons.

5. Motor vehicle speed in the "Community" must not exceed thirty (30) miles per hour except where posted otherwise.

6. Motorcycles within the properties shall comply with all requirements of the applicable governmental authorities as to muffler or engine noise. Go-carts or similar vehicles are prohibited in the community.

7. One antenna is permitted on a lot and must be located in the rear corner of the lot, i.e., the corner of the lot farthest from the street. The TV antenna shall not exceed eighteen (18') feet from the ground in height and eight (8') feet in width. Micro dishes shall not exceed (18') feet in height from the ground and no more (42') feet in width. Umbrella type satellite dishes with cover, table and chairs will be permitted but can not be more than ten (10') feet in height from the ground and no more than ten (10') feet in width. No other antennas will be permitted to be located or attached to the mobile home. CB, HAM radios, ship to shore radios and/or satellite dishes (except as described above) will not be permitted after February 17, 1992.

8. Permanent step structures must accompany all mobile home entrances as approved by the "Association". Concrete or a similar type construction is required and separate CBS block steps are not considered permanent and are prohibited.

9. Traffic bumpers, lawn pillars or similar devices are not allowed to be placed on any portion of a lot. All mobile homes, patios, driveways, sidewalks, street curbs, mail boxes and other areas are required to be maintained in an attractive, first class condition.

10. No garments, rugs, etc., shall be hung from windows or doorways of Homes, and no clotheslines or similar type structure will be permitted on any lot, except as approved by the "Board of Directors" of the "Association".

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11. Owners are responsible for the maintenance of any fencing installed by original developer around the perimeter, which fencing is located on such "Owner's" lot. "Owners" are not allowed to cover, fasten articles to, or make any changes to said fence, if any.

(a) Installation of new fencing *without the express written consent from the "Board of Directors"* is prohibited, only replacement of existing fencing is allowed.

12. With respect to pets, The following rules shall apply in addition to the "Declaration of Covenants":

(a) No pets shall be allowed to roam free without the physical control of a responsible person, by means of a leash, cord or chain. Pets are not to be restrained outside to any structure by means of a leash, cord or chain. Any pets found roaming free will be reported to Broward County Animal Care and Regulation.

(b) No pets are allowed to enter another "Owner's" yard, causing damage and leaving excrement behind for another owner to clean up. Pets are not permitted on the Common Property.

(c) Animal Traps are available for use by "Home Owners" at the "Association" Office. A deposit may be required as determined by the "Board of Directors".

(d) Pets shall not be allowed to disturb the community with excessive noise.

(e) Breeding of pets is prohibited.

13. The rules required by the Florida State Board of Health regarding use of the Swimming Pool located on the Common Property are posted in the pool area. Additional rules are as follows:

(a) Children under three (3) years of age and/or not toilet trained, are not allowed in the pool without a proper swimming diaper.

(b) All persons must shower before entering the pool. No soap or shampoo allowed to be used in shower.

(c) Pets are not allowed in the pool or on the pool deck and area.

(d) Children under fourteen (14) will not be permitted in the pool or pool area unless accompanied by a parent or responsible person at least 16 years of age or older.

(e) No rowdiness, profanity, running or playing in the pool area.

(f) No food, alcoholic beverages or soft drinks in the pool or on the pool deck. Food and beverages can be consumed in the barbecue area or under the canopy only.

(g) No floats of any type are allowed in the main pool.

(h) Proper Community Identification must accompany owner, resident or guest at all times and must be presented to the pool attendant upon entering the pool area.

(i) Pool on Common Ground hours are 9:30 A.M. to 9:30 P.M.

(j) Bathing load for the pool is limited to forty-five (45) persons at any one time.

(k) Should the air temperature exceed 105/F the pool must not be used.

(l) Sun tan lotions are allowed but no oils are permitted.

(m) When using chairs and lounges you must cover the chair or lounge with a towel.

(n) Anyone who's hair length is shoulder length or longer must tie the hair back before entering the pool.

14. The rules and regulations for "Community" Identification Cards are as follows:

No one may use the pool or other available facilities without having his/her personalized ID card. Children under 14 years of age do not need an ID card.

(a) Guests of "owners" for less than 4 days must be accompanied by the owner to the pool or introduced to the office to obtain a temporary pool pass.

(b) Guests of "owners" for more than 4 days must be accompanied by owner at the office in order to *have a temporary pass issued*.

(c) In the case concerning children or grandchildren of an owner, as well as in the case concerning parents (Father and Mother) of an owner, *a photo ID card will be issued that remains in effect for as long as the owner will be the same. There will be "a once in a lifetime charge" of \$2.00 per photo.*

(d) Concerning delinquents (assessments overdue), there will be no personalized ID cards issued for all persons residing at that address for as long as the situation has not been corrected. Consequently, common facilities will not be available for them.

15. The rules and regulations for the use of the tennis courts are as follows:

(a) The tennis courts shall be open from 9:30 A.M. to 9:30 P.M.

(b) Playtime shall be on a first come basis with a maximum of 45 minutes of playing time should there be others waiting to play.

(c) Proper tennis attire shall be worn at all times on the tennis courts.

16. Shuffleboard Courts are available for play daily, but subject to the same hours as the swimming pool. No food will be permitted in the Shuffleboard area. Children under fourteen (14) years of age may play until 8:00 P.M. but must be accompanied by a parent or a responsible adult. Please refrain from walking on playing area and remember that all equipment must be returned to the pool attendant after play is completed. Community ID must be presented to pool attendant before playing.

17. Clubhouse rules and regulations:

- (a) All functions to be held in the clubhouse must first be approved by the "Association" Office in writing and/or in person.
- (b) A security deposit in the amount to be determined by the "Association" will be charged according to the clubhouse use agreement.
- (c) All persons using the clubhouse must provide a general clean up of the premises and restore the furniture to it's proper place or forfeit deposit.
- (d) Any "owner" may reserve the clubhouse up to two times a year per lot, or on an available date as approved by the "Association".
- (d1) All clubs and community groups may use the clubhouse *without a deposit* providing date is available.
- (e) Proper clothing attire, including shoes, is required by any individual using the clubhouse. Bathing suit attire is prohibited in the meeting room, except by prior approval of the Association.
- (f) No food or beverage shall be left in the kitchen.
- (g) The use of musical instruments must be approved by the "Association".
- (h) If any club, group or "owner" reserves the clubhouse and cancels date giving less than fifteen (15) days notice in writing, a penalty of \$50.00 will be charged. If penalty charge is due, and not paid, the club, group or "owner" will lose clubhouse privileges until paid in full.
- (i) No cooking outside the kitchen is permitted unless approved by the Association.
- (j) Alcoholic beverages may not be sold.
- (k) All clubs, groups, "owners" and their guests using the clubhouse facilities shall be responsible for damage done to any portion of the clubhouse and not limited to floors, walls or furniture and shall reimburse the "Association" any amount necessary to repair any damages as determined by the "Association".
- (l) *A usage fee for all Clubhouse Reservations will be charged. Such fee is determined by the "Board of Directors" and outlined in paragraph 23 of this document.*

18. Laundry Room Rules and Regulations:

- (a) These premises are for the use of owners and occupants of lots at Ravenswood Estates only.
- (b) The Association is not responsible for any coins lost in the machines.
- (c) All persons utilizing the laundry facilities are required to clean washers and dryers after use. Do not use dyes or similar products in washers.
- (d) All persons must promptly remove any clothing articles from the machines after cycle is complete.
- (e) Be careful to use only the recommended amount of washing detergent.
- (f) Do not adjust hot or cold water supply to the machines.
- (g) The "Association" is not responsible for any loss or damage of clothing articles.
- (h) Any persons damaging laundry equipment shall be responsible for such damage done to laundry machines and any portion of the laundry room including floor, walls, vending machines, and shall reimburse the Association any amount necessary to repair these damages as determined by the "Association". If damage is done by children, their parents or guardians will be legally responsible.
- (i) The "Association" is not responsible for any liability for injuries received as a result of using the laundry machines.
- (j) For information concerning the use of the facilities, please contact the "Association" Office.
- (k) The laundry room shall be opened from 9:30 a.m. to 9:00 p.m., subject to change without notice by the "Association".
- (l) Proper ID must be shown to pool attendant upon request.

19. Barbecue Pavilion Rules and Regulations:

- (a) Clubs, community groups, "owners" and guests of owners shall be the only persons entitled to use the barbecue pavilion.
- (b) The barbecue area will be opened from 9:30 a.m. to 9:00 p.m.
- (c) Use of the barbecue will be on a first come, first serve basis, unless six people or more in a group have reserved it with the "Association" Office.
- (d) Dispose of any trash or waste items when finished using the barbecue.
- (e) Wipe clean barbecue grill, tables and chairs after use.
- (f) Hose down barbecue area when leaving.
- (g) A usage fee for all Barbecue Reservations will be charged. Such fee is determined by the "Board of Directors" and outlined in paragraph 23 of this document.

20. Every "owner" is required to register any visitors staying more than thirty (30) days in a total calendar year. *Registration fees are outlined in paragraph 23 of this document.*

- (a) If additional parking space is required for overnight parking, permits are available at the "Association" Office.

21. Every "owner" who wishes to rent or lease their home is required to register their prospective tenant or renter with the office. A fine may be imposed on the "owner" for not registering their renter or tenant with the office prior to such rental. The amount of the fine will be decided by the "Board of Directors".

- (a) Renters or Guests for more than 4 (four) months, (122 days), are subject to the same fees and screening process as prospective "owners".

22. As provided in the minutes of the Board of Directors Meeting on May 11, 1999, all prospective residents whether they be buyers, renters or guests are required to complete a screening process by appointment with the office. All cases will be subject to individual consideration by the "Board of Directors". In the interest of public safety, all screening applicants (prospective residents) will be subject to a criminal history record search. The "Association" reserves the right to refuse applicants that have a criminal conviction.

- (a) Any resident that is convicted of a violent or sexual crime while residing in the park is required to inform the office of such conviction. The resident must consent to notification of such crime and conviction to the community.

- (b) Any Renter or Guest for under 4 (four) months, (122 days), will be exempt from the screening process but must register with the office and pay a processing fee as stated below.

23. Schedule of Rates and Charges:

(a) Monthly Maintenance	\$ 48.00
(b) Late fees (Charged after the 14th)	15.00
(c) Processing fee for new owners (non-refundable)	75.00
(d) Processing fee for renters (4 or more months) (non-refundable)	75.00
(e) Processing fee for renters (Under 4 months.) (non-refundable)	50.00
(f) Fine for Renters not processed	150.00
(g) Pool Passes	2.00
(h) Replacement Pool Passes (lost/stolen)	15.00
(i) Usage Fee (Clubhouse)	75.00
(j) Usage Fee (Barbecue)	10.00
(k) Copies	.10
(l) Faxes (up to 5 pages)	1.00
(m) Faxes (long distance/1st page)	2.00

24. Playground Area Rules:

- (a) All children under 14 years of age must be accompanied by parent or guardian.
- (b) All children over 12 years of age not permitted to use the playground equipment.
- (c) ID required upon request from the pool attendant.

25. If any term or provision of these rules and regulations shall, to any extent, be invalid or unenforceable, the remainder of these rules and regulations shall not be affected thereby, and each term and provision of these rules and regulations shall be valid and enforceable to the fullest extent permitted by law.

26. Amendments to these Rules and Regulations can be done at any regular meeting of the Board of Directors with a majority of Directors present. All amendments to these Rules and Regulations shall be recorded in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, the above described corporation, a Florida corporation not-for-profit, has caused these presents to be signed in it's name by it's President and it's Corporate Seal affixed, attested by it's Secretary, this 11th day of September, 2002.

Signed, Sealed and Delivered in the presence of

RAVENSWOOD MANAGEMENT ASSOCIATION INC., a Florida corporation not-for-profit.

Sandra Farber
Witness

By: *Harry Wilson*
Harry Wilson, President

Joseph Wentroble
Witness

Attest: *Nick Sanchirico*
Nick Sanchirico

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BEFORE ME, the undersigned authority personally appeared HARRY WILSON and NICK SANCHIRICO, to me well known to be the person described in and who executed the foregoing instrument as President and Secretary of Ravenswood Management Association a Florida corporation not-for-profit, and they acknowledged to and before me that they executed such instrument as such Officers of said corporation and nd that the Seal affixed thereto is the Corporation, and that same was affixed to said instrument by due and regular Corporate authority, and that said instrument was duly authorized and executed for the purpose therein expressed.

WITNESS my hand and official seal, in BROWARD COUNTY, FLORIDA this 11th day of September, 2002.



Kathryn Sajdak
Notary Public

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority personally appeared HARRY WILSON and NICK SANCHIRICO, to me well known to be the person described in and who executed the foregoing instrument as President and Secretary of Ravenswood Management Association a Florida corporation not-for-profit, and they acknowledged to and before me that they executed such instrument as such Officers of said corporation and that the Seal affixed thereto is the Corporation, and that same was affixed to said instrument by due and regular Corporate authority, and that said instrument was duly authorized and executed for the purpose therein expressed.

WITNESS my hand and official seal, in BROWARD COUNTY, FLORIDA this 11th day of September, 2002.

My Commission expires:



Kathryn Sajdak
Notary Public