

**Henry George Mobile Home Park**

**Park Address: 8406 Henry George Rd Plant City FL 33567**

**Manager- Veronica (cell) 813-704-8278 Owner Stacy Myers (cell) 813-477-3747**

**Mailing Address: 801 West Bay Dr. Suite #318 Largo, FL. 33770**

Base rent increases will be in either equal dollar amounts for all similarly situated Home Owners, or will be in equal percentage changes for all similarly situated Home Owners.

Other fees or charges for which the Home Owner may be responsible are:

(1) Late fees of \$100 will be charged for lot rental amounts received after the 5th day of each month retroactive to the first day of the month and continuing until the lot rental amount is paid in full.

(2) Return Check Fee of \$50 will be charged as an administrative charge for all checks returned by resident's bank for any reason whatsoever. This charge is in addition to any charge imposed by the bank(s).

(3) Guest Fee -- "Visitor" and/or "guest" charge of \$10 per day per guest residing in the home for more than 15 consecutive days or a total of 30 days per year.

(4) Landscaping Fee -- Maintenance of trees, shrubs and grass on the lot including edging, and trimming of grass in the amount of \$50 for each required maintenance performed by Community Owner if Home

Owner fails and/or refuses to do so. Additionally, the Home Owner is responsible for the actual cost and expense incurred for materials, labor and equipment needed for any maintenance performed by Community Owner due to the Home Owner's failure or refusal to do so.

(5) Attorney's Fees -- \$ actual cost . The Home Owner shall pay for all reasonable attorney's fees

incurred by the Community as the result of any action taken by the Community against the Home Owner to collect

delinquent lot rental amount, enforce the Lot Rental Agreement or the Community rules and regulations, whether suit

is brought or not, and whether such fees are incurred before or at trial or on appeal. As to any such action brought to

enforce the provisions of Chapter 723, Florida Statutes, in which action the Home Owner is the prevailing party, the

Home Owner shall be entitled to a reasonable attorney's fee as provided by Section 723.068, Florida Statutes. Likewise,

if Community Owner is the prevailing party, Community Owner is entitled to a reasonable attorney's fee to be paid by

the Home Owner.

(6) Special Service Fee -- A special service fee of \$ 150 per hour, but not less than \$ 250 per service call, plus materials, for any repair, maintenance, or service (other than those specifically and separately mentioned herein) that is performed by the Community or its contractors, but which is the responsibility of the Home Owner or which is requested by Home Owner. If special service work is required, after 7 days prior notification of a deficiency necessitating such work, the Community Owner will perform the work and the special service fee will be charged to Home Owner.

(7) Rule Violation Fee. This fee shall be equal to the greater of (1) \$ 50 per day for each day a violation is committed or continues, or (2) the amount of any funds expended or costs incurred by the Community Owner as a result of a violation of a Community rule by Home Owner or by any person residing in his home or in the Community with his permission, plus an amount equal to twenty percent (20%) of such costs and expenses. The total amount is payable on or before three days after notice by the Community Owner to the Home Owner of the violation of the Community Rules and Regulations and of the amount due from the Home Owner.

(8) Home Removal Deposit - \$ 1000 . To ensure that the Community is compensated for any damage to the lot resulting from the removal of the manufactured home or the failure of the Home Owner to properly restore the lot at the time of removal of the mobile home, Home Owner shall within seven days prior to removal of the home from the Community pay a Home Removal Deposit. The Community reserves the right to claim against the deposit for the cost of repair or restoration of the lot or for any cleanup of the lot after removal of the home.

(9) Pro rata share of the cost of major repairs or improvements to the Community - \$ Pro Rata.

(10) Application fee - \$ 35.

(11) Insurance fee. \$ Actual Cost . If available for his home, Home Owner is responsible for and may

choose to obtain an insurance policy or policies of comprehensive liability (of not less than \$300,000), fire, windstorm and flood insurance insuring Community Owner and Home Owner against perils arising out of the ownership, use, occupancy or maintenance of the mobile home lot and all areas appurtenant thereto including the coverage for the removal of the mobile home after a fire, windstorm, flood or Act of God. If Home Owner fails to procure and maintain said insurance, Community Owner

may, but shall not be required to, procure and maintain same and charge Home Owner for the expense of the policy or policies.

(12) Lawn Maintenance Fee of \$ 50 and up will be paid by Home Owner each time Community Management is required, after notice to Home Owner, to perform lawn mowing or other lawn maintenance on an

unsatisfactorily maintained lawn. The rate is \$ 50 the first offense and is increased each time thereafter that

management is required to perform the maintenance.

(13) Pet Fee of \$ 0 per pet per month.

(14) Waste Disposal Fee of \$ Pro rata per month.

(15) Water Fee of \$ metered usage per month.

(16) Sewer Fee of \$ metered usage per month.

(17) Security Deposit of \$ 500.

(18) Extra Vehicle Storage Fee of \$ 25 per month.

(19) Parking Fee of \$ 5 charged for any overnight parking of vehicles parked on lawns, grass, or Park streets.

(20) ACH/Checking Account Fee of \$ 0 per payment.

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(21) Cash Pay Option Fee of \$ 4 per payment.

These fees or charges may be changed by management in the same manner and under the same conditions set forth

elsewhere in this prospectus for lot rental amount increases.

All costs of move-in of the mobile home into the Community, including transportation, set-up, landscaping,

permits, hook-ups to all utilities and services, cost of acquiring and installing skirting, steps, patio covers, and tie-downs,

as well as cost of removing hitches or all concrete as required by the Community rules and regulations attached hereto

will be the responsibility of the Home Owner.