

SECTION VI.
MOBILE HOME OWNER REQUIRED IMPROVEMENTS

As a condition of their occupancy within CAMELOT LAKES, Mobile Home Owners must install, maintain, repair, and/or replace and comply with the current minimum requirements of the following required improvements, or such additional or different requirements as may result from the modification or change by Park Owner hereafter by an amendment to this Prospectus pursuant to Rule 7D-31.01(5) Florida Administrative Code:

1. Minimum 24 foot wide mobile home (double-wide);
2. Lap siding on mobile home;
3. Concrete driveway (Park management approval required prior to commencement of construction);
4. Carport at least large enough for 1 vehicle to be parked completely within;
5. Outdoor utility room with lap siding matching mobile home color;
6. Underground automatic sprinkler (irrigation) system, hooked into Park operated and maintained existing pumps and timing systems or replacement components or systems thereof;
7. Fully sodded and landscaped lot (Park management approval required prior to installation);
8. Tie-downs to be in compliance with county, state, and/or federal building codes, rules, regulations, and/or standards;
9. Underpinning on mobile home to be of brick or decorator block; no aluminum skirting is allowed;
10. **All construction must meet applicable Sarasota County, state, and/or federal building code, rules, regulations, and/or standards, and be performed by licensed contractors and subcontractors approved by Park management and Sarasota County building inspectors during construction;**
11. **All construction plans must be filed with and approved by Park management prior to commencement of any construction or installation of any building, structure, or other improvement to the lot;**
12. **The style or quality of such equipment to be installed by the mobile home owner and the vendor from which the equipment shall be purchased shall be determined from time to time by the Park management;**
13. **With respect to the first rental agreement of a mobile home lot within this Park, Park management shall have the right to condition such initial rental agreement upon the prospective mobile home owner's purchase of the mobile home from a dealer chosen by the Park owner.**
14. **Mailbox and post of a type approved by Park Owner to be installed.**

Tenants who are residents of the Park as of June 4, 1984, and those tenants residing in the Park prior to the delivery date of this Prospectus, were required to install the foregoing improvements on the mobile home lot as set out hereinabove upon their becoming a resident of the park. To the extent that those tenants did not have installed the required permanent improvements, those requirements are still effective. There are no additional requirements established pursuant to this Prospectus as to the tenants described above.

The mobile home owner shall procure and keep in full force and effect during occupancy within the Park of casualty insurance coverage providing full replacement value for the improvements which policy shall provide that the insurer shall comply with all rules and regulations to provide permanent improvements and installations to replace any substantially damaged or destroyed mobile home, other structure, building, improvement, or portion thereof in the event of a casualty loss.

Following the installation by the Mobile Home Owner of the required improvements, the Mobile Home Owner shall be responsible at his cost and expense to maintain all required improvements in good order and repair. Park Owner reserves the exclusive right in its sole discretion to determine whether any required improvement is in disrepair requiring the Mobile Home Owner to make a repair or replacement thereof and shall provide written notice of such determination by certified mail, return receipt requested, to the Mobile Home Owner who shall, following receipt thereof, cause the necessary repair or replacement thereof to be accomplished within a reasonably commercial time thereafter to the satisfaction of the Park Owner so as to restore to the prior required condition and/or quality thereof.