

AMELIA ISLAND MOBILE HOME PARK

COMMUNITY INFORMATION

Lease agreements: Completed annually

Age Requirements. At least 1 owner should be 55 years old or above. Exceptions are made for spouses/living partners under 55 years but older than 45 years. Only person(s) who have completed lease agreements on file are permitted to reside at Amelia Island Mobile Home Park.

Parking. 2 parking spaces. Junk vehicles will be towed.

Rent. \$650 per month includes water, septic, garbage, and lawn care. Future notices of increase to lot rent are given, per Florida law, 90 days prior to effective date.

Use of Premises. Residential purposes only. There is to be no storage of old/broken down vehicles, trash piles, or fire barrels.

Subletting. No subletting is permitted.

Pets. Due to the state of Florida zoning code, NO exterior animals are allowed within the park. No dogs are permitted; cats are permitted if kept indoors. Any interior pets that cause a continued nuisance, i.e excessive noise, will be subject to lease violation which may result in eviction.

Visitors. Visitors are permitted in homes for a period of no more than 3 days per 6 month period.

Lot alterations. There are to be no alterations to the lot without prior approval by owners/management. Fences are not allowed to be placed on lot. Sheds are subject to approval if maintaining 10x12 size or smaller. Porches on the home are subject to approval.

Storage. There is to be no storage of boats, campers/RVs, or equipment trailers.

Home upkeep. Home owner (Lessee) is responsible for keeping home in good condition while in park.

Selling of Home. Park owners shall have first refusal right of the mobile home in the event of the tenant wanting to sell. See separate clause. In the event the park owners do not want to purchase the home, the tenant may privately sell themselves. All potential new tenants must be approved by park management prior to sale completion.

Removal of Home. Due to the efforts of keeping mobile homes in this community, homes are not allowed to be removed.

Tenant signature _____ Date _____

Owner signature _____ Date _____