

PARADISE PARK CONDOMINIUM

RULES FOR CHANGES OR IMPROVEMENTS TO UNITS

EFFECTIVE 03/04/13

1. INTRODUCTION

These rules are provided for the education and guidance of owners of units in Paradise Park Condominium who wish to make improvements or additions to their property. Owners are encouraged to improve their units for their enjoyment. However ALL changes to units within the Park, including concrete work, building construction, tree and floral plantings, and antenna locations require prior approval of the Board of Directors who, as elected representatives of all unit owners, are responsible for maintaining the appearance and commonality of our Park.

These rules supersede and replace those in the 1989 "Construction Packet", and their subsequent amendments. All improvements to units prior to this edition are hereby 'grandfathered' as they stand as of March 4, 2013. Any changes or alterations to units that violate these guidelines will not be approved or allowed – whether or not they might resemble improvements previously made to other units anywhere within Paradise Park – under penalty of legal action by the Condominium.

In order to avoid frustrations and misunderstandings, it is strongly suggested that owners contemplating any changes to their units carefully read and understand all sections of these rules before planning their improvements. The Director in charge of construction or the Part Supervisor can assist you with any questions that might arise.

In making alterations to units, owners are encouraged to minimize the amount of concrete or patio stones laid, in order to maximize grass areas. Grass areas provide drainage during heavy rains as well as promoting the country – like atmosphere of Paradise Park.

2. OVERVIEW

Summary of Procedures Involved in Unit Improvements

1. After obtaining your copy of these rules, read them through thoroughly to familiarize yourself with what is allowed and what isn't.
2. If you are dealing with a contractor, make sure he is aware of all restrictions.
3. Describe your proposed improvements carefully and completely in a Letter of Request (See Attachment's C-D-E-F), and submit it to the Board of Directors, along with copies of any plans you or your contractor have prepared. Do not begin *any* work until your request is approved.
4. If improvements will increase the value of your unit by an amount over \$200.00, you must obtain a Building Permit from Charlotte County, or have your contractor do so. This Permit must be posted in a conspicuous place your unit at all times, from the start of work until final approval is signed off by the County.
5. If you are dealing with a contractor, have him sign a Release of Lien to protect your investment, *before* finalizing your contract (see Attachments A1 & A2). In addition a Notice of Commencement must be filed with the County (see Attachment B).
6. If you make any changes to your plans during the process of completing improvements, they must be approved *in advance* by the Board of Directors.
7. Please notify the Park Office when work on the improvements is completed.

Condominium and County Rules

The purpose of controlling alterations and improvements to units is to maintain the common, attractive appearance, which has made Paradise Park the uniquely beautiful place that it is. The lack of rules sometimes causes communities such as ours to become cluttered and unsightly. It is to no one's advantage to allow this to happen at Paradise Park.

In addition to requirements set forth by the condominium, any changes to units within Paradise Park are subject to Charlotte County regulations and restrictions. Any improvements with a value of more than \$200.00 require Building Permit issued by the County. Any contractors employed for construction must be licensed by the County.

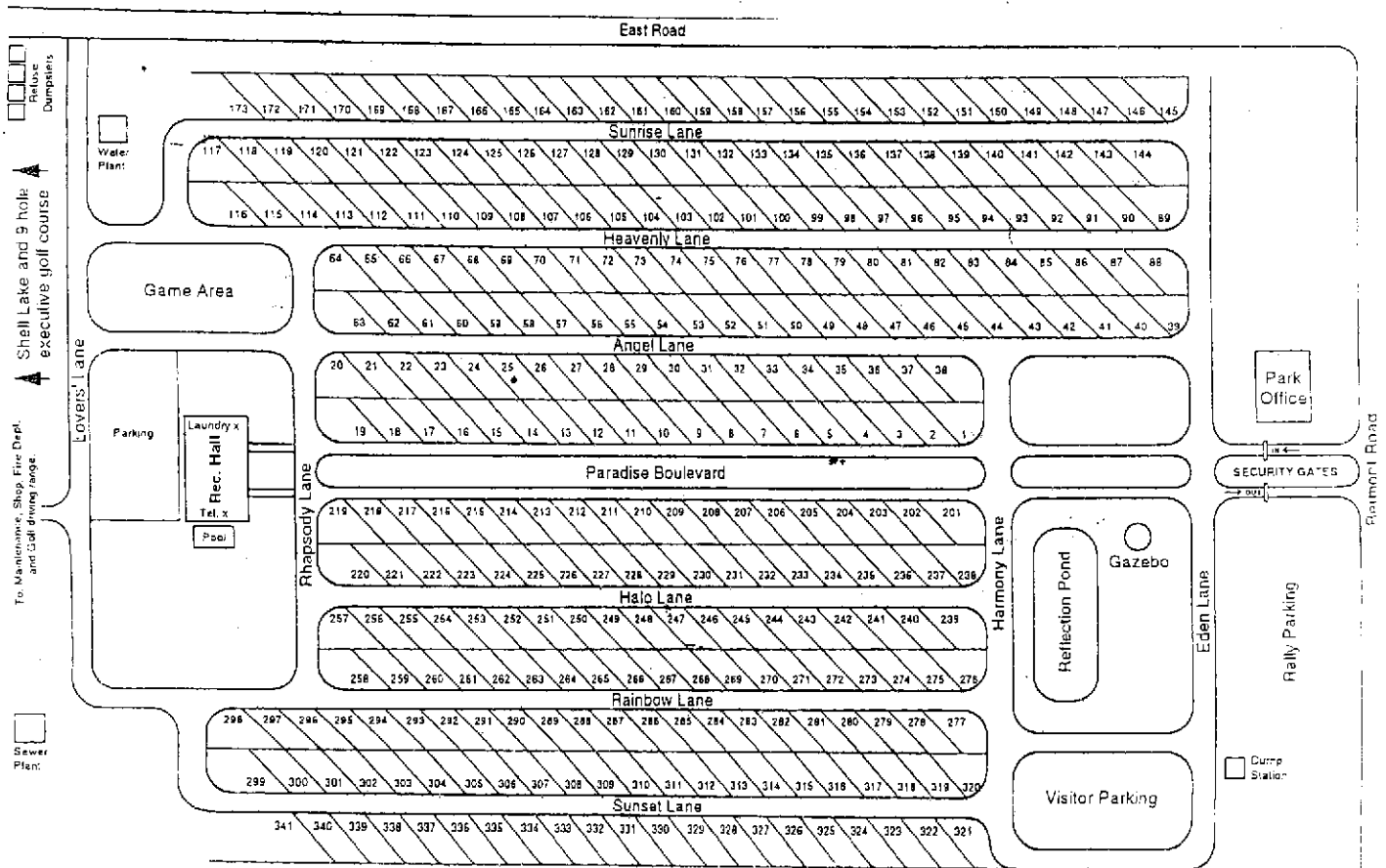


Figure 1: Paradise Park Residential Layout

Residential Street Layout of Paradise Park

The residential area of Paradise Park is laid out with seven streets running North/South, bounded at the Southeast by Eden and the Southwest by Harmony, and along the North by Rhapsody, which is offset around the front of the Recreation Hall (figure 1). All North/South streets have a 30' right-of-way, excepting the central

Paradise Boulevard which has a 75' right of way. Lot marker stakes are positioned along the edges of the rights-of-way. Eden Street has a 50' right-of-way, while Harmony and Rhapsody Streets have 30' rights-of-way.

The distance between the inner edges of the rights-of-way of any two streets is 90', resulting in 45' depths of the parallelogram-shaped lots.

In 1988 the North/South streets were paved to widths of approximately 20', with "Miami" gutters at the center. East/West streets were paved to greater widths. At each unit driveway, aprons were extended from the street pavement to the front lines of the lots. Unfortunately, gutters and paving were not always placed exactly in the centers of the street rights-of-way, resulting in the pavement not always being the same from lot lines on both sides of any given street.

3. LAYOUT OF LOTS

Determining Lot Lines & Boundaries (See Figure 2)

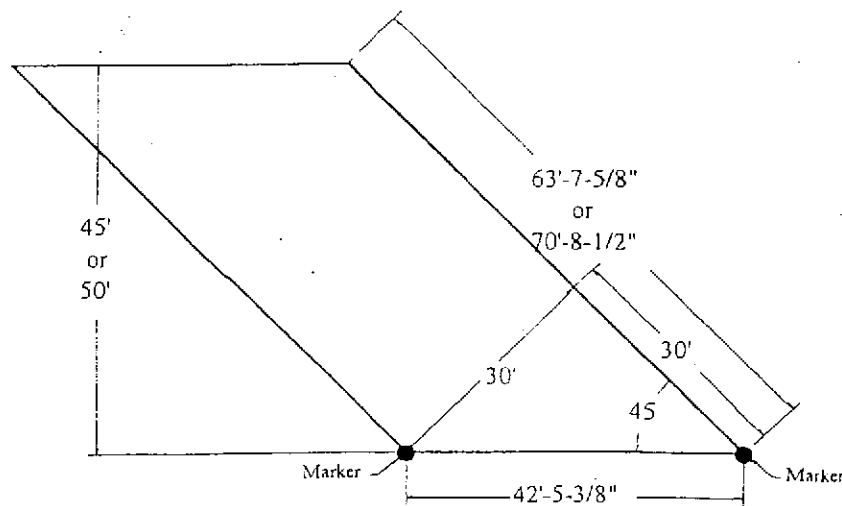


Figure 2: Lot Layout (non-corner lots)

Boundary makers consist of 1" white PVC, with caps stamped with the numbers of the lots to the right and left of them. These are located along the sides of the streets, at the edge of the 30' wide street right-of-way. Generally they can be found by striking a line parallel the edge of the patio slab and either 11' to the right (East side Lots), or 12' (West side lots), to a point nominally 15' from the centerline of the street's center cutter. Markers may be several inches below ground level due to setting.

The second maker can be found by measuring 42' 5-3/8" to the left, and the same distance in from the centerline of the gutter. These two markers establish the front line of the lot, and are the only markers used.

The 45 degree side lines of the lots are determined geometrically by stretching a string at approximately the correct angle rearward from the right corner pin and marking a point on it exactly 30'. Then a string 30' long is stretched across the lot from the left corner pin, approximately parallel to the front edge of the patio, to meet the first string. With the 30' string from the left pin exactly intersecting the point marked 30" along the right string, the right string will be at the correct 45 degree angle, and maybe drawn straight onward toward the rear. The left side line will be parallel to the right side, exactly 30' away, and a string is placed rearward from the left front corner pin.

The rear line is determined by measuring along the left and right side line strings to points exactly 70' 8-1/2" on outside lots (East of Sunrise and West of Sunset) OR 63' 7-5/8" on all other lots. The rear line string is then placed between these two rear points.

The rear easement line is determined by striking a line parallel to the rear line and 12' toward the street on lots along the East side of Sunrise or the West side of Sunset OR 6' toward the street on all

other lots. The front easement line can be struck parallel to the front line and 5' further from the street and the left side easement line can be struck 5' parallel to and inward from the left line.

Interior Lots along Streets

(Non-Corner Lots)

There are six types of Unit lots within Paradise Park. (1) Lots along the East side of Sunrise Street (Figure 3), (2) Lots at the North and South corners of Sunrise, Heavenly and Angel Streets, plus the East side of Paradise Boulevard; (3) Interior Lots in the side of the Park along those streets East of the Boulevard center once known as Phase I (Figure 4); (4) Lots along the West side of Sunset Street (Figure 5); (5) Lots at the North and South corners of Rainbow, Halo, and Sunset Streets, plus the West side of Paradise Boulevard, and (6) Interior Lots in the side of the Park along those streets West of the Boulevard once known as Phase II (Figure 6). All six types of lots have different characteristics and dimensional layouts. All lots have restricted utility easements at the rear.

"Interior" lots (type 3 and 6) and the lots along the West side of Sunset (4) are laid out as a 30' wide by 63.64' long parallelogram, set at a 45 degree angle to the street. This produces 42.43' front and rear lot lines parallel to the streets, running North/South, and 63.64' side lines running Northeast and Southwest. These lots are 45' deep, as measured straight inward from the front line, and include 6' utility easements at the rear.

Lots along the East side of Sunrise and the West side of Sunset is laid out the same, but has 70.71' side lines running Northeast/Southwest. These lots are 50' deep as measured straight inward from the front line, and have utility easements 12' wide across the rear.

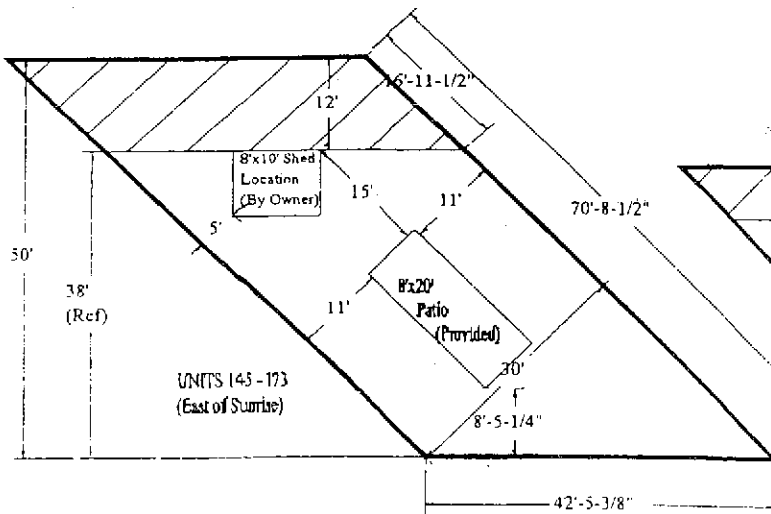


Figure 3: Lots on East Side of Sunrise

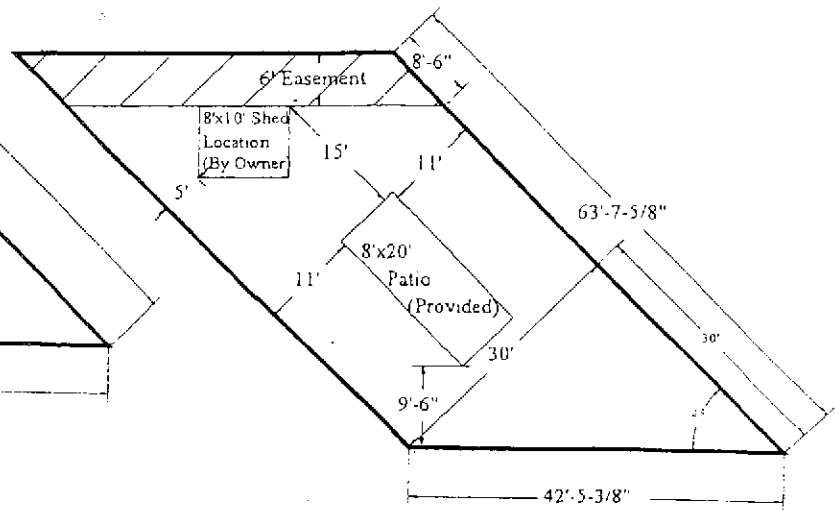


Figure 4: Interior Lots - East Side

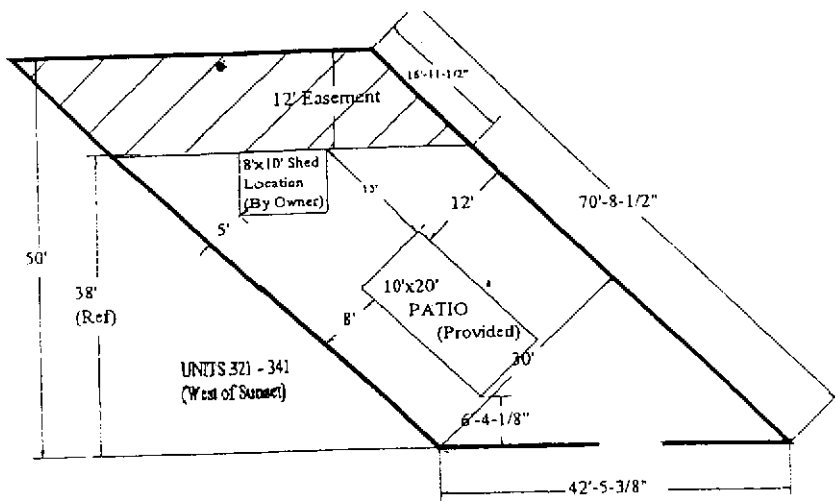


Figure 5: Lots on West Side of Sunset

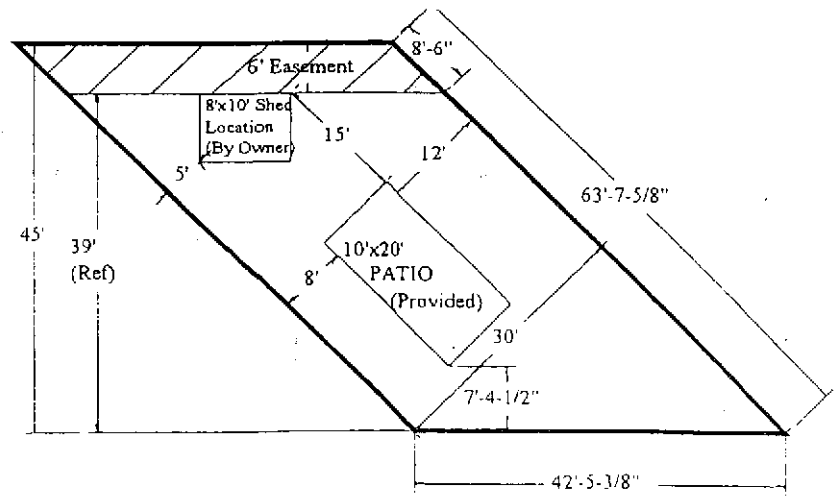


Figure 6: Interior Lots - West Side

The basic difference between the "Phase I" and "Phase II" lots is the size and position of the Patio pad provided by the Park developer. 'Phase I' lots were provide with an 8' X 10' centered on the lot 11' from each side line while "Phase II" lots have a 10' X 20' pad from the right-hand side line, as viewed from the street, and 8' from the left side line.

Corner Lots

Lots at the North and South ends of each residential street are somewhat larger and laid out differently than 'interior' lots, although they have the same easements as lots adjacent to them. They have 20' radius corners at the street intersections and different setbacks along the East/West streets. They vary in layout from one another, and owners may obtain diagrams of these lots at the Office from planning purposes.

Easements

Utility easements are laid out along the rear lines of all lots, where the Telephone, Electric, Water, and Waste Water Services, and manholes and underground shutoff valves are located. These easements are 6' wide on all lots *excepting* the deeper lots on the East side of Sunrise and The West side of Sunset, where they are 12' wide.

NO concrete or buildings or other construction may violate the utility easement. Only removable plantings or items which may be moved out of the way by a single person for emergency access may be placed in the easement. RV's can only overhang the easement if they are so registered with the Park Office, and they are subject to being towed out of position in cases of emergency.

Damage to any items which must be removed from the easement in case of emergency, including their re-position, are the responsibility of the unit owner. Although reasonable care will be taken in the event of a utility emergency, neither the Condominium nor the utility provider may be held liable for any damage or inconvenience, including loss of any plantings, if overhanging RV' or any other items need to be moved.

In addition, 5' wide privacy/mowing easements are required along the front and left side of each unit, as viewed from the street, and NO part of any construction or concrete work may violate these areas excepting the unit driveway. Trees are allowed across the front, according to the Section 8, the "Plantings" section, of these rules.

4. CONSTRUCTION

Building Permits

Charlotte County requires that the owner (or Contractor acting for the owner) apply for and obtain a Building Permit for any improvements or work on a unit which will increase the property value by \$200 or more. The Permit must be posted conspicuously on the unit from the start of work until completion. Any un-permitted work is subject to a fine and/or removal by the County.

Dealing with Contractors

Charlotte County requires contractors to hold a current County license and insurance against liability. Paradise Park notifies the owner of these restrictions wherever possible, but the owner is ultimately responsible for assuring that the contractor meets these requirements.

In addition, Charlotte County laws enable sub-contractors and laborers who are not properly compensated by a contractor to seek and obtain redress from the owner. The county recognizes the contractual arrangement between the owner and the contractor, and therefore if the contractor fails to perform it is the owners' loss. The only action the County might take is to void the contractor's license, and the only financial redress the owner may have is through the Courts.

What this means is, if an owner contracts for improvements with a contractor and compensates the contractor in advance of work actually performed, and the contractor does not subsequently perform (e.g. goes out of business), the owner may lose his investment. Further, if laborers or sub-contractors are involved and the contractor goes out of business or otherwise does not pay them, they may successfully sue the owner for redress. As a result, it is possible – and happens all too frequently – that an owner can end up paying twice for a building even though no work is actually performed.

Therefore it is the owner's responsibility to make certain that he is dealing with a reputable contractor – not the County's responsibility, and not the Condominium's. In order to protect yourself as much as possible, ask to review the contractor's current license and proof of insurance, interview others who have had work performed by the prospective contractor, if possible, have the contractor sign a notarized Release of Lien, have the contract specify a completion schedule; and avoid paying excessive "up-front" money.

Release of Lien

The only legal protection an owner has to avoid being sued by unpaid laborers or sub-contractors is to have the contractor sign a "Waiver of Lien", and have it duly notarized. One is provided for your use as part of this package and it is strongly suggested that it is used. Obviously and contractor who refuses to sign such a waiver, or attempts to obtain full payment in advance of work performed, should be viewed suspicion.

5. CONCRETE WORK

Overview

This section covers allowable concrete work involving RV parking areas, driveways, walkways and room and utility shed foundations. The layout of the lot and the Position of the original patio slab govern the placement of any concrete improvements. *Figure 7* provides an over-all reference diagram of various concrete areas on an "internal" lot. ("Corner" lots may have similar concrete areas, but the lots are, of course, differently laid out).

Original Patio

Concrete patio slabs provided by the developer of Paradise Park Condominium are either 8' wide by 20' long' (East of the Boulevard center), or 10' wide by 20' long (West Side) – See *Figure 3* to *Figure 6*, earlier). These patios were designed and positioned for parking an Airstream Travel trailer along the right side of them – as viewed from the street – with the first rib aligned with the front edge, to allow parking the tow vehicle in front without violating the front property line.

It should be noted that Airstream Trailers were only up to 31' at the time Paradise Park was designed, and the lot depths were ample. With the advent of trailers up to 34' feet, and then even longer Airstream Motor Homes, parking the appropriate distance from the front line often necessitates overhanging the utility easement at the rear. This is allowed, upon notification to the Park Office, with the recognition that the RV may have to be moved in case of emergency.

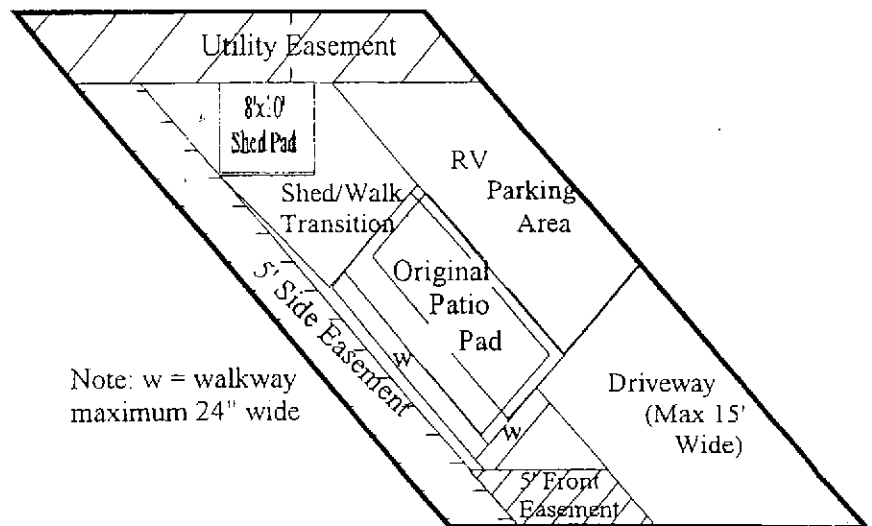


Figure 7: Concrete Options

Florida Room Foundation/Patio Expansion

One Florida Room (screened or enclosed) maybe constructed to a maximum floor size of 10' wide by 20' long. On units to the West of the Boulevard center, the original patio is adequate for this, but on units East of the Boulevard center the patio must be widened to allow the 10' maximum.

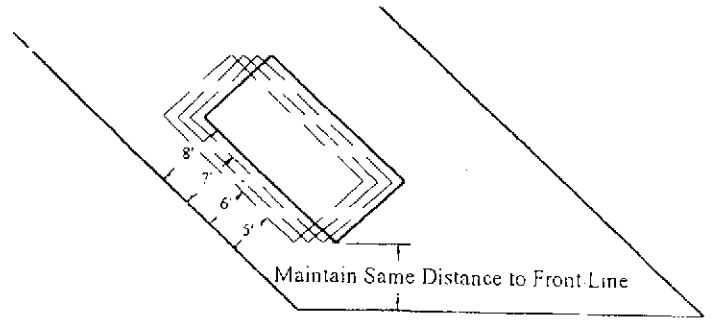


Figure 8: Room Relocating

Where patios are widened, or Florida Room foundations are positioned closer to the left side property line as viewed from the street, the distance of the foundation front left corner can be no closer to the front lot line than the front left corner of the patio originally was. This means that, as that side of the foundation is moved further to the left, it must also be positioned further back than a simple extension of the patio would provide. (see figure 8)

Note that there is a restriction any construction or any part thereof being closer than 5' to the left side property line, as viewed from the street, or to the front line, excepting the driveway positioning of the Florida Room foundation should take this into account if any walkway, plantings, roof overhang, gutters or downspouts are desired along the left side of the building.

Concrete RV Parking Area

The RV Parking area along the right side of the unit may be concreted up to within 2" of that side lot line. Unless the Florida Room foundation has been moved to the right, this allows a width of up to 11' for lots on the east side of the Boulevard Center, an 12' for lots on the West Side (see Figure9). The concreted RV parking area may not violate the easement line at the rear of the lot.

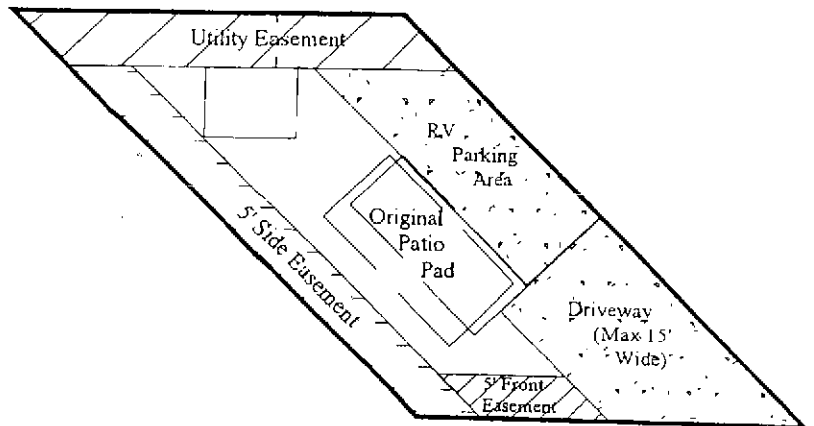


Figure 9: RV Parking Area & Driveway

Concreted Driveway

The area in front of the RV parking area to the front line of the lot may be concreted to a width up to 15' for parking the tow or towed vehicle and a golf cart beside it (Figure 9). Driveway concrete may not violate the line at the front of the lot, or the 2" easement at the right of the lot.

Note that Paradise Park paves only a small section of blacktop approximately 9' wide, between the edge of the paved road and the front lot line. Any additional paving the owner might like to add on this area of condominium property must be matching blacktop, to a width no greater than the concreted driveway, and requires express permission of the condominium.

Concreted Walkways

Concreted walkways up to 24" wide may be placed across the front of the Patio/Florida Room, and down the left side of the Florida Room as viewed from the street, but may not violate the 5' limit of construction at the left side or front of the lot (Figure 10).

Therefore it must be remembered that, if the Florida room itself is positioned to within 5' of the left line, there would be no room for a concrete walkway along its left side.

Also note that the part of the walkway nearest the front of the lot may have to be curved or angled to prevent violating the 5' front easement.

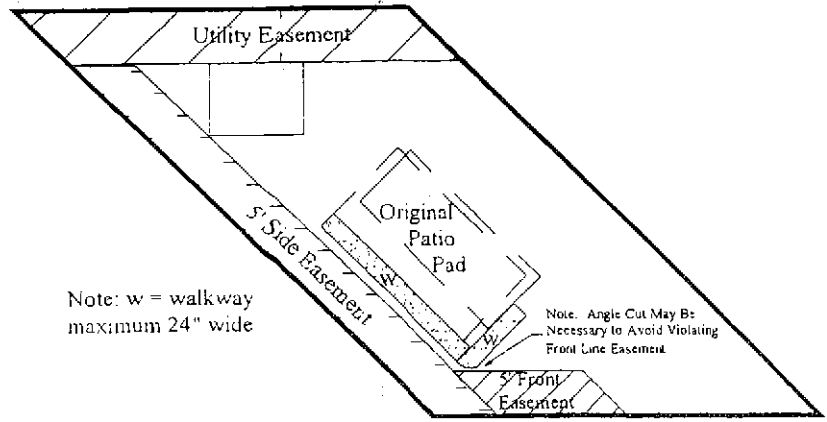


Figure 10: Walkway Options

Concrete Pad/Foundation for Utility Shed

A pad may be placed for a Utility Shed up to 8' X 10", usually near the left rear corner of the lot. The rear of the pad and/or shed at ground level is parallel to the rear lot line, and may not encroach upon the utility Easement in any way (See Figure 11). No part of the pad and /or shed may be closer than 5' from the left side lot line, including roof eaves/gutters/downspout.

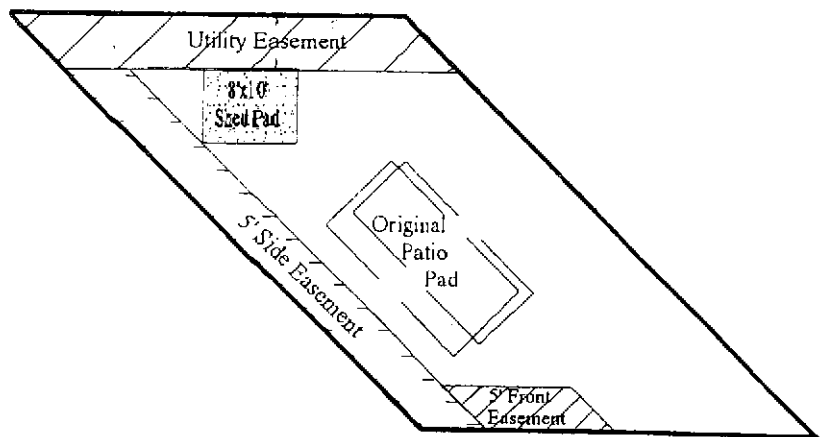


Figure 11: Utility Shed Pad

Concrete Shed-To-Florida Room Transition

Concrete may be placed in the area between the Utility Shed and the Florida Room. A line struck from

the left-most front corner of the Utility Shed to the left-most rear corner of the Florida Room (or any walkway placed along the left side of the Florida Room), shall be limit of concrete placement for this transition (see Figure 12).

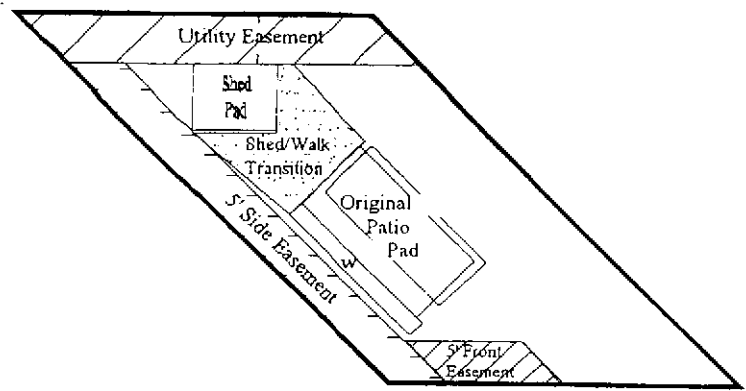


Figure 12: Transition from Shed to Patio or Walkway

Easement Reminder

Under no circumstances will any concrete or any permanent construction or attachments be allowed in the Utility Easement across the rear of any lot.

Under no circumstances will any concrete or any permanent construction or attachments be allowed closer than 5' to the left-hand property line, as viewed from the street.

Under no circumstances may any concrete be placed in Paradise Park property past the front line of the lot (the line between the two front markers).

Concrete shall not be placed closer than 2" to the right-side property line. (This prevents forms from being placed on the adjacent owner's property, whether or not permission is granted).

6. BUILDING & STRUCTURES

No part of any building or structure may encroach upon the rear-line Utility Easement. No part of any building or structure, including any roof overhang or gutters/downspouts, may be closer than 5' feet to the property line on the left side, as viewed from the street. No part of any building structure or RV parked on the unit may violate the front or right side of property lines.

Screen/Florida Room Location

Basically the Florida Room is located on the original concrete Patio pad provided with the lot. Note that the Patios on "Phase I lots, East of the Center of the Boulevard, are laid out differently than those on "Phase II", on the West side of the Park. (Refer to Section 3 and Figures 3-6).

Due to differences in the layouts of the lots as described in Section 3 and some inconsistencies during construction, the setback of the Patio pad can vary from street to street. However, this setback is the same for all units along one side of any street, and is to be maintained in order to provide a consistent appearance along the row.

As noted earlier, the 8' – wide Patio pads provided on "Phase I" units may be widened to 10' to accommodate the maximum allowed Florida Room Size, BUT the setback from the street must be maintained by positioning the Room further back than the front of the original pad.

Since the position of nearest corner of the Patio pad to the street dictated the required setback for any given lot, the proper placement for the Florida Room can usually be easily determined by examining the original pad. If other concrete work has made determining this point impractical, the setback is to be determined by measuring the setbacks for three lots to the North and three lots to the South, and averaging those six dimensions.

SIZE

Maximum allowable size is 10' X 20' with maximum height of 12' at the roof edge on the parking side (right side as viewed from the street), and 11'7" at the roof edge on the left side.

Types of Enclosure

The Florida Room may be enclosed with screening, vinyl windows, glass windows or wall with windows.

Appearance

The Florida Room is to be finished in white Siding. Enclosed enameled aluminum, enameled aluminum sheet, vertical or horizontal enameled aluminum or vinyl siding is allowed. The use of wood or masonite/composite-type siding is discouraged due to the high possibility of humidity damage and insect infestation.

Roof

The maximum allowable size of the roof on a 10' X 20' Florida Room is 13' wide by 28' long. It must be securely fastened to the building (tie-downs are recommended). Any overhang exceeding 3' must be provided with secure vertical support members. The pitch is to be 1" in 24".

The front edge of the roof may not extend more than 12" beyond the front edge of the original Patio. If a greater front overhang is desired, the Florida Room must be moved back on the lot as necessary to meet this restriction.

The roof may not overhang the Florida Room by more than 12" on the left side, as viewed from the street and under no circumstances may any part of this overhang violate the 5' construction restriction along the left side property line. Note that if the building itself is at the 5' limit, there will be no room for eaves or gutters/downspouts, and they may therefore not be installed. Those contemplating constructing a Florida Room as close as permissible to the left side line should take this restriction into account and plan to allow for eaves and drainage accordingly.

The roof may not overhang the driveway side of the Florida Room by more than 3' and may not exceed the maximum allowable height of 12' along this edge.

The roof may extend to the 28' limit at the rear of the Florida Room, but no part of it is allowed to overhang the Utility Shed roof. This restriction is necessary to minimize aerodynamic lifting in high winds and also prevents birds and vermin from nesting in the inaccessible space under the overhang.

Any extension of the roofline which is 3' or more past the walls of the building must be supported by vertical members no more than 13' apart, secured at their bases to the concrete pad (or driveway, or transition pad) or secure to a separate concrete pad at least 4" square if desired.

Boot

A "Boot" connection may be made between the Florida Room and the Airstream RV for passage between the two units. It must be similar in exterior appearance to the room.

Charlotte County regulations prohibit any permanent attachment of the boot (or of any other construction) to the RV, on the theory that the RV should be movable at all times. NO Screws, bolts, rivets, etc. are allowed.

Utility Shed

Location

One Utility Shed may be located on a concrete pad with its rear side parallel to the rear line of the lot and not within the Utility Easement and its left corner (including eave or gutter or downspout) no closer than 5' to the left side property line (Figure 13).

Size/Height

Utility shed are to be 8' X 10' and the highest point may not exceed 9' above grade level.

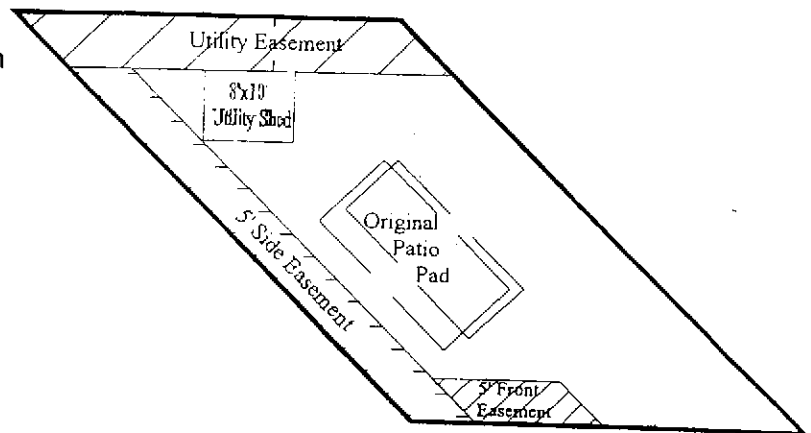


Figure 13: Utility Shed

7. SEWER, WATER, ELECTRIC SERVICE MODIFICATIONS

Sewer

Sewer connections are provided at the rear end of each lot, at or near the edge of the Utility Easement. These are 3" pipe, with screws caps, originally placed in 2' X 2' concrete pads. They are designed for inserting the end of a standard 3" RV drain line, and must be then equipped with a tight, secure rubber "donut", provided by the owner, to prevent gas and odors from escaping. Upon removal of the RV hose, the screw cap must be securely replaced.

Any changes or relocations of the sewer connections must provide the same pitch to the line and must terminate with a 3" female-threaded termination and cap.

Sewer connections must be maintained above grade level and must be kept securely sealed against odors, vermin and ground-water influent, either with a connected line and rubber "donut" or a screw cap.

Water Service

Paradise Park provides and maintains one hose bib faucet for each unit, for the purpose of connecting a hose to your Airstream RV. Depending upon the location within the Park, two or four faucets are mounted to the main riser pipe/stand in the easement, with one additional faucet which is reserved for fire emergency use only (usually painted red).

Any additional connections to the water service are the responsibility of the unit owner and must be made above-ground. Connections MUST be provided with an above-ground shut-off at the service riser. A Ball-type valve is recommended for shut-off.

NO connections may be made directly to the underground service water line (s).

Electric

Paradise Park provides and maintains one 30-amp breaker at the service riser/meter locations in the easement. This breaker is provided to service a connection into which the RV power cord is plugged, although subsequent changes by previous owners may have wired the RV directly to the breaker.

The maximum designed service for each unit is 100 amps and any service in addition to the basic 30-amp breaker provided by the Park is the responsibility of the unit owner.

The service box is designed to use Bryant breakers, and will accept certain Sidemen's models. Do not attempt to use other brands as they may not fit or connect properly and may damage the service unit.

Any damage to the service unit caused by the owner, including the use of incorrect breakers, will be the responsibility of the owner.

8. Plantings

Trees (See figure 14)

Two palm trees, or one palm tree and one shade tree, are allowed along the front (street) line of each "interior" lot, at evenly spaced locations in the lawn area to the left of the driveway. They are 3' in from the front line and no closer than 1' from the left side line. One Citrus tree is allowed at the rear of the property, except on lots along the East side of Sunrise and the West side of Sunset, where two evenly spaced citrus trees are allowed.

Corner lots have different planting restrictions which allow four to five trees along the front and side lines, depending upon whether the unit has a front or side driveway, one of which may be a small shade tree. Citrus trees allowances are the same as for other lots.

All trees are to be placed far enough in from the property line to prevent them from overhanging or encroaching on neighboring properties to the left and rear.

There are restrictions in Charlotte County as to planting exotic or non-native trees, or trees which tend to endanger

Citrus crops. You should consult the County Extension Service about any unusual trees you may be considering, keeping in mind that it is not necessarily illegal to sell them but it may be illegal to plant them. Trees which are illegal can be removed by the County at the owner's expense.

Keep in mind that any trees planted in the rear easement are subject to removal in case of Utility emergency.

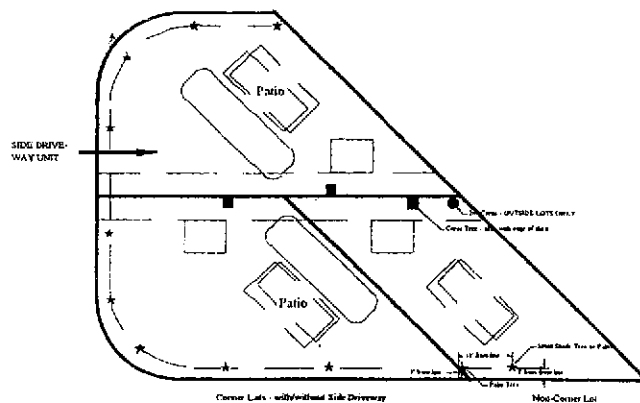


Figure 14: Approved Tree Locations

Flowers

Ground Plantings

Floral plantings are only allowed in three areas:

1. On all sides of the Utility Shed, in a plot 2' wide and the length of the shed wall, but not in such a way as to violate the 5' left side easement.
2. In a plot in front of the Florida Room, no more than 2' X 4', and no more than 2' from the front wall of the room, but not to violate the 5' front line easement.
3. In a plot at the base of a tree, no more than 2' in diameter or 2' square
4. All Plantings adjacent to grass areas must be edged to clearly identify them and protect them from mowing machines.

Potted Plantings

Flowers and shrubs may be planted in pots placed around and next to buildings as desired, but must be moved by the owner for lawn service mowing. These pots must not be left on grass areas during the months of May through September.

9. OTHER

TV ANTENNAS (See Figure 15)

A television or a FT. Myers Superview "cable" antenna may be placed in one of three locations.

1. At the center of the rear wall of the Utility Shed.
2. At the right rear corner of the Utility Shed (as viewed from the street).
3. At the right rear corner of the Florida Room roof, as viewed from the street.

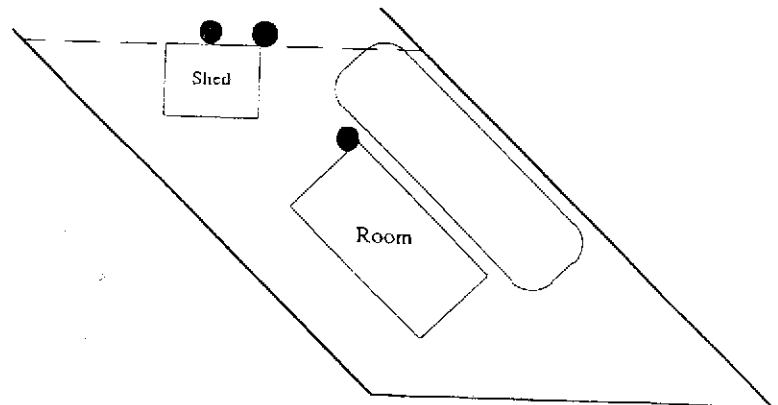


Figure 15: TV Antenna Mast Location Options

The maximum allowable height of the top-most part of the antenna is 24' from the ground. Antenna masts should be braced or guyed if they are higher than 10' from the ground to prevent summer wind breakage, and particularly damage to adjacent buildings.

Satellite Dishes

6' Dishes are only allowed if they are mounted on top of Airstream RV's. Small dishes may be positioned on the RV or any building, but may not be free-standing on grass or concrete areas.

Patio Stones

Patio-Stones areas or walkways are allowed in the rear easements areas, providing they are easily removable, or around Florida Rooms as long as they do not violate the 5' construction limit along the left side line of the proper.