

Board Approved Changes to the Rules & Regulations AND SOP re the RV
Compound

EFFECTIVE FRIDAY, MARCH 18, 2016

Rules & Regulations:

ARTICLE II- RV COMPOUND

Section 1. Use and Storage Within RV Compound. A member or renter may store permitted items within the RV Compound provided they comply with the conditions and restrictions as set forth in this Article. Brookridge is not responsible for any theft or vandalism that may occur to any unit in the RV Compound. All such incidents must be reported to the Hernando County Sheriff's Department by the unit's owner. Parking in the RV Compound is at the unit owner's risk.

A. Only motor homes, travel trailers, boats on trailers, recreational vehicles, and non-commercial utility trailers will be assigned parking spaces in the RV Compound. No storage of salvage goods, steel, building materials, appliances etc. will be permitted.

B. As used herein, the term "unit" shall refer to the permitted items above. "Member" shall mean the owner of record, whether one or more persons or entities, of title to any lot which is a part of any address in Brookridge. "Renter" shall mean and refer to person(s) leasing or renting a home in compliance with the rental restrictions set forth herein and under a valid and binding rental agreement and assignment of use as such document is established by BCPO from time to time.

C. Any member desiring to park a unit in the RV Compound must complete and sign BCPO RV Compound Registration Form. As part and parcel to the registration form, the party requesting the parking space must acknowledge that they have received and will abide by BCPO Rules and Regulations regarding the RV Compound and must also sign the Waiver Agreement provided by BCPO.

D. In addition to the requirements imposed on a member, any renter within Brookridge desiring to park a Unit in the RV Compound must submit documentation signed by his or her Lessor (*i.e.*, Landlord) which assigns revokes the Lessor's privilege to use the RV Compound, to the renter. Additionally, both the renter and the Lessor must sign the Waiver Agreement. Any member who assigns revokes his or her privilege to use the RV Compound to a renter shall not be assigned a parking space in the RV Compound.

E. Parking spaces in the RV Compound are issued on a first-come, first-served basis. A waiting list will be maintained if and when the need for same arises.

F. Parking spaces in the RV Compound shall only be assigned to units owned by members or live-ins in good standing or properly registered renters. Units owned by family members of live-ins of members or renters shall not be assigned parking spaces in the RV Compound. ~~No member can rent or assign their parking space to another.~~

G. Once a parking space is assigned; BCPO will provide each unit owner with a decal indicating the assigned parking space number for the unit. While the unit is parked in the RV Compound, this decal must be placed on the driver's side of unit in a manner which is clearly visible from the compound road and when leaving the community.

H. Unit owners shall make the unit available for inspection by BCPO at the time a parking space is assigned, or if the unit is not immediately available for inspection, then the unit owner shall make the unit available for inspection at BCPO office prior to the unit being parked in the RV Compound.

I. Members and renters may be issued a maximum of ~~two~~ one parking spaces in the RV Compound. ~~However, if all of the spaces in the RV Compound have been assigned, the second parking space assigned to a member or renter may be revoked at any time by BCPO in order for that space to be reassigned to another member or renter requesting his or her first parking space in the RV Compound.~~

J. ~~Parking spaces are~~ is assigned for one year periods and must be renewed annually. Renewal shall be deemed complete when a current and/or renewed copy of the unit's registration is presented to the office. If a unit owner fails to renew his or her unit in the time allowed by BCPO the unit owner will be required to remove the unit from the RV Compound. If the unit owner fails to remove the unit in the time allowed by BCPO the BCPO shall have the unit towed at the unit owner's expense.

K. If a member or renter replaces the unit listed on the registration form, the member or renter will be required to complete a new registration form and submit all additional required documentation to the office. The registration of the new unit may result in being assigned a new space because of its size.

Section 2. RV Compound Rules

A. All units must have and maintain a current license and registration in the member's or renter's name. Registration renewal must be submitted to BCPO office within **60 days** from date of renewal.

B. **All units must be properly maintained in good working order.** Inoperable units must be promptly removed from the RV Compound. BCPO may require a unit owner to demonstrate that the unit is operable on a bi-annual basis. If a unit has not been **moved in six months**, a letter will be sent to the owner to find out the status of the unit.

C. Units shall only be parked in their assigned parking space and at least 18" off the fence line.

D. If a unit is covered, the cover must be securely fastened, maintained in good condition and shall not hold water.

E. No unit shall be used for the storage of items not normally and typically stored within same. For example, items associated with water sports, such as life vests, may be stored in a boat, but lawn equipment shall not be stored in a boat.

F. "For Sale" signs are prohibited on any unit or elsewhere within the RV Compound.

G. Any boat parked in the RV Compound must be properly secured on a trailer. ~~or otherwise secured off the ground at least 12 inches.~~

H. Unit owners shall keep their assigned parking spaces clean and free of garbage or debris, including when the unit is removed from the parking space. Properly stored parking blocks are permissible.

I. All debris, work materials, skids, wood, household items, and tires (other than those properly affixed to a unit) shall be removed from the RV Compound ~~or otherwise shielded from open view.~~ This includes, but shall not be limited to, items on the ground or in a utility trailer.

J. Unit owners shall be responsible for any damage to BCPO property, including but not limited to the RV Compound fence, caused by the unit owner, his or her unit or other permitted vehicle.

K. A ~~member or renter~~ unit owner may park a personal vehicle in his or her unit's assigned parking space in the RV Compound while the unit is in use. For example, a member may park his car in his assigned parking space in the RV Compound while he is traveling in his RV. However, the unit owner shall submit to BCPO a copy of the registration of the vehicle left in the assigned parking space.

L. Unit owners shall provide their own liability, damage and theft insurance. BCPO is not liable for any loss or damage to units stored in the RV Compound.

M. BCPO has the authority to require a unit owner to move/relocate their unit to another site to facilitate better use of the RV Compound space.

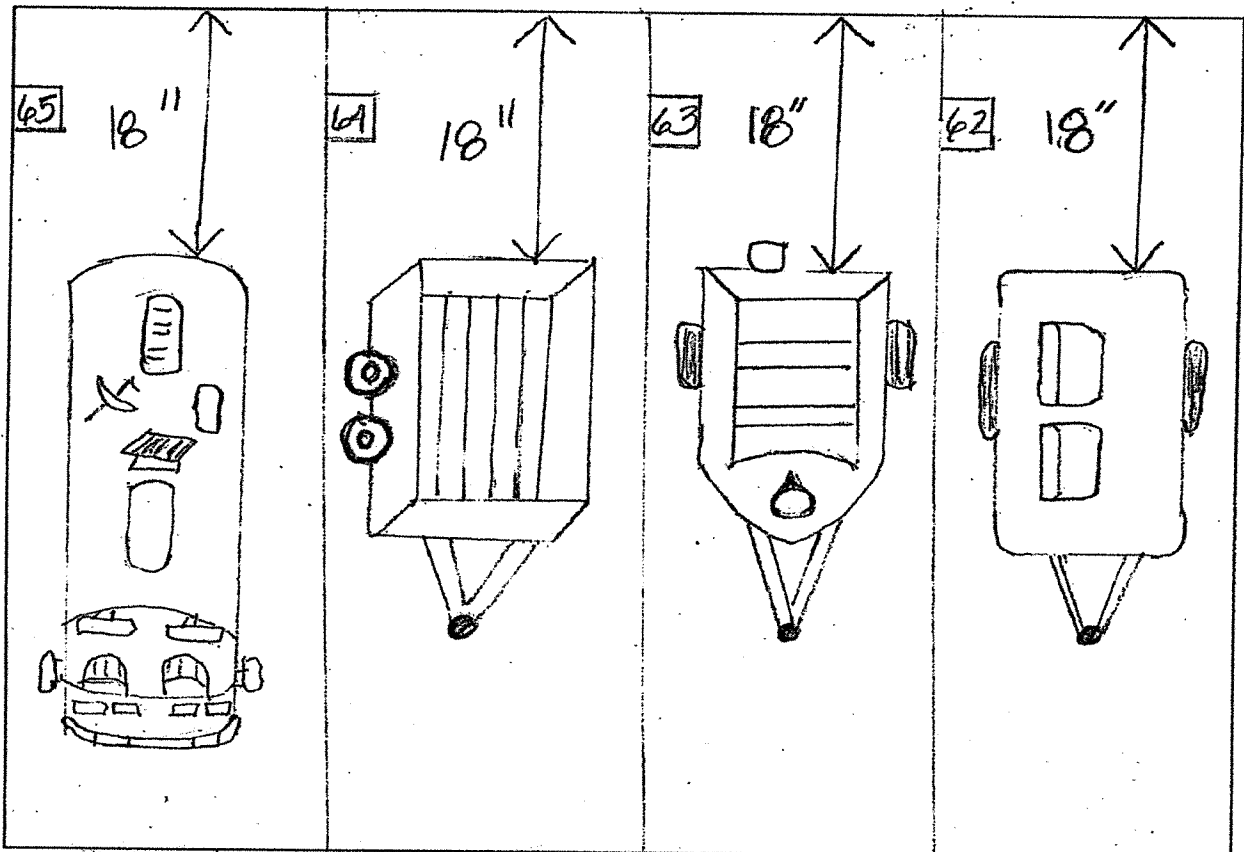
Section 3. Violations of RV Compound Rules and Regulations. Any violations of RV Compound Rules and Regulations will be handled in consonant with Article VI, Section 7 and Article XII (Enforcement of Regulations) of these Rules and Regulations.

All Numbering to be adjusted accordingly

SOP 10.1 RV COMPOUND PROPOSED
CHANGES

Exhibit 10.1E

R.V. COMPOUND PARKING



* When you back your camper, motor home, boat or utility trailer into your assigned spot, we ask that you keep the number you are given lined up to the driver's side rear view mirror.

REAR OF VEHICLE/TRAILER/BOAT MUST BE KEPT 18" FROM FENCE

THIS COMPOUND IS OPEN FROM 7:00 a.m. to 7:00 p.m.
CALL SECURITY TO OPEN GATE AFTER HOURS

**** KEEP YOUR SITE CLEAN ****

**** ALL VEHICLES MUST HAVE A VALID TAG ****