

EXHIBIT

1

Application Account Access

From: donotreply@rentmanager.com

To: windsorinsouthdakota@yahoo.com

Date: Thursday, September 19, 2024 at 05:21 PM EDT

APPLY NOW

Hello William Windsor,

You are receiving this email as part of an online application for Oak Ridge Mobile Home Park. As a part of the application process, an account has been created for you using this email address. Please use the following link to verify and finish creating your account.

[Finalize](#)

If you did not make this request, no further action is required. Please contact your property manager with any questions or concerns.

Sincerely,

Kirk West
manager@oakridgemhp.com
Oak Ridge Mobile Home Park

This is an automatically generated email. Please do not reply to this message; replies are routed to an unmonitored mailbox.

EXHIBIT

2

Tenant Web Access Prospect Application Submitted

From: Rent Manager Event Notifier (donotreply@rentmanager.com)

To: windsorinsouthdakota@yahoo.com

Date: Friday, September 20, 2024 at 11:11 AM EDT

TENANTWEBACCESS

An application for William Windsor was submitted on 09/20/24.

EXHIBIT

3

Re: Contact

From: Tammie Nessmith (manager@oakridgemhp.com)

To: windsorinsouthdakota@yahoo.com

Date: Monday, October 7, 2024 at 10:52 AM EDT

In answer to your questions.

We do not recommend anyone for house cleaning. There may be people here, or in the area available on fb or other sites. We stay out of recommending anyone for work.

Duke is the electric provider here in our area.

Xfinity is buried and available within the park. You also have the option of a dish. However, it has to be mounted at the back of the home, and some homes have trees that would interfere with the signal.

I drove by that home, and I didn't see an antenna there.

Hopefully, you have a speedy recovery!

Thank you, Kirk

On Fri, Oct 4, 2024 at 4:38 PM Caldera Forms Notification <noreply@ceqfl.temp.hosting.lcs.com> wrote:

Full Name

William Windsor

Email

windsorinsouthdakota@yahoo.com

Phone Number

(352) 661-8472

Name of Property

Oak Ridge Mobile Home Park

Comments

I will be closing on 2725 Bolton Lane on 10/14. Until then, I am in Intensive Care in the hospital Can you help me with some things?

Do you have companies to recommend for pre-occupancy cleaning?

Is Duke Energy the electricity provider?

What companies provide Internet and TV service?

Is there an antenna at 2725 Bolin Lane?

Property Email

| manager@oakridgemhp.com

--
Kirk West & Tammie Nessmith
Community Managers
Oak Ridge Mobile Home Park
2862 Vine Ln.
Sebring, FL 33870
Office Phone: 863-385-1754
Email: manager@oakridgemhp.com

EXHIBIT

4

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To: windsorinsouthdakota@yahoo.com

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manager@oakridgemhp.com

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Kirk West & Tammie Nessmith
Community Managers
Oak Ridge Mobile Home Park
2862 Vine Ln.
Sebring, FL 33870
Office Phone: 863-385-1754
Email: manager@oakridgemhp.com

EXHIBIT

5

rules attached

From: Tammie Nessmith (manager@oakridgemhp.com)

To: windsorfl@yahoo.com

Date: Thursday, October 17, 2024 at 10:10 AM EDT

I have attached a copy of the rules as you have requested. In the coming weeks, we will set up a time to review the rules, and lease agreement with you, and several other new residents, so that you can sign the forms, and be familiar with our policies and procedures.

We strongly discourage trash cans. Trash is picked up on Mondays, and Thursdays, and you just need to put it out in bags at the end of your driveway by 9am. If you have boxes, they need to be broken down, and can be placed in the dumpster at the back of the park, along with any other trash that you may want to get rid of, rather than waiting for the regular pickup. day.

Any items that are not regular household trash cannot be put into the dumpster. For example, appliances, electronics, furniture, remodeling debris, etc. Our trash pickup and disposal is limited to basic household trash. Any other items that you need to dispose of must be taken to the local landfill, or picked up by someone else and disposed of accordingly.

If you have any further questions, feel free to reply to this email, or leave us a voicemail.

Thank you, Kirk

--
Kirk West & Tammie Nessmith
Community Managers
Oak Ridge Mobile Home Park
2862 Vine Ln.
Sebring, FL 33870
Office Phone: 863-385-1754
Email: manager@oakridgemhp.com



2023 rules revision.pdf
663.1 kB

RULES & REGULATIONS

Welcome to Oakridge Mobile Home Park. The management has taken all reasonable means to ensure that your residency here will be safe, pleasant and enjoyable. This property is privately owned, and the landlord is obligated by law to abide by all federal, state and local laws, or to certain regulations of administrative bodies of the government. Many of the following rules and regulations are required by law, and other rules and regulations are for your safety, health, welfare and comfort, as well as for the protection of the property rights of the landlord and to maintain the appearance and reputation of our Park. Consideration and courtesy to others together with your cooperation in maintaining your mobile home and lot will help sustain the high standards of the Park.

- 1) **ADMISSION AND OCCUPANCY:** One resident in each mobile home must be 55 years of age or older, other residents may be a minimum age of 45 years. Provided however, if 80% of the mobile homes in the park are occupied by at least one person 55 years old at the time resident applies for admission, then the park may reduce its minimum age for the new resident to 45. The park may refuse admission to any person when that person's residency would cause fewer than 80% of the mobile homes in the park to be occupied by at least one person 55 years old or older. Before taking occupancy, all tenants must register themselves and review the rules and regulations with management. Oakridge Mobile Home Park reserves the right to refuse admittance into the park to any person or persons, in accordance with state law.
- 2) **VISITORS AND GUESTS:** All visitors and guests of Park residents are to register at the office and are welcome at no charge, but are limited to a total of fifteen (15) consecutive or thirty (30) total days per year in residence within the park. Guests that stay beyond the period described above shall be considered residents with a charge outlined on the current rent increase notification, per person, added to the lot rent. Children must be accompanied by the tenant they are visiting when they are in or around the recreation area.
- 3) **RENTS:** Rents are payable in advance, due on the first regular business day of the month and any rent received after the 5th will be charged a \$100 late fee. A \$35.00 fee will be charged for checks returned from the bank for any reason. Nonpayment of lot rental amount will be cause for eviction. All rents are to be paid at the Park office or electronically. No rent can be accepted over three months in advance per Section 83.49, Florida Statutes. All space rents are based on occupancy by a maximum of two persons per mobile home. An additional \$100.00 will be charged per month for each resident in excess of two occupying a mobile home.
- 4) **CONDUCT:** It is important that we respect our neighbor's property, privacy, and general welfare. Radios, televisions, stereos, musical instruments, etc. are to be used in a manner not disturbing to your neighbors. Alcoholic beverages are not to be consumed in outside public areas of the park. Disorderly conduct, intoxication, profane language, or any other loud noises will not be tolerated. Any person causing disturbance or being a nuisance may be required to vacate the park. The park owner will not act as a mediator in any neighborhood disagreements or arguments and if there is any question as to who are the offenders, park owner has the right to request that all parties involved leave the park. Personality conflicts are not under the purview of the park owner.
- 5) **PETS:** A limit of TWO (2) approved inside pets are permitted per mobile home. All pets must be approved by management in writing. All pets are considered inside pets. Pets are limited to 30 pounds upon maturity. A pet rent fee of \$40.00 per month will be charged per pet for all pets in excess of one pet. Once the excess pet fee or pet rent fee is charged, it becomes part of the rent. All Federal, State, County, City, etc. ordinances must be adhered to and ANY violation of such policies will be grounds for immediate pet removal and may result in eviction. (Two (2) current pets prior to 12/31/2022 will be grandfathered in and are exempt from the \$40 per month per pet fee. Additional pets will be charged \$40 per month per pet. Current exempt pets over 2 are not replaceable)

- A. **Pet Registration.** All pets must be registered at Petscreening.com prior to approval. Prior written approval from Community Management must be obtained as to any pet which is to reside in the Community, and such written approval must be obtained prior to the time the pet is actually brought into the Community.
- B. **Dangerous Breeds.** Certain breeds of dogs, including, but not limited to, Doberman Pinschers, German Shepherds, Rottweilers, all bulldog breeds (including pit bulls), wolf breeds, and chows are not permitted in the Community due to their size and/or aggressive natures. There will be no exceptions to this Rule.
- C. **Completion of an online application at Petscreening.com** must be completed by the Tenant and shall be required before approval of any pet will be considered. All information required on the application shall be provided with complete detail as requested. Such items requested shall include but not be limited to the name of the pet, the breed, the adult size of the pet (height and weight), the pet license tag number, the veterinarian for such pet, the length of time that said pet has been with the Tenant and any history of the pet as it pertains to barking, attacking, growling or biting. The application shall be signed and dated by the Tenant. Any false or incomplete information on the application, including that of the mix or breed of the pet, will be deemed absolute grounds for rejection of the pet, and shall constitute a violation of the Rules if the pet is not immediately removed.
- D. When an application is submitted, the tenant shall bring to Community Management proof that the pet has a valid and current pet license (if a license is required by law), and that the pet has received all required vaccinations and inoculations. Tenant shall also bring the pet to Community Management for a visual assessment. Tenant shall annually be required to provide to Community Management proof of a current pet license and of vaccinations and/or inoculations as are required. This documentation shall be copied and presented to the Community within fifteen (15) days of the renewal date of any pet license and/or vaccination and inoculation requirements.
- E. **Leashes:** Pets (including cats) must be kept inside the home or on a leash accompanied and supervised by the tenants at all times. While the pet is outside, tenant shall be responsible for any clean-up needed.
- F. **Collars / Vaccinations:** Pets (including cats) must wear necessary registration from the appropriate governmental agency and must obtain all required vaccinations. Home Owner or tenant must have proof that their pets have had all required vaccinations.
- G. Sustained barking or howling which is audible outside the home by any dog for three (3) minutes or more at any time of the day or night constitutes unacceptable dog behavior.
- H. No pet with a history of biting or attacking any person shall be approved or allowed to remain. Any Tenant who has previously been sued because of damages caused by any pet for which approval is being sought shall be denied permission for such pet to be brought into the Community.
- I. Pet birds whose singing or other noises are not audible outside the pet owner's manufactured home are permitted. However, should a pet bird become a noise nuisance, the bird's owner is required to take corrective action or remove the pet bird.
- J. No agricultural or wild animals or exotic creatures such as iguanas, snakes, ferrets, etc., are permitted in the Community.
- K. **Pet Removal:** Any pet not properly registered must be removed from the Community. If the Community Manager finds the conduct of a pet to be dangerous or bothersome to other tenants, its registration will be terminated and the pet must be removed.

- L. Tenants shall be liable for and shall defend, indemnify and hold Landlord harmless from all personal injury or property damage caused by pets. Tenants shall in addition, comply with all provisions of any rules, regulations and ordinances of any governmental authority or agency and the laws of the State of Florida with respect to dogs and other pets.
- M. Guests or invitees are not permitted to bring a pet into the Community. Tenants will be held responsible for any violation by the pet(s) of Tenant's guests. Guest's Seeing-Eye dogs are permitted.
- N. Pets are specifically prohibited from the office and from other Community or recreation buildings or facilities. All pet waste must be picked up and disposed of immediately.
- O. Any pet found running loose may be picked up and delivered to the local animal shelter. If the animal is wearing identifying tags, Community Management may, but is not obligated to, first attempt to return the animal to its home. In the event Management picks up the animal, a special service fee will be charged to the Tenant.
- P. Cancellation of Pet Privileges: Should pet management become a problem in the Community, the Community Manager reserves the right to refuse admission to all further new and/or replacement pets.
- 6) **INSURANCE:** Insurance coverage for each tenant's mobile home, contents, liability, etc. is the absolute responsibility of each tenant to maintain. The park owner's employees and/or management absolve themselves from all liability or responsibility pertaining to: injuries, loss by fire, theft, accidents, an act of god, or any other cause whatsoever to either the property or persons of any resident or guest. The resident agrees to and shall save, hold and keep harmless and indemnify the park owner from and for any and all payments, claims, and liabilities for losses or damage to property or injuries to persons occasioned wholly or in part by or resulting from any act or omissions by the resident's guests, licensees, invitees, or for any cause of reason whatsoever arising out of or by reason of the occupancy by the resident. The park owner is not responsible or liable for any personal injury to adults or children or guests using the equipment or recreational facilities in the park or that caused by negligence of its residents or others.
- 7) **LOT ACCESS:** The management or its agent reserves the right of access onto all lots at all times for purposes of inspection, utility maintenance, repairs, etc. or to take any action to keep premises up to standard.
- 8) **WEAPONS:** The use of firearms, sling shots, bow and arrows and air rifles is strictly prohibited in the park.
- 9) **SOLICITING:** No soliciting, peddling or commercial enterprises allowed in the park; except Tenants may canvass and solicit as permitted under Section 723.054, Florida Statutes.
- 10) **GARBAGE:** All garbage, trash or lawn cuttings to be placed in sealed plastic bags at curbside pick ups on Monday and Thursday mornings by 9: A.M. This service is provided to you free of charge. Please store garbage containers to rear of trailers as inconspicuous as possible. If pick-up days fall on holiday, the following day will be considered trash and garbage pick-up day. Place all garbage on West side of road.
- 11) **PLEASE DO NOT THROW GREASE, CIGARETTE BUTTS, SANITARY NAPKINS, FRUIT** or other bulky items in toilets or down sinks. The mobile home owner is responsible for maintenance of lines from his home to sewer line. Cigarette butts and cooking grease severely hinder the proper operation of the sewer plant.

- 12) **SUB-LETTING:** No sub-letting of spaces or renting of homes is permitted without management's prior written consent and approval.
- 13) **RECREATIONAL VEHICLES:** Campers, motor homes, travel trailers or other trailers, boats, trucks, or commercial vehicles are not to be parked or stored on mobile home lots.
- 14) **IMPROVEMENTS:** Antennas and all additions or improvements to any mobile home must have the approval of the park in writing before said additions or improvements are made. Appropriate building permits must be obtained.
- 15) **SIGNS:** All "For Sale" signs must be no larger than 10" x 14 and must be placed in the front window of the mobile home. No signs may be placed on park property. Only one for sale sign will be permitted on the mobile home. The office must be notified if your mobile home is for sale. No "For Rent", "For Hire", or "Wanted" signs and no signs offering to perform any service or to sell any product shall be displayed in the park.
- 16) **SPEED LIMITS:** The speed limit is 15 M.P.H. and must be observed. Pedestrians, golf carts, bicycles have the right of way. Golf carts may be driven on streets only and may not be driven or parked in the grass.
- 17) **SHRUBS, TREES AND PLANTS:** Are the tenant's responsibility and shall be kept neat, trimmed, and watered. "Hand watering only" during reasonable daylight hours. No shrubs, fences, plants, ornamental fencing, water fountains, lawn statuettes; such as deer, elves, and decorations of similar descriptions will be allowed, with the exception of shrubs being planted in an approved planter and trees approved by management. No potted plants are allowed in yards. Lots must be kept neat and trimmed. Name plates are to be kept small and not ornamental in nature, they are to be used for identification purposes only.
- 18) **OUTDOOR DRYING:** Drying of clothes is limited to the drying area only, the sight of hanging clothes will not be permitted at any time.
- 19) **MOTORCYCLES, MINI BIKES, AND MOPEDS:** Will not be permitted if excessively noise and disturbing to others.
- 20) **PARKING:** Automobiles, including golf carts, must be parked in driveways not on lawns or in the street, except for guest's cars. No vehicle, golf cart, or other may be parked in or on lawns. Repairing of motor vehicles in the park is strictly prohibited except for minor repairs such as tire changing, battery replacement, etc. No unlicensed or inoperative vehicles are permitted in the park. All unlicensed, inoperative, or any vehicles (including golf carts) parked in vacant lots or on the grass may be towed at owners expense.
- 21) **GARAGE SALES:** No garage, porch, lawn, yard or similar sales shall be conducted in the park without management's permission.
- 22) **WATER AND SEWER LINES:** The mobile home owner is responsible for the maintenance of the water and sewer lines from the ground up.
- 23) **SALES:** No mobile home may be sold if the coach is to remain in the park, until the park management has approved and determined the acceptability of the new tenant, and the new tenant has had the opportunity to study these rules and regulations. The management has a constant stream of inquiries as to mobile homes for sale, in the park and will gladly handle the sale of your mobile home, for a five per cent (5%) fee, if you so desire.
- 24) **CARPORTS:** Carport surfaces are to be kept neat and clean, oil stains are to be removed, the painting of carport surfaces will no longer be accepted.

- 25) **OUTSIDE STORAGE:** All tools, mowers, ladders, equipment, personal or similar items shall be stored in the home or in an approved shed. Storage of any kind is not allowed in any exposed area on your lot, with no exceptions.
- 26) **MOBILE HOME MAINTENANCE:** All mobile homes must be kept clean, free from mold and mildew, etc. Mobile homes must be cleaned when needed or painted if management deems it necessary.
- 27) **RECREATION AREAS:** The clubhouse, laundry, swimming pool and shuffleboard courts will be open as posted. The open time may vary to accommodate special events, parties, social functions, etc. Please check with management. All recreational facilities are used by the residents and guests at their own risk and the park owners are not responsible for accidents of any kind. All posted rules in these areas must be followed.
- 28) **STANDARDS:** All mobile homes must be properly maintained and in accordance with the standards set forth in these rules and regulations and the lease agreement. If a home is found to be in need of repair or not conforming to the rules and regulations, it will be imperative for the home and lot to be brought up to standard of the home will be evicted pursuant to Section 723.061, Florida Statutes. Management will determine if homes are up to standard and acceptable to remain in the Park.

The rules and regulations may be changed and or amended from time to time by the park owner in accordance with the laws of the state of Florida. The rules and regulations are for the protection and well being of the tenants as well as the park owner and noncompliance or violation of the rules and regulations should be put in writing, dated and signed and presented to the management. All recommendations will be considered. We will be glad to do everything possible to correct any unfair situations that may arise from time to time. Let's all work together to continue to make our park one to be proud of. **ALL FEDERAL, STATE, COUNTY, CITY, AND ANY OTHER LOCAL ORDINANCE MUST BE FOLLOWED IN ADDITION TO THE RULES AND REGULATIONS.**

I hereby acknowledge that I have read the rules and regulations of Oakridge Mobile Home Park and I hereby agree to abide by them or any other rules posted by the management as well as federal, state and local laws. It is agreed that violation terminates my tenancy.

Date

Resident

Date

Resident