

941044-WS

FORM 5
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ORIGINAL
FILE COPY

APPLICATION FOR LANDLORD-TENANT EXEMPTION
SECTION 367.022(5), FLORIDA STATUTES
RULE 25-30.060(3) (e), FLORIDA ADMINISTRATIVE CODE

NAME OF SYSTEM: LAZY LAGOON MOBILE PARK

PHYSICAL ADDRESS OF SYSTEM: 8320 Riverside Dr
PUNTA GORDA FL 33982-1441

MAILING ADDRESS (IF DIFFERENT): SAME AS ABOVE

COUNTY: CHARLOTTE

PRIMARY CONTACT PERSON:

NAME: Michael Coike

ADDRESS: 8320 Riverside Dr

PUNTA GORDA FL 33982-1441

PHONE #: 813-639-1486

ACK _____

AFA _____

APP _____

CAF _____

CHU _____

CTR _____

ENC _____

LEA _____

LRI _____

CRS _____

FRY _____

SEC 1

WSS _____

CRH _____

NATURE OF APPLICANT'S BUSINESS ORGANIZATION: (CORPORATION,
PARTNERSHIP, SOLE PROPRIETOR, ETC.) husband + wife team -12-9-94

I believe this system to be exempt from regulation of the
Florida Public Service Commission pursuant to Section 367.022(5),
Florida Statutes, for the following reasons:

1. The landlord will provide utility service solely to its
tenants.

2. Charges for service are non-specifically contained in
rental charges.

3. The system provides (CHOOSE THE ONE THAT IS APPLICABLE):
Water service only _____
Wastewater service only X
Both _____

15,000 gpd plant
DOCUMENT NUMBER-DATE

12607 DEC 16 94

APPLICATION FOR LANDLORD-TENANT EXEMPTION

4. The service area is located at: 8320 Riverside Dr
Punta Gorda FL 33982-
1441

5. A copy of the landlord's most recent version of a standard lease or rental agreement is attached to this application.

I am aware that pursuant to Section 837.06, Florida Statutes, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in S. 775.082, S. 775.083, or S. 775.084.

MICHAEL GOIKE
(Applicant please type or print)

NOV 15, 1994
(Date)


(Signature)

OWNER
(Title)

When you finish filling out the application, the original and two copies of application and lease or rental agreement should be mailed to: Director, Division of Records and Reporting, Florida Public Service Commission, 101 East Gaines Street, Tallahassee, Florida 32399-0850.



Welcome

The comfort, safety and happiness of the residents of the Lazy Lagoon Mobile Park is the constant concern of the management. A knowledge and understanding of certain

rules and regulations which operate in any good mobile home park together with a mutual acceptance and compliance with these rules by the residents and their guests will contribute materially to the objectives contained therein . . . Mike and Marge Goike.



Office

The office will be open Monday thru Friday from 9:00 a.m. to 12:00 p.m. and at any hour in case of emergency only.

Between 9:00 a.m. and 9:00 p.m. the office will accept and deliver important incoming phone calls for residents. Calls on any EMERGENCY nature will be handled at all hours. All residents shall notify the office upon their arrival and prior to when they plan to leave for the season. By law, guests staying overnight more than 48 hours must register at the office.



Rental & Guests

There is one basic rental rate for individual lot rental regardless whether there are one or two persons occupying the MH or TT. Special arrangements are to be made with the office for more than two people. Policy is; all mobile homes and travel trailers are owner-occupied and NO subletting shall be permitted. Lot rental provides for the parking of one automotive vehicle per lot. No additional over-night parking will be permitted unless special arrangements are made with the park management. Owners of 'transient' Travel Trailer, Motor Homes and Truck Campers will be charged \$5.00 per day regardless of nature of "Hook-up." All residents and guests of record have free access to the Recreation Hall, Shuffleboard Courts, Horseshoe Courts, Pool Room and Fish Piers.

Lawn Maintenance

Our lot rents do not include the mowing or trimming of your mobile home lot.

If Lazy Lagoon is your permanent home, you vote, recorded your domicile as Florida, or changed your license car tag to Florida, then this is your residence. You will be charged a nominal fee every time we clip your grass during the time your away.

If Lazy Lagoon is your winter home only, we will clip your lawn with our big mowers at no charge. If you desire to have it trimmed, let us know, and you will be charge a nominal fee.



Traffic

The speed limit within the Park is TEN MILES PER HOUR and must be observed by ALL who enter Lazy Lagoon Mobile Park . . . this means DAY or NIGHT.

Courtesy and proper care by all should be used when meeting a pedestrian, bicycle, automobile, golf car on the streets in Lazy Lagoon.

BOAT SPEED IN THE CHANNEL LEADING into Shell creek in 4 MPH . . . Please 4 MPH. Excessive wake is unnecessary! **MINI BIKES** and **MOTORCYCLES** are not allowed in the Park!

Pets

Definitely No PETS are allowed in the Park. Should a visitor arrive with a pet, that pet must be confined in your mobile home or travel trailer, on your lot and not allowed to run free to parade around the park, with or without a leash!



Refuse

Every tenant has a responsibility to help keep the community clean and neat.

Proper disposal of garbage and refuse is important to our health.

Recycling is now mandatory by law. All newspapers, recyclable plastic, clear glass and aluminum can be disposed of at our recycling center located and the end of 3rd Street. Residence are responsible for all recycling.

Garbage cans are the property and responsibility of the resident. Please keep the container clean with a tight fitting lid, and place in a inconspicuous place. All garbage MUST be in plastic bags and tied and placed along side street on designated days for pick-up.

All grass cuttings, leaved trimming etc. should be placed at curb for easy pick-up. For large trash disposal, ask the management.



Laundry

The laundromat is open daily from 7:00 a.m. to 9:00 p.m. Drying lines have been provided adjacent to the laundry.

Please take clothes off the line as soon as they are dry. NO LAUNDRY of any description may be hung outside the MH or TT. Improper care and overloading of clothes into machines demands constant repair of the machines. Please use judgement and understanding with each other and be sure that all washer and other equipment are clean and ready for the next customer.



Children

We welcome your children and ask only that their behavior not inconvenience other park tenants. NO children shall be

allowed in the Recreation Hall, Laundry, Shuffleboard Courts, Pool Room or on Boat Docks without adequate adult supervision. Children must stay away from the bank between the Park Road and the Waterway. Visiting children are not allowed to ride bikes or walk around the park premises after 9:00 p.m.



Utilities

The city water supply from Punta Gorda is connected directly to the MH or TT and is for use WITHIN only. Well water supplied by colored facets on each lot is for OUTSIDE use only.

OUR SEWAGE TREATMENT PLANT IS DESIGNED SOLELY FOR TOILET TISSUE AND HUMAN WASTE ONLY. Any malfunction of utilities should be reported without delay.

The toilet facilities in the Recreation Hall are for the convenience of everyone. The shower facilities, however, are NOT for the use of permanent residents, except (1) in any emergency or (2) with the knowledge and approval of the management.

Fire Protection is provided by the East Charlotte Fire Department at the rate of \$40.00 per unit each year. Place the current telephone number in a convenient place for emergency

A siren is located in the Laundry room for fire and hurricane alert.



Ownership Change

To avoid possible future embarrassment the owner resident of the MH or TT who plans to dispose of same should share this intention with the Park Management and become fully informed of the Park Policy in such a situation.

Change in ownership of the MH or TT reflecting circumstances to the best interest of the MH or TT owner and to the residents of the Lazy Lagoon Mobile Park, the owner manager of the latter may authorize the continuation of such occupancy and approve a new resident.

Signs or advertising of any kind placed on the MH or TT on the lot within the Park is prohibited.

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Other Information

In our consideration for others we must avoid excessive noise. We must be especially careful to control the volume of the radio, television, or stereo before 8:00 a.m. and after 10:30 p.m.

Shuffleboard Courts open at 8:00 a.m. and close at dusk.

All permanent MH, TT and additions are to be skirted all the way around. The space beneath each MH, TT or addition shall be kept free of debris. Bottles, cans boxes, etc. are NOT to be stored in this area! All patios shall be kept clear of furniture and articles which might be blown away by excessive winds during the absence of the owners during the summer. The appearance and care is the responsibility of the resident owners and are encouraged to beautify their facilities, please check with the management before planting any shrubs or plants. *This is important for your safety!*

No structures or addition may be erected without management approval.

Residents of water front lots have first choices and control of their waterfront space for boat dockage. Off-water residents will make arrangements with the office for assigned water front space for boats. Docks may be constructed at residents expense and according to management plans. All docks are required to have name tags and lot number.

Cars may be washed on the resident's lot, but, NO extensive repairing or overhauling of cars or boats is permitted on the lot.

All boats, trailers and resident's campers are to be parked in the compound.

No peddling, soliciting or commercial enterprise will be allowed in the Park.

The management reserves the right to set policy for situations not covered in these rules and regulation.

The Park is NOT responsible for fire, theft, or damage in any shape or form to any trailer, car or any other personal property belonging to the owners living therein, or their guest. Neither will the PARK be liable for any personal injuries to any persons occupying such trailer, or being upon the premises know as the Lazy Lagoon Mobile Park.

Date _____

Tenant Name: _____

Lot No. _____ Lot Rent _____

We _____ desire a lease agreement.
(do, do not)

Signed: _____

Signed: _____

Park Manager

Should the above tenants desire a lease agreement, it is attached hereto under separate form.

Signed: _____

Park Manager

We hereby agree to the terms and conditions set forth in the rules and regulations for the Lazy Lagoon Mobile Park. These rules and regulations may be amended by official notification from time to time.

Signed: _____

Tenant

Signed: _____

Tenant

Signed: _____

Park Manager

Dated: _____

Lazy Lagoon

MOBILE PARK

8320 Riverside Drive

Punta Gorda, Florida 33982

(813) 639-1486