

951236

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

NAME OF SYSTEM: Winterset Travel Trailer Park

PHYSICAL ADDRESS OF SYSTEM: 8515 US Hwy 41N
Palmetto, FL 34221

MAILING ADDRESS (IF DIFFERENT): 3801 Bee Ridge Road, Suite 12
Sarasota, FL 34233

COUNTY: Manatee

PRIMARY CONTACT PERSON:

NAME: Dan or Shelly Shtuka

ADDRESS: 8515 US Hwy 41N
Palmetto, FL 34221

PHONE #: 941-722-4884

NAMES OF OWNER(S): Charles Van Fossen; John S. Booth; &
Martin Newby

NATURE OF APPLICANT'S BUSINESS ORGANIZATION: (CORPORATION,
PARTNERSHIP, SOLE PROPRIETOR, ETC.) Partnership

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 utility services provided are:
Water Yes (Yes or No) Wastewater No (Yes or No)

For utility service not provided, state how handled:

Manatee County

DOCUMENT NUMBER-DATE

01121 JAN 30 88

FPSC-RECORDS/REPORTING

APPLICATION FOR LANDLORD-TENANT EXEMPTION

4. The service territory is located at: 8515 US Hwy 4N
Palmetto, FL 34221
5. Attached is a copy of the landlord's most recent version of a standard lease or rental agreement.

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.

1-15-96
(Date)

[Signature]
Applicant's Signature **

MARTIN NEWBY
Applicant's Name (Typed or Printed)

Partner
Applicant's Title

- ** If applicant is not the Owner of property for which the exemption is being requested, a Letter of Authorization from the Owner must be attached to application.

When you finish filling out the application, the original and four copies of application and lease or rental agreement should be mailed to:

Director, Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Winterset Park
8515 U.S. 41 North
Palmetto, Fl. 34221
941-722 4884

The following rates are
for the 1995 1996 season.

\$2,365.00	12 months
\$ 375.00	1 month
\$ 355.00	2 months or more, per month.
\$ 120.00	Weekly
\$ 20.00	Daily

The above rates are for 2
persons.

RULES TO REMEMBER:

1. Speed limit is 12 mph.
2. No clotheslines are permitted at your residence. Please use the two areas provided for this purpose.
3. No pets larger than 15 pounds. Pets must be kept on a leash, and are not allowed in public areas or other lots. Pet owners are responsible for their pet. Pets are not to be left outdoors unattended. Limit one pet.
4. No loud talking, radio, TV or other noise between 11 p.m. and 8 a.m.

This is not a complete set of rules. This is meant to give our short term guests a basic idea of the rules that may affect you during your stay.

Rates subject to change without notice.

Winterset Park

September 25, 1992

Dear Homeowner:


I hope this letter finds you having a safe and enjoyable summer. As the northern days and nights are turning cooler, we hope your thoughts are turning toward the warm Florida sun and your many good friends at Winterset. Establishing rental rates is never a pleasant task, but as taxes, utilities, and other costs continue to increase, so must the revenues. After careful evaluation of the local market conditions, the 1993 seasonal lot rent amount will increase by 4.9% to a total seasonal rent of \$2,125, and is due on or before November 1, 1992. The \$50 carrying charge is still applicable for those electing to pay in installments with the final installment to be paid by February 1, 1993.

As you return to Winterset, you will see some exciting changes. Although there are many, I believe that the new enlarged kitchen and resurfaced swimming pool will top the list. Needless to say, you will discover that Todd and his team have all been working hard to make the park a better place for everyone to enjoy. One of their main projects this summer was to paint everything from the umbrellas to the clubhouse with the new Winterset colors. I hope you like them as well as I do.

During the upcoming year, you will notice that we will be doing considerable work laying the ground work for our clubhouse expansion. The present plans are to include another 1200 s.f. of usable meeting space, and a billiards room. Because of everything involved in making an addition like this, we will be doing it in two phases and completing it by the winter of 1994. As you return this fall, we should have an artist's drawing of how the expansion will look, and look forward to your comments.

We are looking forward to the upcoming season and the return of all our winter family. Should you have any questions or comments, please call me in Sarasota at (923-1456), or Todd Newby, Park Manager (722-4884).

Sincerely,


Tim Newby
Property Manager



"... a happy lifestyle"

3510 U.S. Highway 41 N. • Palmetto, FL 34221 • (813) 722-4884



Winterset

TRAVEL TRAILER PARK
8515 - U.S. HWY. 41 NORTH
PALMETTO, FLORIDA 34221

DATE: September 25, 1991
TO: All Homeowners
FROM: Dick Leiter, Property Manager

Dear Homeowner:

This past summer has been an exciting one in the park, and those of you who have spent the summer months up north, will be excited to see the changes that have taken place. I was going to list all of them, but I decided not to list any in order that you can be surprised as to what you see when you return to Winterset this season. Needless to say, you will discover that Todd, Ray and Mary have all been busy making the park a better place for everyone to enjoy.

The rental rate for the 1991-92 season will increase by 5.2% to a total of \$2,025, and is due on or before November 1, 1991. The \$50 carrying charge is still applicable for those electing to pay in installments. In reviewing the rental structures of the other parks in our area, we still continue to believe that Winterset offers the greatest value for the services and amenities provided than any other park in our area.

I have attached a new promotional brochure that we are using to both make overnight RV'ers aware of our park as well as provide you better advertising in the resales of homes in the park. I trust you will also use the brochure to show your family and friends up north of the beautiful park you reside in during the winter months in Florida.

We are all looking forward to the upcoming season and the return of all of our family. Should you have any questions or comments, please call me in Sarasota at 813-923-1456, or Todd Newby, Park Manager at 813-722-4884.

Winterset Park

August 15, 1995

Dear Homeowner:

As I hang up my raincoat, I can only be thankful that Hurricane Erin was nothing more than a strong thunderstorm at Winterset. Earlier this spring, the owners of the community decided that a tennis court would be of great benefit to the residents, and instructed us to proceed with the installation. Unfortunately, the abnormally high amount of rainfall has slowed the installation of it. Hopefully, it will be completed by mid-September, so when you return you will be able to practice your serve. By the way, Dan and Shelly have informed me that they have a tennis pro who will be giving a series of free tennis lessons later this fall. By now, you may have heard that the screen room has received new furniture as well as a billiards table. Also, the shuffleboard court will enjoy the new sun cover at the south end of the shuffleboard court. I believe you will find these are welcome improvements.

Every year at this time, we are asked by the owners of Winterset to complete a market study in order to determine where Winterset's rents are within the market. The challenge, with which we as a management company are always faced, is trying to keep the proper balance between the residents' needs, wants, services, and expense increases, as well as market return for the owners. After considerable evaluation, it was concluded that the new annual lot rent will be \$2,365, an increase of 3.5%. Even with this increase, Winterset still remains a great value, and well within the RV market. Copies of the market study are available at the park office for your review. The \$2,365 is due on or before November 1, 1995. A \$50 carrying charge is still applicable for those electing to pay in four installments beginning November 1, 1995, with the final installment to be paid by February 1, 1996.

If you have any questions regarding this, please contact either Dan and Shelly at 941-722-4884 or myself at 941-923-1456.

Sincerely,



Tim Newby
Property Manager

TN/jar



"... a happy lifestyle"

3501 US Highway 1 • Palm Bay, FL 32909 • (813) 722-4884

Winterset Park

September 25, 1994

Dear Homeowner:

It is hard to believe that summer is almost over and it won't be long until our Winterset family is back together. It seems just like yesterday I was rummaging through the fleas at the flea market on Fun Day. We have had a very enjoyable summer at Winterset with a lot of changes. In July we welcomed Dan and Shelly Shtuka as the new managers. Combined with their help, Ken and Harry have maintained the community to an excellent standard.

With the abnormally high rainfall in the month of August and September, Winterset is greener than ever. After a couple years of negotiating with Cablevision, we finally were able to convince them to install the cable TV at Winterset. At present, the cable has all been installed and we are awaiting the final hook-up to the main system. This should happen within the next 10 - 15 days. As you return and are interested in cable TV, please talk to Dan and Shelly as to subscriber information for you. Also, bring your golf clubs, because we have installed a new golf driving net in order that your golfers can warm up before going to one of the many Winterset golf outings.

Every year at this time, we are asked by the owners of Winterset to complete a market study in order to determine where Winterset's rents are within the market. The challenge we as a management company are faced with is to try to keep the proper balance between the residents needs, wants, services, expense increases and a market return for the owners. After considerable evaluation, it was concluded that the new seasonal rent for Winterset will be \$2,285, an increase of 3.2%. Even with this increase, Winterset still remains within the market. Copies of the market study are available in the park office for your review. The \$2,285 is due on or before November 1, 1994. A \$50 dollar carrying charge is still applicable for those electing to pay in four installments starting on November 1, 1994, with the final installment to be paid by February 1, 1995.

If you have any questions regarding this, please contact me in Sarasota, 813-923-1456, or Dan & Shelly Shtuka, Park Managers, at 813-722-4884.

Sincerely,


Tim Newby
Property Manager



"...a happy lifestyle"

8515 US Highway 41 N. • Palmetto, FL 34221 • (813) 722-4884

Winterset Park

September 25, 1993

Dear Homeowner:

It seems like just yesterday when we were all together for the Winterset Fun Day and Strawberry Social. As you recall, on that same day, we unveiled the drawings for the addition of the clubhouse and had the ground breaking ceremony. Since that time, construction has been steady with a completion date scheduled around October 1st. At Winterset, this summer has been no different than previous summers. The grass has grown fast, and Ric and his team are working hard to keep ahead of it.

Every year at this time, we are asked by the owners of Winterset to complete a market study in order to determine where Winterset's rents are within the market. The challenge we as a management company are faced with is to try to keep the proper balance between the residents needs, wants, services, expense increases and a market return for the owners. After considerable evaluation, it was concluded that the new seasonal rent for Winterset will be \$2,215, an increase of 4.2%. Even with this increase, Winterset still remains within the market. Copies of the market study are available in the park office for your review. A \$50 dollar carrying charge is still applicable for those electing to pay in four installments starting on November 1, 1993, with the final installment to be paid by February 1, 1994.

If you have any questions regarding this, please contact me in Sarasota, 813-923-1456, or Ric Romano, Park Manager, at 813-722-4884.

Sincerely,


Tim Newby
Property Manager

