

**NOTICE OF APPROVED AMENDMENTS TO PROSPECTUSES  
AND 90-DAY NOTICE OF CHANGES IN RULES AND REGULATIONS**

TO: Home Owners of The Hamptons

FROM: Community Management

DATE: July 7, 2025

RE: Amendments to Prospectuses and 90-Day Notice of Changes in Rules and Regulations  
Prospectus I.D. Number: PRMZ003246 - P1, P2

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This serves as notice of approval by the Florida Department of Business and Professional Regulation of amendments to the Community prospectuses and a 90-day notice of changes in rules and regulations for The Hamptons. The amendments to the prospectuses, exhibits, and site plan became valid on the date of delivery of this notice. The changes to the rules and regulations will become effective on October 7, 2025, a minimum of 90 days from the date of this notice.

The approved amendments are indicated by strike-through and underline as follows:

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**P1, P2 PROSPECTUSES**

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Exhibits:

User Fee Agreement	Exhibit D
<u>Guest Registration Form</u>	<u>Exhibit E</u>
Covenants and Restrictions	Exhibit <del>E</del> F

XIII. Exhibits

Exhibits to this Prospectus include:

D.	A copy of the User Fee Agreement
<u>E.</u>	<u>A copy of the Guest Registration Form</u>
<u>F.</u>	<u>A copy of the Covenants and Restrictions Applicable to the Park</u>

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**P1, P2 RULES AND REGULATIONS**

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**4. FIFTY-FIVE AND OLDER COMMUNITY**

On January 1st of each even numbered year, all existing residents shall be required to provide the names and ages of all current occupants of the unit, in writing, to Community Management. Failure to provide the written occupant documentation shall constitute a violation of these Rules and Regulations and the home owner may be subject to eviction pursuant to Section 723.061, Florida Statutes.

At the outset of each even-numbered year, Community Management may request specific information from each Resident to facilitate the completion, compilation, and updating of the Community's census records. This information may encompass, but is not restricted to, the following: 1) the number of individuals residing in the household along with their respective names; 2) evidence demonstrating clear and proper title to the Resident's home; 3) a copy of the Resident's driver's license; 4) copies of any death certificates pertaining to either the ownership or occupancy of individuals in the residence;



5) documentation validating ownership and registration, as well as the make, model, and color of any vehicles owned by the Resident to be parked within the Community; and 6) the names and valid contact details (including phone number and email address) of at least one individual who may be reached on behalf of the Resident in the event of an emergency. Should Residents have any inquiries or require information concerning the Community census, they are encouraged to reach out to Community Management.

## **6. GUESTS**

6.1. All persons who are not specifically named in the Rental Agreement are considered as guests. A guest is a person whose stay does not exceed fifteen (15) consecutive days or thirty (30) total days per year.

~~6.2. Guests are entirely the responsibility of their resident hosts and must comply with the Community Rules and Regulations. Guests who are unruly or who create disturbances will be asked to leave. The Community facilities are primarily for the use and enjoyment of the residents. Except when designated for exclusive use by Community residents, guests will be allowed to use the Community facilities; however, guests under the age of eighteen (18) must be accompanied by the resident host at all times. Responsibility for Guests. Guests are entirely the responsibility of their Resident host(s) and must comply with Community Rules and Regulations. Guests who are unruly or who create disturbances will be asked to leave. The Community facilities are primarily for the use and enjoyment of the Residents. When conditions permit, Guests will be allowed to use the Community facilities; however, persons under the age of 18 shall be closely supervised by a resident, parent, or legal guardian. Children under the age of 12 shall be both supervised as stated above and shall also be accompanied at all times by a resident, parent, or legal guardian. The Community Manager has the authority to require that the Resident or Guest that is responsible for a particular person under the age of 18 remove him or her from any common area in the Community if the conduct of such person is disruptive or disturbing to the other Residents of the Community. Residents must complete and file a Guest Registration Form with Community Management prior to having any guests or visitors in the Community when such guests or visitors are in the Community for a period of at least twenty-four (24) hours.~~

6.3 All overnight Guests or Guests who will be using Community recreational facilities, must be registered by their Resident host at the office during normal office hours upon or prior to arrival. Guests arriving on weekends or holidays must be registered by their Resident host during office hours on the last business day prior to their Guests' arrival. All Guests having a vehicle must register the vehicle with the Community Manager and receive a vehicle pass. Failure to register a Guest or Guest's vehicle will subject the Guest to immediate removal from the Community. See the Guest Registration Form exhibit to this prospectus for further information. Guests must notify the office upon their departure.

## **7. MAINTENANCE OF EXISTING MANUFACTURED HOMES**

7.5. Storage: To avoid fire hazards and to promote safety, the space immediately underneath a manufactured home shall not be used for storage. Patios may not be used for storage and storage on lots is prohibited unless approved by the Community Owner or Community Manager.

7.6. All homes must be power-washed on all four sides, including the skirting, patios, carports, garages, gutters, sheds, driveways, and sidewalks, at least once a year. Additional power-washing may be required at the discretion of Community Management. In the case that additional power-washing is required by Management, the power-washing must be completed within fourteen (14) days of receiving notice regarding same. Power-washing must be completed, and the Community offices must be informed of such completion, by May 1st of each year.

7.7 Carports are for vehicle parking only and may not be enclosed or converted into any type of living or entertainment space. Carports may only be enclosed up to a maximum of 50% of the total carport area for the purpose of creating a screened lanai or expanding the carport shed only (no other enclosure exceptions are permitted. Enclosing or converting a carport into a lanai is strictly prohibited without written permission from Community Management via an exterior improvement request form. If approval is granted by Community Management after completion and submission of the request form, such lanai must not be more than fifty (50) percent of the carport's length and must not block the driveway or carport from accommodating two (2) vehicles in accordance with these Community Rules and Regulations. Fencing inside the carport is strictly prohibited. All enclosures must be properly permitted as required by applicable local ordinances.

## **8. IMPROVEMENTS TO BE INSTALLED BY HOME OWNERS**



8.9 Lampposts: Each home in the Community must have a lamppost installed. The type, size, and location of the lamppost must be approved by Community Management in advance. The lamppost must be operational at all times and set to operate between the hours of sunset and sunrise. The lamppost must be kept well-maintained at all times and may be required to be repainted black within thirty (30) days of being notified of same and as directed by Community Management in Management's sole discretion.

8.10 Mailbox: Each home in the Community must have a mailbox installed. The type, size, and location of the mailbox must be approved by Community Management in advance. The mailbox must be kept well-maintained at all times and may be required to be repainted black within thirty (30) days of being notified of same and as directed by Community Management in Management's sole discretion.

## 10. MANUFACTURED HOME SITES

10.12. Signs: One "For Sale" sign, no larger than 12 inches by 18 inches, is allowed in the home window only. No signs are allowed in yards. Violations of this restriction may subject resident to eviction pursuant to section 723.061, Florida Statutes. One "For Sale" sign, no larger than 12 inches by 18 inches, is allowed in the inside front home window only. Homes located on corner lots may place the "For Sale" sign in a side window of the home instead of a front window. Exceptions for an alternative location for placement of the "For Sale" sign will be reviewed by Community Management on a case-by-case basis and will only be allowed upon prior written approval of Management. Information on the sign is limited to stating the Home is for sale, and broker's name and telephone number. The "For Sale" sign must be removed within forty-eight (48) hours of the closing of the sale of the Home. No signs of any other kind, including but not limited to political signs, "No Trespassing" signs, and "Beware of Dog" signs, are allowed on the home, in the windows of the home, or on the lot with the exception of an open house sign as referenced below. Signs of any kind are generally prohibited on golf carts as well as any other vehicles in the Community. Logos affixed to Residents' motor vehicles (not including golf carts) may be permitted on a case-by-case basis; removable temporary or magnetic signs, however, are prohibited. These prohibitions on signs apply to both Residents themselves and to any guests or invitees of Residents, including outside brokers.

10.13. Flags: The maximum number of standard flags permitted on any homesite is a total of two (2). Standard flags may be either mounted to the home or carport by a flag pole, or the Resident may make a request to Community Management for an in-ground flag pole. If the Resident's request is granted, there is a maximum of one (1) in-ground flag pole, not to exceed 20 feet (20'), per lot. Standard flags may be up to but no greater than 3½ feet by 5 feet in size. Flags displayed on a flag pole may contain no more than two (2) flags on a single pole. In addition, a maximum of two (2) small garden flags may be placed in the ground in landscaping beds. All flags must be kept in a well-maintained condition and may not be tattered, ripped, or torn. If Community Management determines, in its sole discretion, that a flag needs to be either replaced or removed, then the Resident will be required to either replace or remove the flag as directed and upon reasonable notice by Community Management. In the interest of fostering an atmosphere of inclusion, only the following flags are permitted: 1) any Community of Nations flag, including official U.S. flags; 2) state or provincial flags; 3) military branches; 4) sports teams; and 5) seasonal or holiday flags. The garden flags will be permitted on each homesite in the designated landscaping areas only as long as they are non-political in nature and as long as they are placed in such a way that does not interfere with lawncare services. Any flag which is determined to be harmful or offensive by Community Management in Management's sole discretion may be ordered to be removed immediately.

10.14. Garage and/or yard sales are prohibited on Residents' lots. Residents may have a one-day estate sale, not to exceed five (5) hours in duration, only upon prior written approval of Community Management; Community Management will make decisions regarding the allowance of estate sales on a case-by-case basis. Garage or yard sales are prohibited throughout the year, with the exception of the Community-wide garage/yard sale, which will be hosted at least once per year, as determined in the sole discretion of Community Management. Residents are allowed to host open houses, only for the purpose of selling their home, subject to the following restrictions: 1) the open house may only take place on either Saturday or Sunday between the hours of 10:00 a.m. and 2:00 p.m.; 2) only one (1) bandit sign advertising the open house, no larger than 18" x 24", is allowed in the front yard only; no other signs of any kind, including but not limited to signs posted on vehicles or golf carts, are allowed. The sign must be promptly removed once the open house is completed; and 3) All "For Sale" signs must adhere to the requirements for same which are set forth in these Rules and Regulations.

[RENUMBER REMAINING]



15. **NOISE**

Conduct which disturbs the peaceful enjoyment of the Community by others such as excessive noise, loud parties and abusive language is not permitted in the Community. Notwithstanding the foregoing, between the hours of 10:00 p.m. and 8:00 a.m., radios, televisions, stereos, musical instruments, or the like shall not be played in a manner so as to be audible outside the manufactured home.

16. **RESIDENT CONDUCT**

Residents and their guests shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other residents, guests, occupants, or invitees, or directed at Community Management or Management's agents, employees, or vendors. This rule against abusive or harassing behavior and intimidation or aggression includes any communications, threats, and/or behavior sent or expressed via email, social media platforms, and any other type of digital platform. If, after evaluation by the Community Owner it is determined that the Resident or guest has engaged in abusive or harassing behavior, either verbal or physical, or has engaged in any form of intimidation or aggression directed at other residents, guests, occupants, or invitees, or directed at Community Management or Management's agents, employees, or vendors, as determined in the discretion of the Community Owner, the Resident or guest shall be found to have endangered the peaceful enjoyment of the Community by its residents, or to have unreasonably disturbed other residents of the Community, or to have committed a breach of the peace. Pursuant to section 723.061(1)(c), Florida Statutes, based on the specific facts of each violation the Resident shall receive either: (1) a 7 day notice of violation in conjunction with which the Resident's rental agreement shall thereafter be terminated and the Resident must vacate the premises within 7 days after the notice to vacate is delivered; or (2) a 7 day notice of right to cure. If the Resident does not comply by the designated date, then a second notice of violation with supporting documentation may be given. If compliance is not obtained by the deadline set forth in the second notice, then a 30-day termination of tenancy notice shall be issued and the Resident will have 30 days to vacate the Community. Based on such a determination that the Resident or guest has engaged in abusive or harassing behavior the Community Owner may evict the home owner or guest subject to section 723.061, Florida Statutes. The Community Owner may terminate the Resident's Lot Rental Agreement and evict the Resident upon the Resident's failure to comply with the Lot Rental Agreement or with the Rules and Regulations, subject to the provisions of section 723.061, Florida Statutes.

[RENUMBER REMAINING]

19 20. **SOLICITING**

All solicitation, commercial or otherwise, is banned with the exception that Community residents have the right to canvass and solicit as allowed pursuant to Section 723.054, Florida Statutes.

21. **DRONES**

For purposes of this rule a drone is a powered, unmanned, aerial vehicle that (1) uses aerodynamic forces to provide vehicle lift; (2) can fly autonomously or be piloted remotely; and (3) is designed to be recoverable, and is also referred to as an "unmanned aerial vehicle" or an "unmanned aircraft system." Residents, and any guests of Residents, shall not be permitted to fly or use a drone within the Community. Community Management reserves the right to operate its drones within the Community on a limited basis. Community Management will notify Residents in advance of any drone usage for marketing purposes.

[RENUMBER REMAINING]

**P1, P2 NEW GUEST REGISTRATION FORM EXHIBIT**

**EXHIBIT E**

**THE HAMPTONS - GUEST REGISTRATION FORM**

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Name \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Name \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Home Address \_\_\_\_\_

City, State, and Zip Code \_\_\_\_\_

Host Community Resident: \_\_\_\_\_

Address: \_\_\_\_\_

Dates of visit to Community \_\_\_\_\_

Children under the age of 12 shall be supervised and shall be accompanied at all times by a resident parent, or legal guardian.

#### Automobile Information

Guest's Vehicle: Make/Model/Yr. \_\_\_\_\_

Tag# & State of Issue \_\_\_\_\_

#### Pet Information

Are you bringing a pet into the Community? Yes/No Type: Dog Cat Other. Please specify: \_\_\_\_\_

Has physician determined that animal is necessary for medical reasons as verified by physician: Yes / No

The undersigned warrants and represents that all statements herein are true.

Guest \_\_\_\_\_ Date \_\_\_\_\_

Guest \_\_\_\_\_ Date \_\_\_\_\_

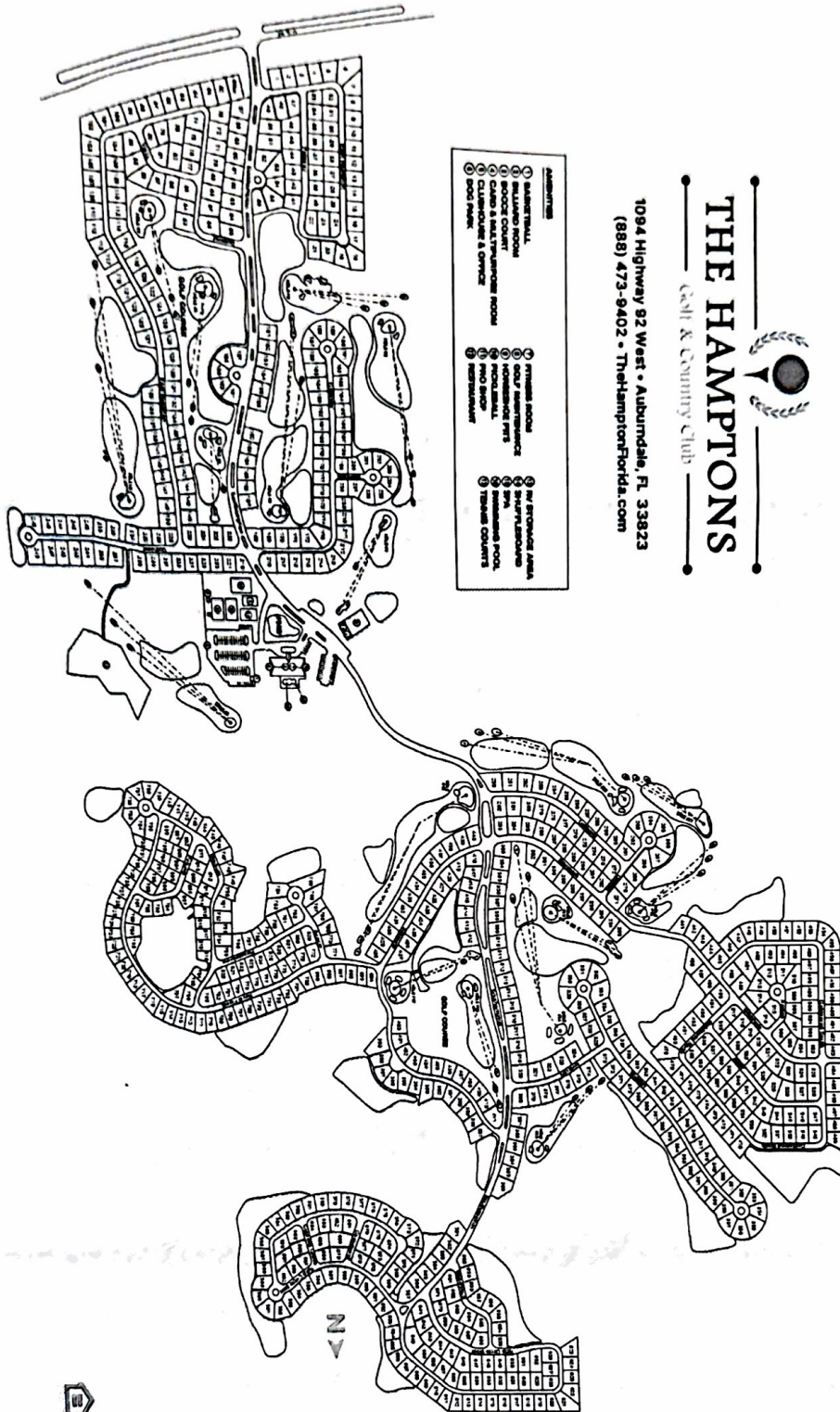
Host Resident \_\_\_\_\_ Date \_\_\_\_\_

[RELETTER REMAINING EXHIBIT WITHIN PROSPECTUS]

#### **P1, P2 SITE PLAN**

*[The existing site plan is being replaced with the new attached site plan, shown on following pages.]*





All home owners in the Community are affected by and are receiving a copy of this notice.