

PLANTATION ESTATES MOBILE HOMEOWNERS, INC.

16265 John Morris Road, Fort Myers, Florida 33908

A Resident Owned, 55 or Older Community

QUESTIONS AND ANSWERS

Q. What is the corporate structure of Plantation Estates? What are the arrangements for management of the park?

A. Plantation Estates Mobile Homeowners, Inc. is a for-profit cooperative corporation. Every member of the cooperative holds an equal share in the cooperative assets. The cooperative owns all the common assets of the community including the land, clubhouse, pool, recreation areas, roads, and water and wastewater systems. That is why we say we are Shareholder Owned. There is no outside owner. We are also a self-managed community. Our Board of Directors is composed of members voted into office by all members at a general election held annually. The Board of Directors is charged with the complete authority to manage the corporation and enforce the rules of the park. We have no paid management company or paid staff of any kind.

Q. When I pay money for an empty lot in Plantation Estates, what am I buying? Will I own the land?

A. If there is no home or dwelling on the lot you pay for, you are buying a perpetual leasehold interest in the lot. This confers your membership in the cooperative and your right to occupy the lot. You will not own the land. If you place a mobile home on the lot, you will personally hold ownership title to the mobile home.

Q. When I pay money for a lot with a home on it, what am I buying? Will I own the land?

A. If there is a dwelling on the lot, you should be clear with your seller whether you are buying the leasehold interest only (membership in the cooperative), the mobile home only (does not confer membership), or both the lease and the mobile home. There is no case in which you own the land.

Q. Who can own a leasehold interest in a lot, or a mobile home, and who can reside in Plantation Estates?

A. We make a great distinction between who can be a legal owner of a lease or a mobile home, who can be an occupant, and who is a guest.

Almost anyone can be a legal owner of a leasehold interest or a mobile home: any single individual of any age, a married couple of any age, a group of individuals of any age and relationship, a legal entity such as a corporation, partnership, trust or non-profit organization. All owners must be approved by the Board of Directors before they can purchase and own a leasehold interest.

To be an occupant, our rules are very different. As a HUD approved “55 or Older Community”, we have age restrictions we must impose for the people who reside here for more

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than 30 days. All occupants must be approved by the Board of Directors. For practical purposes our guidelines are as follows:

- Whenever anyone is in residence for more than 30 days, at least one of them must be 55 or older (does not have to be the owner)
- If there are other occupants who stay more than 30 days, they can be as young as 50 years old (limited to only 10% of our units) but they must occupy the unit with someone who is at least 55 years old

Anyone under the age of 50 is considered to be a guest in the park (even if they are an owner) and may stay for up to 30 days in a calendar year.

Here are some examples of occupant situations that are satisfactory to our By-Laws:

- One or more persons age 55 or older (does not have to be the owner)
- One person age 55 and their spouse or friend age 50 who both stay for the season or the year
- One or more persons age 75 and their child or friend age 50 who all stay for the season or the year
- A person who is 55 or older and whose children and grandchildren come to visit them every year for four weeks during the winter.
- Any person, or any group of persons of any age who stay less than 30 days in a calendar year

Here are some examples of occupant situations that are not satisfactory to our By-Laws:

- The spouse who is 50 comes for the season but the spouse who is 55 does not come
- Any person younger than 50 years old who stays more than 30 days in the calendar year

Of course, hardship exceptions can be made by our Board of Directors on a case-by-case basis, for example in medical emergencies or in the case of handicapped persons.

Q. Can my pet live here with me?

A. Our rules state that you may keep only one small non-aggressive domestic house pet not to exceed 35 pounds at maturity.

Q. What will be expected of me if I am a member in the Plantation Estates cooperative?

A. PE is a Shareholder Owned and self-managed corporation. We have no paid staff positions. Virtually all of our tasks in the park are volunteer positions. Our members and occupants are expected to volunteer for various tasks and responsibilities in the park according to their interest and abilities.

Q. What are my voting rights in the community?

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- A. PE is a cooperative and each member owns a share equal to every other member. There is one membership for every lease. The owner(s) of each membership is entitled to one (1) vote. A membership shall not be devisable in the case of multiple owners. A member who owns multiple leases owns one membership share for each of their leases.
- Q. **What restrictions exist in the cooperative documents on my right to use my lot?**
- A. The mobile homes and lots in our park are for residential use only. They may not be used for any other commercial business.
- Q. **What if I want to be a landlord and rent out my mobile home to others? What restrictions exist in the cooperative documents on the subleasing/rental of my mobile home?**
- A. We impose a two-year waiting period from the date of purchase for new owners who want to use their mobile home as a rental. Refer to Article III of our By-Laws. (Currently this rule is waived until June 2025 when it will be reconsidered by the Board of Directors.) Members can sublease their mobile home only with the written consent of the Board of Directors. Renters must conform to the same age rules as all other occupants and must be approved by the Board of Directors.
- Q. **How much are the assessments to the cooperative for my membership, when is it due and what does it pay for?**
- A. Currently the monthly maintenance assessment is (\$86.00) eighty-six dollars per lot per month, payable to PLANTATION ESTATES. This is due and payable on the first (1) day of each month and becomes delinquent after the fifth (5) day of the month. Dues are established annually at the presentation of the budget and are subject to change annually. At the present time, these monthly dues pay for the following: lawn mowing, on site dumpster, water and wastewater, clerical, property maintenance of the common assets, insurance and legal expenses of the cooperative, and funding for our reserves.
- Q. **Do I have to be a member of any other organization to live in PE?**
- A. There are no other organizations within the PE community that require membership. There is a social club that promotes community spirit through recreational, social and entertainment activities. Membership in the social club is free and is open to all occupants who are interested.
- Q. **Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I required to pay? (monthly or annually)**
- A. Becoming a member entitles the owner, tenant, occupant and guests to the use of all common facilities including the clubhouse, pool and recreational areas at no additional cost or charges.
- Q. **Is the cooperative involved in any court litigation in which it may face liability in excess of one hundred thousand dollars (\$100,000.00)? If so, please identify each case.**

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- A. No, Plantation Estates Mobile Homeowners, Inc. is not involved in any legal litigation. Should a situation occur, all members will be notified immediately by the Board of Directors of the corporation.
- Q. **I am buying a leasehold interest on a lot with no dwelling. What must I do in order to acquire a mobile home to place on my lot?**
- A. Our Architectural & Remediation Committee has standards of appearance, and a checklist of steps you will need in order to place a mobile home on your lot. Consult with the Committee before buying any mobile home, signing any contracts or planning your dwelling. You will need to have your lot surveyed to be sure you can fit your new home on the lot. Plantation Estates will be sure your home has water and sewer utilities, but the electricity connection is currently your responsibility. Contact Karen Ellis at, studio4.ke@gmail.com or Chuck Elwer at, flpeseecretary@gmail.com for Architectural & Remediation questions.
- Q. **What if I want more information about living in Plantation Estates? Who should I contact?**
- A. For more information, visit our website at: www.plantationestatesfortmyers.com or email one of the following Board of Director, Mark Bulmahn markbulmahn4@gmail.com Chuck Elwer, flpeseecretary@gmail.com Karen Ellis, studio4.ke@gmail.com or you may write to us at the address above. We will gladly contact you.

NOTE: The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, the sales contract and all other documents of the corporation.

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