

# OASIS HOME OWNERS' INC.

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1/27/16

## Answers to Frequently Asked Questions

Oasis Mobile Home Park is a 55 plus Resident Owned Community owned by Oasis Home Owner's Inc. and formed as a "for profit" corporation.

Oasis Home Owners' Inc. is owned by the Shareholders of Oasis Mobile Home Park. When you purchase a home here you become a "Shareholder". Meaning that you "own a part of the whole". You do own the mobile home, attachments and the driveway. You have exclusive use of your lot, but you do not own it as real estate. You own a share of the whole park.

The value of the share is now set at nineteen thousand dollars (\$19,000.00).

All prospective residents of Oasis Mobile Home Park must submit to, and pay for the cost of, a criminal and credit background check and be approved by the Board of Directors.

Each shareholder may own only one (1) unit.

Each Shareholder is responsible for a monthly "maintenance fee". This fee includes water, sewer, trash and mowing. It also covers your share of the operational cost of the park. The monthly maintenance fee is currently set at eighty-five dollars (\$85.00). The Board of Directors sets the amount of the maintenance fee and may enact assessments at its sole discretion.

At least one shareholder of a unit must be fifty-five (55) years of age and any second person wishing to reside must be at least forty (40) years of age unless approved by the Board of Directors.

No guest may occupy the unit unless one or more of the shareholders are then in occupancy unless approved by the Board of Directors.

No guest stay may exceed fifteen (15) consecutive days within the thirty (30) days per year allowed without the express written consent of the Board of Directors. No person under the age of eighteen (18) is allowed to stay in the unit for more than the thirty (30) days per year allowed.

A mobile home must be owned for at least one year before it is eligible to be rented out. The year starts on the date that the occupancy agreement is signed. A mobile home may be rented for no more than six (6) months in a twelve (12) month period. All renters must submit to background checks.

The business and affairs of Oasis HOA are directed by a seven (7) member Board of Directors that has been elected by the shareholders. Each year at least two seats on the board become "open". As a shareholder you would have one vote for each open seat and you would be eligible to run as a candidate for the Board of Directors. Likewise, each share may be represented by one vote on all issues pertaining to any shareholder meeting.

The Board of Directors employs a property management company to manage the business and affairs of Oasis Home Owners' Inc. and it serves at the direction of the Board. The current management company is: Ameritech Community Management, 24701 US Highway 19 N. Suite 102 Clearwater, FL, 33763. Their phone number is 727-726-8000. The current property manager is, Marilee Friedman and her extension is 257.

The present amenities of the park include a Club House, Laundry, Shuffleboard Courts, a Horseshoe Pitt and maintenance garage with a golf cart for use by shareholders.

In addition, the park owns eleven (11) cottages and three (3) mobile homes that are employed as long term rentals. These rentals are directly responsible for keeping our maintenance fees the most competitive of any similar park in the bay area.

Dogs are only allowed if proper documentation is submitted qualifying it as a "service" or "comfort" animal and the forms are signed by a doctor. One cat is allowed per unit. All pets must be on a leash when outside the unit and are confined to the owner's lot. Pets may not be walked park wide.

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMERY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE COOPERATIVE DOCUMENTS.**