

**OASIS HOME OWNERS' INC.**

**12766 Seminole Boulevard**

**Largo, FL 33778-2256**

**(727) 581-4288**

**Fax (727) 585-4080**

**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 owner's 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 ninety-five (\$95.00). The Board of Directors sets the amount of the maintenance fee and may enact assessments at its sole discretion.

Revised 02/12/19

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 New rentals must submit to a background check as of March 22, 2016. Previous long- term renters are exempt.

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, 24 US Highway 19 N. Suite 102 Clearwater, FL, 33763. Their phone number is 727-726-8000.

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

In addition, the park owns eleven (11) cottages that are identified as rentals. These rentals are directly responsible for keeping our maintenance fees the most competitive of any similar park in the bay area.

Motorcycles, scooters, boats and two- wheel trailers are allowed under very specific conditions. (See No. 11 and 12 of the rules and Regulations)

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. Two indoor cats are allowed per unit. (All pets must be on no more than a 6 ft leash, when outside the unit and are confined to the owner to the owner's lot.

NOTE: the statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, the sale contract, and the cooperative documents.