

Spanish Lakes

8000 South US 1
Suite 402
Port St. Lucie, FL 34952
(772) 878-3011

Dear Resident:

Welcome to Spanish Lakes Riverfront!

In accordance with the requirements of Florida Statutes, Chapter 723, we have prepared for you the accompanying Prospectus.

Please acknowledge receipt of this packet of documents by signing below.

Sincerely,

Joel F. Wynne
President

JFW/mm
Encl.

I have received a Prospectus for Spanish Lakes, _____
Address

Date: _____

SPANISH LAKES RIVERFRONT PROSPECTUS
#PRMZ001206-P11393
APPROVED 2002

SPANISH LAKES RIVERFRONT

Name of Community

1. THIS PROSPECTUS CONTAINS VERY IMPORTANT INFORMATION REGARDING YOUR LEGAL RIGHTS AND YOUR FINANCIAL OBLIGATIONS IN LEASING A MOBILE HOME LOT. MAKE SURE THAT YOU READ THE ENTIRE DOCUMENT AND SEEK LEGAL ADVICE IF YOU HAVE ANY QUESTIONS REGARDING THE INFORMATION SET FORTH IN THIS DOCUMENT.
2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.
3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.
4. UPON DELIVERY OF THE PROSPECTUS TO A PROSPECTIVE LESSEE, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF 15 DAYS.

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PROSPECTUS
OF
SPANISH LAKES RIVERFRONT

SECTION I

The name of the mobile home park is

SPANISH LAKES RIVERFRONT

SECTION II

The location of the mobile home park is

SPANISH LAKES RIVERFRONT
7901 SOUTH U.S. 1
Port St. Lucie, Florida 34952

SECTION III

The office and Post Office address of the person authorized to receive notices and demands on the park owner's behalf shall be:

SPANISH LAKES COMMUNITIES
8200 South U.S. #1
Port St. Lucie, Florida 34952

The name of said person is Saul Fishler

SECTION IV

PARK DESCRIPTION

a. The mobile home park is located on the following described property: a Tract of land being a portion of Section 27, Township 36 South, Range 40 East, St. Lucie County, Florida, and lying East of the North Fork of the St. Lucie River.

b. Size: The mobile home park encompasses approximately 150 + or - acres.

c. Lot description:

1) The mobile home park has 621 mobile home spaces. The location of each lot is shown in Exhibit A. The approximate dimensions of each lot are shown in the text, Section IV, pages 7 through 19.

2) A spacing of 15 feet is maintained between mobile homes, with a rear set back of 15 feet and a front set back of 25 feet from the edge of the pavement.

The setback and separation requirements quoted and referenced above of the various governing agencies having jurisdiction in these matters may overlap or be inconsistent with one another. In addition, governmental rules or regulations are subject to amendment or repeal. No representation is made as to the interpretation of the setback and separation requirements set out above, nor as to the continuing applicability of such requirements after the delivery date. "Delivery date" as used herein is the date upon which the prospectus is delivered to the tenant. Prospective tenants of the park are advised to inquire with the above-referenced authorities with respect to these matters.

Please note that the above quoted and referenced requirements concern only the setback and separation requirements applicable to the park on the delivery date of this prospectus, and that any one or more such requirements may be subsequently modified or repealed. No continuing obligation is undertaken by the park owner to advise any park resident or tenant of any subsequent modification, future adoption of additional requirements by any other governmental body, or future repeal of these provisions.

The requirements stated above may not be applicable to the park, in whole or in part due to the placement of homes in the park prior to the enactment of those requirements, vested rights established under earlier ordinances, statutes or laws; or due to subsequent judicial decisions interpreting these or other laws. The prospective tenant is advised to obtain further information regarding installation of mobile homes in the park from the appropriate permitting authority.

3) 621 lots will equally share in the use of all recreational facilities located within the park. All improvements serving these 621 lots are installed and complete.

APPROXIMATE DIMENSIONS OF EACH LOT

DIMENSIONS REPRESENTED HERE ARE APPROXIMATE. DIMENSIONS OF LOTS WHICH DO NOT HAVE A RECTANGULAR SHAPE WERE ARRIVED AT BY USING AVERAGE WIDTHS AND DEPTHS. THESE LOTS ARE DENOTED BY AN "*".

Street Name	Street Number	Apprx Size W x L
Alcala	1	64 x 103
Alcala	2	64 x 103
Alcala	3	39 x 103
Alcala	4	39 x 103
Alcala	5	40 x 103
Alcala	6	40 x 103
Alcala	7	51 x 103
Alcala	8	51 x 103
Alcala	9	57 x 82*
Alcala	10	57 x 82*
Alcala	11	65 x 70
Alcala	12	65 x 70
Alcala	14	48 x 103
Alcala	15	48 x 103
Arboles	1	64 x 103
Arboles	2	64 x 103
Arboles	3	39 x 103
Arboles	4	39 x 103
Arboles	5	40 x 103
Arboles	6	40 x 103
Arboles	7	51 x 103
Arboles	8	51 x 103
Arboles	9	57 x 82*
Arboles	10	57 x 82*
Arboles	11	65 x 70
Arboles	12	65 x 70
Arboles	14	48 x 103
Arboles	15	48 x 103
Brisa	1	64 x 103
Brisa	2	64 x 103
Brisa	3	39 x 103
Brisa	4	39 x 103
Brisa	5	40 x 103
Brisa	6	40 x 103
Brisa	7	51 x 103
Brisa	8	51 x 103
Brisa	9	57 x 82*
Brisa	10	57 x 82*
Brisa	11	62 x 100*
Brisa	12	65 x 70
Brisa	14	48 x 103
Brisa	2	54 x 98
Camino Del Rio	4	51 x 98
Camino Del Rio	6	51 x 98
Camino Del Rio	8	51 x 98
Camino Del Rio	10	51 x 98
Camino Del Rio	11	45 x 95
Camino Del Rio	12	51 x 98
Caamino Del Rio	14	51 x 98
Camino Del Rio	15	41 x 95
Camino Del Rio	16	42 x 98

DIMENSIONS REPRESENTED HERE ARE APPROXIMATE. DIMENSIONS OF LOTS WHICH DO NOT HAVE A RECTANGULAR SHAPE WERE ARRIVED AT BY USING AVERAGE WIDTHS AND DEPTHS. THESE LOTS ARE DENOTED BY AN "*".

Street Name	Street Number	Approx Size	
		W	L
Camino Del Rio	17	41	95
Camino Del Rio	18	42	98
Camino Del Rio	19	41	95
Camino Del Rio	20	125	93 x 155*
Camino Del Rio	21	41	95
Camino Del Rio	23	63	103
Camino Del Rio	25	64	120
Camino Del Rio	27	57	103
Camino Del Rio	29	55	106
Camino Del Rio	31	69	105
Camino Del Rio	32	80	106
Camino Del Rio	33	51	99
Camino Del Rio	34	40	103
Camino Del Rio	35	51	99
Camino Del Rio	36	51	103
Camino Del Rio	37	51	99
Camino Del Rio	38	40	103
Camino Del Rio	39	51	99
Camino Del Rio	40	51	103
Camino Del Rio	41	51	99
Camino Del Rio	42	51	103
Camino Del Rio	43	51	99
Camino Del Rio	44	51	103
Camino Del Rio	45	51	99
Camino Del Rio	46	51	103
Camino Del Rio	47	51	99
Camino Del Rio	48	40	103
Camino Del Rio	49	51	99
Camino Del Rio	50	40	103
Camino Del Rio	51	51	99
Camino Del Rio	52	54	103
Camino Del Rio	53	51	99
Camino Del Rio	55	51	99
Camino Del Rio	57	51	99
Camino Del Rio	59	51	99
Camino Del Rio	61	51	99
Camino Del Rio	62	42	103
Camino Del Rio	63	44	99
Camino Del Rio	64	42	103
Camino Del Rio	65	44	99
Camino Del Rio	66	42	103
Camino Del Rio	67	43	100
Camino Del Rio	68	50	106
Camino Del Rio	69	43	105
Camino Del Rio	70	55	113
Camino Del Rio	71	49	118
Camino Del Rio	72	61	112
Camino Del Rio	73	72	158*
Camino Del Rio	75	65	100*
Camino Del Rio	77	59	100
Camino Del Rio	79	59	100

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Street Name	Street Number	Approx Size W x L
Camino Del Rio	81	53 x 100*
Camino Del Rio	83	51 x 100
Camino Del Rio	85	51 x 100
Camino Del Rio	87	51 x 100
Camino Del Rio	89	51 x 100
Camino Del Rio	91	51 x 100
Camino Del Rio	93	51 x 100
Camino Del Rio	95	51 x 100
Camino Del Rio	96	51 x 103
Camino Del Rio	97	51 x 100
Camino Del Rio	98	51 x 103
Camino Del Rio	99	51 x 100
Camino Del Rio	100	51 x 103
Camino Del Rio	101	42 x 100
Camino Del Rio	102	51 x 103
Camino Del Rio	103	42 x 100
Camino Del Rio	104	51 x 103
Camino Del Rio	105	42 x 100
Camino Del Rio	106	51 x 103
Camino Del Rio	107	42 x 100
Camino Del Rio	108	52 x 103
Camino Del Rio	109	44 x 100
Camino Del Rio	110	55 x 107*
Camino Del Rio	111	52 x 100
Camino Del Rio	112	76 x 103
Camino Del Rio	113	52 x 100
Camino Del Rio	114	53 x 103
Camino Del Rio	115	52 x 100
Camino Del Rio	116	53 x 103
Camino Del Rio	117	52 x 100
Camino Del Rio	118	53 x 103
Camino Del Rio	119	52 x 100
Camino Del Rio	121	52 x 100
Camino Del Rio	123	52 x 100
Camino Del Rio	125	43 x 100
Camino Del Rio	127	43 x 100
Camino Del Rio	129	43 x 100
Camino Del Rio	131	52 x 100
Camino Del Rio	133	52 x 100
Camino Del Rio	135	52 x 100
Camino Del Rio	137	52 x 100
Camino Del Rio	139	52 x 100
Camino Del Rio	141	52 x 100
Camino Del Rio	143	52 x 100
Camino Del Rio	144	55 x 106
Camino Del Rio	145	53 x 100
Camino Del Rio	146	55 x 117*
Camino Del Rio	147	53 x 100
Camino Del Rio	148	40 x 100
Camino Del Rio	149	43 x 100
Camino Del Rio	150	40 x 100

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Street Name	Street Number	Appx Size
		W x L
Camino Del Rio	151	45 x 100
Camino Del Rio	152	45 x 100
Camino Del Rio	153	44 x 100
Camino Del Rio	154	61 x 100
Camino Del Rio	155	83 x 100
Camino Del Rio	156	62 x 122*
Camino Del Rio	158	65 x 105*
Camino Del Rio	159	56 x 85*
Camino Del Rio	160	40 x 102
Camino Del Rio	161	51 x 99
Camino Del Rio	162	51 x 102
Camino Del Rio	163	51 x 100
Camino Del Rio	164	51 x 102
Camino Del Rio	165	51 x 100
Camino Del Rio	166	51 x 102
Camino Del Rio	167	51 x 100
Camino Del Rio	168	51 x 102
Camino Del Rio	169	42 x 100
Camino Del Rio	170	51 x 102
Camino Del Rio	171	42 x 100
Camino Del Rio	172	40 x 102
Camino Del Rio	173	42 x 100
Camino Del Rio	174	40 x 100
Camino Del Rio	175	57 x 100
Camino Del Rio	176	93 x 96 x 135*
Camino Del Rio	177	80 x 100*
Camino Del Rio	178	51 x 99
Camino Del Rio	179	50 x 100
Camino Del Rio	180	51 x 99
Camino Del Rio	181	50 x 100
Camino Del Rio	182	93 x 96 x 135*
Camino Del Rio	183	50 x 100
Camino Del Rio	185	45 x 100
Camino Del Rio	187	56 x 102*
Camino Del Rio	189	73 x 80*
Camino Del Rio	191	61 x 100*
Camino Del Rio	193	51 x 81*
Camino Del Rio	195	58 x 98*
Camino Del Rio	197	58 x 100*
Camino Del Rio	199	58 x 97*
Camino Del Rio	201	51 x 100
Camino Del Rio	203	51 x 100
Camino Del Rio	205	51 x 100
Camino Del Rio	207	51 x 100
Camino Del Rio	208	52 x 111*
Camino Del Rio	209	51 x 100
Camino Del Rio	210	70 x 116*
Camino Del Rio	211	51 x 100
Camino Del Rio	213	51 x 98
Camino Del Rio	215	76 x 75*
Camino Del Rio	217	70 x 120*

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Street Name	Street Number	Approx Size W x L
Camino Del Rio	218	85 x 118*
Camino Del Rio	219	65 x 122*
Camino Del Rio	221	56 x 104
Camino Del Rio	223	51 x 100
Camino Del Rio	225	51 x 100
Camino Del Rio	227	51 x 100
Camino Del Rio	229	51 x 100
Camino Del Rio	231	51 x 100
Camino Del Rio	233	51 x 100
Camino Del Rio	235	51 x 100
Camino Del Rio	237	51 x 100
Camino Del Rio	239	51 x 100
Camino Del Rio	241	51 x 100
Camino Del Rio	242	51 x 80*
Camino Del Rio	243	50 x 95*
Camino Del Rio	244	51 x 90*
Camino Del Rio	245	45 x 100*
Camino Del Rio	246	51 x 98
Camino Del Rio	247	47 x 110*
Camino Del Rio	248	51 x 98
Camino Del Rio	249	55 x 135*
Camino Del Rio	250	51 x 98
Camino Del Rio	252	51 x 98
Camino Del Rio	254	51 x 98
Camino Del Rio	256	51 x 98
Camino Del Rio	258	51 x 98
Camino Del Rio	260	51 x 98
Camino Del Rio	262	41 x 98
Camino Del Rio	264	42 x 98
Camino Del Rio	266	42 x 98
Camino Del Rio	268	51 x 98
Camino Del Rio	270	51 x 98
Camino Del Rio	272	54 x 98
Castilla	1	53 x 103
Castilla	2	53 x 103
Castilla	3	51 x 85
Castilla	4	51 x 85
Castilla	5	60 x 80*
Castilla	6	57 x 82*
Castilla	7	72 x 103*
Castilla	8	75 x 50*
Cozumel	2	56 x 121*
Cozumel	4	50 x 103*
Cozumel	6	42 x 103
Cozumel	8	42 x 103
Cozumel	10	57 x 105
Cozumel	11	82 x 100*
Cozumel	12	60 x 107*
Cozumel	14	40 x 104
Cozumel	15	51 x 90
Cozumel	16	51 x 90

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Street Name	Street Number	Aprx Size	
		W	L
Cozumel	17	57	82*
Cozumel	18	57	82*
Cozumel	19	65	70
Cozumel	20	65	70
Cozumel	21	48	103
Cozumel	22	48	103
Don Quixote Court	1	75	113
Don Quixote Court	2	75	103
Don Quixote Court	3	40	113
Don Quixote Court	4	40	103
Don Quixote Court	5	51	101
Don Quixote Court	6	51	85
Don Quixote Court	7	103	90 x 170*
Don Quixote Court	8	57	82*
Don Quixote Court	10	65	70
Don Quixote Court	12	48	103
Don Quixote Lane	1	67	109
Don Quixote Lane	2	55	103
Don Quixote Lane	3	42	103
Don Quixote Lane	4	42	103
Don Quixote Lane	5	54	103
Don Quixote Lane	6	57	102
Don Quixote Lane	7	51	102
Don Quixote Lane	8	51	100
Don Quixote Lane	9	51	100*
Don Quixote Lane	10	59	79*
Don Quixote Lane	11	57	82*
Don Quixote Lane	12	92	80*
Don Quixote Lane	14	48	103*
Don Quixote Lane	15	67	84
Don Quixote Lane	17	48	103*
El Portal	1	94	119*
El Portal	2	79	101
El Portal	3	51	103
El Portal	4	51	103
El Portal	5	51	103
El Portal	6	51	103
El Portal	7	51	103
El Portal	8	51	90
El Portal	9	51	90
El Portal	10	57	82*
El Portal	11	57	82*
El Portal	12	65	70
El Portal	14	48	103
El Portal	15	65	70
El Portal	17	48	103
Elena	1	80	95*
Elena	2	62	80*
Elena	3	88	102*
Elena	4	70	80*
Elena	5	48	110*

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Street Name	Street Number	Approx Size	
		W	L
Elena	6	48	110*
Florencia	1	79	104
Florencia	2	89	109*
Florencia	3	51	87*
Florencia	4	57	82*
Florencia	5	57	82*
Florencia	6	65	70
Florencia	7	65	70
Florencia	8	48	103
Florencia	9	48	103
Flores	1	42	103
Flores	3	47	103
Flores	5	48	103
Flores	7	48	103
Flores	9	48	103
Flores	11	48	103
Flores	14	82	108*
Flores	15	52	103
Flores	16	42	116
Flores	17	42	103
Flores	18	42	116
Flores	19	51	103
Flores	20	51	116
Flores	21	51	103
Flores	22	43	110
Flores	23	51	103
Flores	24	104	120 x 95*
Flores	25	55	107*
Flores	27	77	139*
Galeria	2	75	103*
Galeria	4	42	103
Galeria	6	42	103
Galeria	8	42	103
Galeria	10	51	90*
Galeria	12	62	93*
Galeria	14	62	105*
Galeria	16	80	117*
Galeria	17	75	103*
Galeria	18	51	103
Galeria	19	40	103
Galeria	20	51	103
Galeria	21	41	103
Galeria	22	51	103
Galeria	23	51	103
Galeria	24	51	103
Galeria	25	40	103
Galeria	26	51	103
Galeria	27	51	103
Galeria	28	51	103
Galeria	29	51	103
Galeria	30	51	103

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Street Name	Street Number	Apprx Size
		W x L
Galeria	31	51 x 103
Galeria	32	51 x 103
Galeria	33	51 x 103
Galeria	34	51 x 103
Galeria	35	40 x 103
Galeria	36	40 x 103
Galeria	37	40 x 103
Galeria	38	40 x 103
Galeria	39	54 x 103
Galeria	40	62 x 103
Galeria	42	65 x 103
Galeria	44	65 x 103
Galeria	46	40 x 103
Galeria	48	51 x 103
Galeria	50	65 x 103
Galicia	1	80 x 110*
Galicia	2	62 x 90
Galicia	3	65 x 70
Galicia	4	57 x 82*
Galicia	5	48 x 103
Galicia	6	65 x 70
Galicia	8	48 x 103
Juan Carlos	1	73 x 95
Juan Carlos	3	52 x 102
Juan Carlos	5	51 x 91*
Juan Carlos	6	62 x 104
Juan Carlos	7	57 x 82*
Juan Carlos	8	51 x 91*
Juan Carlos	9	65 x 70
Juan Carlos	10	57 x 82*
Juan Carlos	11	48 x 103*
Juan Carlos	12	65 x 70
Juan Carlos	14	48 x 103*
La Paloma	1	53 x 103
La Paloma	2	53 x 103
La Paloma	3	51 x 91*
La Paloma	4	51 x 91*
La Paloma	5	57 x 82*
La Paloma	6	57 x 82*
La Paloma	7	65 x 70
La Paloma	8	65 x 70
La Paloma	9	48 x 103*
La Paloma	10	48 x 103*
Los Lagos	2	51 x 100
Los Lagos	4	51 x 100
Los Lagos	6	51 x 100
Los Lagos	7	71 x 103*
Los Lagos	8	95 x 114 x 150*
Los Lagos	9	58 x 103
Los Lagos	11	58 x 103
Los Lagos	15	58 x 103

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Street Name	Street Number	Approx Size
		W x L
Los Lagos	17	48 x 103
Los Lagos	19	64 x 104*
Los Lagos	21	51 x 100
Los Lagos	22	42 x 105*
Los Lagos	23	51 x 100
Los Lagos	24	42 x 100
Los Lagos	25	51 x 100
Los Lagos	26	42 x 100
Los Lagos	27	51 x 100
Los Lagos	28	42 x 100
Los Lagos	29	51 x 100
Los Lagos	30	55 x 100
Los Lagos	31	51 x 100
Los Lagos	32	42 x 100
Los Lagos	33	51 x 92
Los Lagos	34	42 x 100
Los Lagos	35	92 x 104 x 135*
Los Lagos	36	42 x 100
Los Lagos	37	42 x 100
Los Lagos	38	54 x 100
Los Lagos	39	51 x 100
Los Lagos	41	66 x 113*
Nuestra Calle	1	82 x 105*
Nuestra Calle	2	70 x 99*
Nuestra Calle	3	58 x 125
Nuestra Calle	4	51 x 103
Nuestra Calle	5	58 x 106
Nuestra Calle	6	40 x 103
Nuestra Calle	7	51 x 103
Nuestra Calle	8	51 x 91*
Nuestra Calle	9	40 x 103
Nuestra Calle	10	57 x 82*
Nuestra Calle	11	51 x 91*
Nuestra Calle	12	65 x 75*
Nuestra Calle	14	48 x 103*
Nuestra Calle	15	57 x 82*
Nuestra Calle	17	65 x 75*
Nuestra Calle	19	48 x 103*
Placido	1	77 x 103*
Placido	2	64 x 103
Placido	3	40 x 103
Placido	4	40 x 103
Placido	5	51 x 91*
Placido	6	51 x 91*
Placido	7	57 x 82*
Placido	8	57 x 82*
Placido	9	65 x 70
Placido	10	65 x 70
Placido	11	48 x 103*
Placido	12	48 x 103*
Quintana Roo Court	1	64 x 103

DIMENSIONS REPRESENTED HERE ARE APPROXIMATE. DIMENSIONS OF LOTS WHICH DO NOT HAVE A RECTANGULAR SHAPE WERE ARRIVED AT BY USING AVERAGE WIDTHS AND DEPTHS. THESE LOTS ARE DENOTED BY AN "*".

Street Name	Street Number	Appx Size W x L
Quintana Roo Court	2	64 x 103
Quintana Roo Court	3	51 x 91*
Quintana Roo Court	4	51 x 91*
Quintana Roo Court	5	57 x 82*
Quintana Roo Court	6	57 x 82*
Quintana Roo Court	7	54 x 103*
Quintana Roo Court	8	65 x 70
Quintana Roo Court	10	48 x 103*
Quintana Roo Lane	1	67 x 103*
Quintana Roo Lane	2	62 x 100*
Quintana Roo Lane	3	42 x 103
Quintana Roo Lane	4	63 x 135*
Quintana Roo Lane	5	50 x 106*
Quintana Roo Lane	7	53 x 106*
Quintana Roo Lane	9	51 x 103
Quintana Roo Lane	11	42 x 103
Quintana Roo Lane	15	42 x 103
Quintana Roo Lane	17	42 x 103
Quintana Roo Lane	19	42 x 103
Quintana Roo Lane	21	40 x 103
Quintana Roo Lane	22	45 x 103
Quintana Roo Lane	23	51 x 91*
Quintana Roo Lane	24	51 x 91*
Quintana Roo Lane	25	57 x 82*
Quintana Roo Lane	26	57 x 82*
Quintana Roo Lane	27	65 x 70
Quintana Roo Lane	28	48 x 103*
Quintana Roo Lane	29	48 x 103*
San Pablo	1	56 x 103
San Pablo	2	53 x 88*
San Pablo	3	45 x 103*
San Pablo	5	66 x 103*
San Pablo	7	63 x 103*
San Pablo	8	42 x 103
San Pablo	9	51 x 103
San Pablo	10	51 x 103
San Pablo	11	51 x 103
San Pablo	14	42 x 103
San Pablo	15	42 x 103
San Pablo	16	40 x 103
San Pablo	17	40 x 103
San Pablo	18	51 x 91
San Pablo	19	51 x 91
San Pablo	20	57 x 82
San Pablo	21	57 x 82
San Pablo	22	65 x 70
San Pablo	23	65 x 70
San Pablo	24	48 x 103
San Pablo	25	48 x 103
Santa Cruz	1	71 x 89*
Santa Cruz	2	51 x 116*

DIMENSIONS REPRESENTED HERE ARE APPROXIMATE. DIMENSIONS OF LOTS WHICH DO NOT HAVE A RECTANGULAR SHAPE WERE ARRIVED AT BY USING AVERAGE WIDTHS AND DEPTHS. THESE LOTS ARE DENOTED BY AN "*".

Street Name	Street Number	Apprx Size
		W x L
Santa Cruz	3	51 x 103
Santa Cruz	4	51 x 104
Santa Cruz	5	45 x 103
Santa Cruz	6	51 x 103
Santa Cruz	7	51 x 91
Santa Cruz	8	51 x 103
Santa Cruz	9	57 x 82
Santa Cruz	10	51 x 103
Santa Cruz	11	52 x 105
Santa Cruz	12	51 x 103
Santa Cruz	14	51 x 103
Santa Cruz	15	51 x 103
Santa Cruz	16	40 x 103
Santa Cruz	18	51 x 91
Santa Cruz	20	57 x 82
Santa Cruz	22	52 x 105
Santa Cruz	24	51 x 103
Santa Fe	1	52 x 85
Santa Fe	2	52 x 85
Santa Fe	3	51 x 91
Santa Fe	4	51 x 91
Santa Fe	5	57 x 82*
Santa Fe	6	57 x 82*
Santa Fe	7	75 x 85*
Santa Fe	8	65 x 65*
Santa Fe	9	48 x 113*
Santa Fe	10	48 x 113*
Santa Maria Court	1	64 x 103
Santa Maria Court	3	51 x 103
Santa Maria Court	5	51 x 103
Santa Maria Court	7	51 x 103
Santa Maria Court	8	51 x 103
Santa Maria Court	9	51 x 103
Santa Maria Court	10	51 x 103
Santa Maria Court	11	51 x 91
Santa Maria Court	12	51 x 91
Santa Maria Court	14	57 x 82*
Santa Maria Court	15	57 x 82*
Santa Maria Court	16	65 x 70
Santa Maria Court	17	65 x 70
Santa Maria Court	18	48 x 103*
Santa Maria Court	19	48 x 103*
Santa Maria Way	1	66 x 105
Santa Maria Way	3	47 x 103
Santa Maria Way	5	42 x 103
Santa Maria Way	7	46 x 103
Santa Maria Way	9	49 x 103
Santa Maria Way	11	49 x 103
Santa Maria Way	15	55 x 103
Santa Maria Way	17	51 x 103
Santa Maria Way	19	51 x 103

DIMENSIONS REPRESENTED HERE ARE APPROXIMATE. DIMENSIONS OF LOTS WHICH DO NOT HAVE A RECTANGULAR SHAPE WERE ARRIVED AT BY USING AVERAGE WIDTHS AND DEPTHS. THESE LOTS ARE DENOTED BY AN "*".

Street Name	Street Number	Approx Size W x L
Santa Maria Way	20	65 x 95
Santa Maria Way	21	51 x 102
Santa Maria Way	22	60 x 82
Santa Maria Way	23	60 x 113
Santa Maria Way	24	55 x 103
Santa Maria Way	25	51 x 140
Tikal	1	64 x 103
Tikal	2	64 x 103
Tikal	3	40 x 103
Tikal	4	40 x 103
Tikal	5	51 x 91*
Tikal	6	51 x 91*
Tikal	7	57 x 82*
Tikal	8	57 x 82*
Tikal	9	65 x 70
Tikal	10	65 x 70
Tikal	11	48 x 103*
Tikal	12	48 x 103*
Universidad	1	64 x 103
Universidad	2	56 x 103*
Universidad	3	40 x 103
Universidad	4	40 x 103
Universidad	5	51 x 91*
Universidad	6	51 x 91*
Universidad	7	57 x 82*
Universidad	8	57 x 82*
Universidad	9	65 x 70
Universidad	10	65 x 70
Universidad	11	48 x 103*
Universidad	12	48 x 103*
Violeta	1	70 x 100*
Violeta	2	65 x 103
Violeta	3	51 x 91*
Violeta	4	51 x 91*
Violeta	5	57 x 82*
Violeta	6	57 x 82*
Violeta	7	65 x 70
Violeta	8	65 x 70
Violeta	9	48 x 103*
Violeta	10	48 x 103*
Yolanda	1	56 x 103*
Yolanda	2	64 x 103
Yolanda	3	40 x 103
Yolanda	4	40 x 103
Yolanda	5	51 x 103
Yolanda	6	51 x 103
Yolanda	7	51 x 103
Yolanda	8	51 x 103
Yolanda	9	40 x 103
Yolanda	10	40 x 103
Yolanda	11	40 x 103

DIMENSIONS REPRESENTED HERE ARE APPROXIMATE. DIMENSIONS OF LOTS WHICH DO NOT HAVE A RECTANGULAR SHAPE WERE ARRIVED AT BY USING AVERAGE WIDTHS AND DEPTHS. THESE LOTS ARE DENOTED BY AN "*".

<u>Street Name</u>	<u>Street Number</u>	<u>Appx Size</u> <u>W x L</u>
Yolanda	12	40 x 103
Yolanda	14	40 x 103
Yolanda	15	40 x 103
Yolanda	16	51 x 91*
Yolanda	17	51 x 91*
Yolanda	18	48 x 103*
Yolanda	19	57 x 82*
Yolanda	21	65 x 70
Yolanda	23	48 x 103*

SECTION V

RECREATIONAL FACILITIES:

A. GENERAL DESCRIPTION

The recreational facilities consist of a clubhouse complex, golf course,* and boat ramp. These facilities shall be available for the use of all residents in accordance with the terms and conditions of the "Policies and Regulations", a copy of which is heretofore attached and marked as Exhibit "B"

1. CLUBHOUSE COMPLEX: The clubhouse consists of the following facilities:

- a. Main recreation building:

The main recreation building is located at 157 Camino Del Rio. This location is central to the park, so as to provide easy access to all residents. Its intended purpose is to provide a comprehensive recreational facility in an atmosphere conducive for the conduct of a multitude of social events. The approximate area of the main structure is 15,800 sq.ft. Table VA1a describes the physical characteristics and usage of the complex.

TABLE VA1a

<u>Room Name</u>	<u>Room Function</u>	<u>Sq.Ft. Size</u>	<u>Approx. Capacity</u>	<u>Personal Property Available</u>
Auditorium	Multi-function events	3900	400 (240 sit down)	Tables, Chairs, sound system, stage
Vestibule/Desk	Greeting Area - recreation staff facility	1245	n/a	n/a
Fireside Lounge	TV and party entertainment area	620	75	Fireplace, TV, sofa, chairs

* (Not located on site)

Room Name	Room Function	Sq.Ft. Size	Approx. Capacity	Personal Property Available
Billiard/Card Room	Billiards, Chess cards, etc.	2780	150	Four Billiard tables, twenty-four card tables
Arts & Crafts Room	Arts & Crafts	860	50	Kiln, tables, chairs
Class Room	Instructional Services	460	40	Tables, chairs, blackboard
Woodworking	Woodworking crafts	265	n/a	Power wood working tools
Laundry	Washer & dryer facilities	340	n/a	Washing machines, dryers
Sauna Room	Sauna	75	n/a	Benches
Kitchen	Food Services	280	n/a	Food Preparation appliances
Rest Rooms	Four rest rooms	720	n/a	Toilet/Lavatory facilities
Covered Arcade	Walkways & shaded patios	3500	n/a	n/a

b. Swimming pools:

1. Main Pool: Located adjacent to the main recreation building, the 30' x 60' heated pool has a depth ranging from 3 feet to 6 feet and is surrounded by a 7000 sq. ft. deck. This pool has the capacity for 38 people.

2. Whirlpool: An 8' X 10' whirlpool is located adjacent to the Main Pool. The whirlpool is "not heated". This pool has the capacity for 4 people.

c. Shuffleboard courts:

Ten (10) lighted shuffleboard courts are included in this complex.

d. Tennis court:

One unlighted tennis court is located adjacent to the shuffleboard courts.

e. Bocci Courts:

Two lighted bocci courts are located on the west side of the lake that is adjacent to the Clubhouse parking lot.

2. GOLF COURSE

A Par 3, nine hole golf course located at Spanish Lakes Golf Village winds its way through that sister park. Use of this facility is in accordance with the Policies and Regulations as shown in Exhibit "B", and is a shared facility between Spanish Lakes Riverfront and Spanish Lakes Golf Village. The driving distance from Spanish Lakes Riverfront to the Spanish Lakes Golf Village golf course is approximately 3 miles.

3. Lakes:

The park consists of 4 lakes, comprising approximately 9.9 acres. They are a source of recreation as it relates to fishing (lakes are stocked), and boating. However, boats powered by internal combustion engines are not permitted.

4. Boat Ramp:

Spanish Lakes Riverfront is located along the St. Lucie River. A boat ramp and parking lot have been provided for the launching of boats. This boat ramp is a shared facility between Spanish Lakes Riverfront and Spanish Lakes Golf Village.

B. HOURS OF OPERATION *

<u>Facility</u>	<u>Opening Hours</u>	<u>Closing Hours</u>	<u>Days</u>
Main Clubhouse	8 A.M.	11 P.M.	7 per wk.
Swimming Pool	8 A.M.	Sunset	7 per wk.
Shuffleboard Courts	Sunrise	11 P.M.	7 per wk.
Tennis Court	Sunrise	Sunset	7 per wk.
Bocci Courts	Sunrise	11 P.M.	7 per wk.
Golf Course (located at Spanish Lakes Golf Village)	Sunrise	Sunset	4+Holidays
Boat Ramp	Sunrise	Sunset	7 per wk.

* Facilities may not always be available at these times as a result of scheduled or emergency maintenance!

SECTION VI

MANAGEMENT AND PARK MAINTENANCE:

Management and maintenance of the park will be provided by park employees. They will be under the supervision of a Communities Manager.

It shall be the responsibility of management to maintain all common areas, recreational facilities, roads and drainage areas. Management shall maintain an adequate staff to perform these functions. Management shall also employ a recreation staff, whose purpose it shall be to conduct and coordinate the activities of the recreation complex and golf course in such a manner so as to foster the usage of these facilities by all residents. The costs related to the park management and maintenance are included in the monthly lot rental.

SECTION VII

MOBILE HOME OWNER OBLIGATIONS:

- A. The mobile home owner shall at all times:
1. Comply with all obligations imposed on mobile home owners by applicable provisions of building, housing, and health codes.
 2. Maintain his premises and lot in a neat, clean and sanitary fashion conducive to a healthy and esthetically pleasing environment. The homeowner is responsible for the maintenance of their own water lines, sewer lines, electric lines, load center, main circuit breaker and landscaping located on his/her lot. However, the mobile home park owner shall be responsible for lawn mowing (annual max. - 21 cuts).
 3. Comply with the Spanish Lakes Riverfront Policies and Regulations as set forth in Exhibit "B", and:
 - a. require other persons on the premises, with the mobile home owner's consent, to comply therewith.
 - b. conduct themselves in a manner that does not unreasonably disturb other residents of the park or constitute a breach of the peace.
- B. Each mobile home shall:
1. be no less than a nominal 24 feet wide.
 2. have an aluminum carport roof with a minimum length of 22 feet.
 3. be erected in accordance with Florida State requirements as they relate to
 - a. foundations and tie downs
 - b. plumbing—both water and wastewater
 - c. electrical

4. have a continuous foundation enclosure, i.e., skirting around the entire perimeter of said mobile home

5. have a concrete driveway sufficient to accommodate a minimum of two automobiles..

6. have a seeded and/or sodded lot with a minimum of two trees.

C. No tenancy in existence on June 4, 1984, nor any assumption of those tenancies in existence, shall be required to install any permanent improvements.

SECTION VIII

UTILITIES AND OTHER SERVICES

The home owner shall pay for all utilities and services used on their lot or within their home. The following chart depicts the basic services, supplier, billing agent and billing frequency:

<u>Service</u>	<u>Supplier</u>	<u>Billing Agent</u>	<u>Billing Frequency</u>
Electric	Florida Power & Light	Florida Power & Light	Monthly
Telephone	Southern Bell/ AT&T	Southern Bell	Monthly
Cable television	Adelphia Cable	TV of Spanish Lakes	Annually/ Monthly
Water/Sewer	Port St. Lucie Utilities	Spanish Lakes Utilities, Inc.	Quarterly
Garbage Collection (twice weekly)	Spanish Lakes	Included in base lot rental	n/a
Lawn Mowing (annual maximum: 21 cuts)	Spanish Lakes	Included in base lot rental	n/a
Drainage	Natural run off	Included in base lot rental	n/a