

# Orange Blossom Fellowship Community



Dear Community Participant,

Greetings in the name of our Lord,

We have been involved in prayer and discussions as to how to best maintain the spiritual atmosphere in our community in accordance with our Statement of Faith.

We desire to appoint men and women of God, in full agreement with and possessing the experience of entire sanctification in their lives, as members of the Community Advisory Committee. We also desire to have homeowners and occupants of the community to be in full agreement with our Statement of Faith.

The following packet of information has been developed to be given to any prospective home buyer. The Community Administrator, Office Manager, or Advisory Committee must be notified before any home is offered for sale or resale. All home sales or re-sales are to be handled through the Community Administrator and Office Manager. Enclosed please find information about the lot lease agreements and fees, as well as the Community Rules and Regulations.

While reaching out to a lost world, we must maintain the conditions of our Community and By-laws.

Thank you for your interest and may God Bless you.

Your Community Administrator and  
Advisory Committee

## STATEMENT OF FAITH

### **THE BIBLE**

God speaks to us through the Bible. The Spirit of God guided the Bible writers so that they wrote without error. The Bible contains all we need to know about God, about ourselves, and about life here and hereafter. It contains the good news and the bad news.

### **THE BAD NEWS**

Sin is two-fold: 1. Willful disobedience to God's known law. 2. The evil twist and corruption in human nature. So all people, except Christ, are sinful by nature and sinners by practice, and therefore are in need of redemption since "the wages of sin is death."

### **THE GOOD NEWS**

Salvation has been made possible by Christ's atoning death on the cross of Calvary. By His death and resurrection Christ has won a four-fold salvation for us: 1. Regeneration in which we are forgiven of all sins and witness of the Spirit into the body of Christ. 2. Entire sanctification in which we are baptized with the Holy Spirit and cleansed from the carnal mind. 3. Growth in grace after sanctification in which we walk in new light as it is given and are made more and more like Jesus. 4. Immortality of body and soul.

### **JESUS CHRIST**

He is one with the Father and the Holy Spirit, but for our redemption He became Man. He was conceived by the Holy Ghost and born of the Virgin Mary. He was without sin. He died to save us, but arose from the dead and is now ascended to heaven where He is at the right hand of God, interceding for us. We look for His return in power and majesty to set up a millennial kingdom on earth. At the last He will judge the world in righteousness.

### **THE HOLY SPIRIT**

He is the one with the Father and the Son. He is a Person and is God's Agent in convicting and convincing sinners of sin. He regenerates believing sinners, and sanctifies consecrated Christians. He magnifies Christ in the lives of believers and energizes them to live victoriously.

### **THE ORDINANCES**

We believe that Christ and His apostles ordained two Ordinances to be practiced by His Church: water baptism and the Lord's Supper. We insist on no exclusive method or mode of baptism or of partaking the Lord's supper. "Let each be fully persuaded in his own mind." These ordinances are outward symbols, teaching of the inner life, the faith, and the hope of believers.

### **THE CHURCH**

The Church is more than a denomination and more than all the denominations. It is composed of true believers in Jesus Christ. Christ is the Head and the Husband of the Church. Believers should meet together in local assemblies for the worship of God and for Christian fellowship. The Church has been commissioned by Christ to take the gospel to every creature: it is therefore missionary.

### **THE LORD'S DAY**

We keep the first day of the week as the Lord's Day, or Sabbath, because Christ arose from the dead on the first day of the week. The early church kept this day in commemoration of God's finished plan of redemption. We should keep it as a day of rest and worship.

### **THE HEREAFTER**

The Bible teaches that believers shall spend eternity with Christ in a holy heaven with holy and happy surroundings. It also teaches that the wicked shall be judged and sentenced to an eternity in perdition.

### **THE MISSION AND PURPOSE STATEMENT OF THE CHURCHES OF CHRIST IN CHRISTIAN UNION**

The mission of The Churches of Christ in Christian Union is to preach and teach the gospel of Christ for the purpose of:

- World Evangelization
- Discipling Believers
- Promoting Scriptural Holiness
- Establishing Churches and Ministries which reflect the spirit and practice of the New Testament Church.

EXHIBIT C  
ORANGE BLOSSOM FELLOWSHIP COMMUNITY PROSPECTUS  
2013 Rules and Regulations

Orange Blossom Fellowship Community, Avon Park, Florida, is a non-profit project of The Churches of Christ in Christian Union. Mobile Home lots and RV sites are offered on a monthly rental to anyone who is in harmony with the standards and goals of the Churches in Christ in Christian Union. In order to qualify to rent or lease a lot in the Community, a person will need a recommendation from one minister, and the approval of the Orange Blossom Advisory Committee.

A warm welcome is extended for those interested in living, worshipping, and having fellowship in a Christian atmosphere in the heart of Florida's beautiful climate.

The living conditions and atmosphere of the Community are planned to be among the best. The following regulations are intended for the comfort, welfare, and safety of the respective residents and their guests and to maintain the appearance and reputation of the Community.

1. **Families with children are welcomed to share this Community.** However, parents are expected to maintain control of their children and properly supervise them. Parents are responsible for any/all of their child's activities.
2. Guests of residents are welcome, but must register with the Community Administration upon arrival. There is no additional charge, but length of stay is not to exceed 15 consecutive days or 30 total days per year, unless authorized by the Administration.
3. **Pets are welcome, limit of two,** but must be leashed or be within boundaries of your lot. This includes cats. They must not disturb anyone. Pet owners are responsible for any liability caused by their pet. No aggressive breeds of dogs or dogs that could be bred for aggression (keeping in mind companion animals) are permitted. Pets that are allowed to roam unattended will be turned over to the county animal control agency. When walking your pet anywhere in the community, please be sure to pick up all pet waste in plastic sealable baggies and dispose of it in the trash. This includes the lake area, the church area, as well as all private lawns.
4. Collapsible umbrella type clothes lines or neatly arranged clotheslines will be permitted. However, clothes must not be left on lines for extended periods.
5. Each residence must be kept in an attractive manner. **The resident is responsible to keep the lawn trimmed, or provide for its care at all times,** including flower beds and/or planter boxes. (The Park Management reserves the right to do the lawn work and **power-wash the exterior of the home** at an hourly rate and charge the homeowner if this responsibility is neglected by the homeowner.) The Park Management also requires that all yards are to be mowed and trimmed weekly during the rainy season.

6. The planting of trees, shrubs, and plants must be done with Administration approval to prevent interference with utility service lines.
7. During months when the residence is not occupied, water, sewer, and garbage fees will be charged at the regular amount. The electricity to the security light must be kept on at all times. Water sprinklers must also be left on.
8. Major repair work (major repair is anything taking over one day) on cars, trucks, cycles, motor homes, etc. is prohibited on lots. Inoperative vehicles or vehicles without license plates or insurance coverage cannot be parked on lots, driveways, or streets, but will need to be placed in a storage area designated by the Administration for a limited period until the owner can decide what to do with the disabled vehicle.
9. No on-street parking is permitted unless absolutely necessary. The speed limit throughout the community is 20 mph.
10. In the event a Lessee, his agent, guests or employees should at any time require emergency care, the Lessor may take whatever action is reasonably necessary to provide proper emergency treatment, including but not limited to transportation by ambulance or other means to the necessary medical facility, and the Lessor shall not incur liability for such action. However, the Lessor shall incur no liability for any failure to provide such emergency treatment.
11. The consumption or possession of alcoholic beverages, use of tobacco in any form, illegal drugs of any kind, or wearing of immodest apparel within the Orange Blossom Fellowship Community is prohibited.
12. Ownership of any property in the park will be restricted to one per entity. The District reserves the right to override this ruling as necessary.
13. Easement right-of-way will be maintained to all properties at all times in accordance with approved plat plan, and 10' vegetative buffer must be maintained from the back property line on all double wide lots.
14. Mobile home units must not be more than 10 years old before being placed in the community, and in good repair and appearance. Units must also be maintained as well as all accessories to create an orderly and acceptable appearance.
15. No double wide units will be allowed on single wide lots. All lots will have a minimum set back line of 10 feet.
16. All improvements and/or additions to Mobile Homes, including storage sheds and fences, must be approved by the Administration. Any construction or changes must be completed 90 days after their beginning. Size, placement, etc. cannot be detrimental to utility lines, and must conform to Highlands County Building Codes.

17. All Mobile Homes are required to have a minimum width of 12 feet, and not exceed 70 feet in length. All trailers are required by code to have storm tie-downs which are approved by Highlands County. All Mobile Home Units are required to have skirting of a masonry type construction.
18. All Mobile Home lots will need to have a concrete driveway installed in accordance with county and community requirements, with a minimum size of 12' x 30'.
19. Each lessee shall provide an appropriate yard light approved by the Orange Blossom Fellowship Community.
20. Community membership fee is a one time payment by residents for the use of the Community Fellowship Hall and recreational facilities.
21. If a Mobile Home is sold, or is rented, the purchaser or tenant must be approved by the Administration, and must abide by the current regulations.
22. Fresh water, sewer, recycling and waste disposal will be provided by the community and be paid for on a monthly basis at the rate of \$75 per month.
23. All garbage or trash must be wrapped and placed in approved containers and the containers stored out of sight. Garbage and trash contained in plastic bags must be placed in the dumpster for collection.
24. The Administration reserves the right to establish policy for situations not covered in these regulations. It is the hope of the Administration to have good communications with all residents. Feel free to discuss anything with us, at your convenience.
25. Violation of a park rule or regulation, the rental agreement provision or other grounds specified in Section 723.061, Florida Statutes:
  1. For the first violation of any properly promulgated rule or regulation, the rental agreement provision or other grounds specified in Section 723.061, Florida Statutes, which is found by any court of competent jurisdiction to have been an act that endangered the life, health, safety, or property of the park residents or employees or the peaceful enjoyment of the mobile home park by its residents, the mobile home park owner may terminate the rental agreement, and the mobile home owner, tenant, or occupant must vacate the premises within 7 days after the notice to vacate is delivered.
  2. For a second violation of the same properly promulgated rule, the rental agreement provision or other grounds specified in Section 723.061, Florida Statutes within 12 months, the mobile home park owner may terminate the tenancy if she or he has given the mobile home owner, tenant, or occupant written notice, within 30 days after the first violation, which specified the actions of the mobile home owner, tenant, or occupant that caused the violation and gave the mobile home owner,

tenant, or occupant 7 days to correct the noncompliance. The mobile home owner, tenant, or occupant must have received written notice of the ground upon which she or he is to be evicted at least 30 days prior to the date on which she or he is required to vacate. A second violation of a properly promulgated rule, the rental agreement provision or other grounds specified in Section 723.061, Florida Statutes within 12 months of the first violation is unequivocally a ground for eviction, and it is not a defense to any eviction proceeding that a violation has been cured after the second violation. Violation of a rule or regulation or rental agreement provision more than 1 year after the first violation of the same rule or regulation, rental agreement provision, or this chapter does not constitute a ground for eviction under this section.

26. It is the hope of the Administration to have good communications with all residents. Residents should feel free to discuss anything with the Administration at a mutually convenient time.
27. In the event that the Churches of Christ in Christian Union deems it necessary to sell the property upon which the Orange Blossom Fellowship Community is located, parties will endeavor to settle all existing agreements between the owner and the Lessor in a satisfactory manner.
28. Orange Blossom Fellowship Community Residents and their guests may use the Duck Lake Recreational Area and other facilities at their own risk and in no way will the Church of Christ in Christian Union or the management of the Orange Blossom Fellowship Community be responsible for accidents or injury.

Lot rental fees: Please see separate Fee Schedule.

A one year lease requires one month rent payment in advance.

SPECIAL NOTE: We guarantee that lot rental amount will not increase more than \$5.00 per month per year or more than the United States Department of Labor Price Index, U.S. City Average, All Urban Consumer's (1977=100)

No lease shall automatically renew.

29. All tenants occupying permanent lots are hereby advised that the park has no duty to maintain the premises of any lessor.
30. The Orange Blossom Fellowship Community maintains water and sewer utility service to each resident's lot to the point of connection by the resident; that is, to the water cut-off valve or underground connection to the sewer line at the back of the lot
31. The ownership and management of the Orange Blossom Fellowship Community absolve themselves from all liability and responsibility for loss by fire, theft, accident, or any other cause.

32. Permanent improvements required in the Rules and Regulations apply only to those tenancies which have become effective on or after June 5, 1984, and in accordance with Section 723.011 (BO), Florida Statutes.
33. **LOT WAIVERS:** Residents who have received “lot waivers” in the past shall continue to benefit from said waivers. Lot waivers are waivers of monthly rental payments. They were originally granted to those involved in outreach. All lot waivers were based upon a lot deposit which was equal to a five (5) year prepayment of lot rent. Lot waivers run until the death of the person(s) who made the deposit or until the sale of the interest of the individual(s) with the lot waiver.

If a person outlives the five (5) year period, no further monthly lot rent is to be required of them. If a person dies before the end of the five (5) year period, no refunds are to be given. Charges for water, sewer, garbage, utilities and ad valorem taxes are still payable by all those with lot waivers and other residents.

No more lot waivers shall be granted.

33. Election of the Orange Blossom Fellowship Community Advisory Committee: The Orange Blossom Fellowship Community Advisory Committee shall consist of seven (7) members which will serve two (2) year terms. Four (4) will be elected in one year. Three (3) will be elected the following year. The Park Administrator will act as Chairman of the Committee and will be appointed by the District Superintendent of the South Central District of South Central District of the Churches of Christ in Christian Union.



## 2019 FEE SCHEDULE

### **LOT RENT:** (RV Sites)

#### **RV LOTS ON LAKE:**

LOTS 125, 126, 127, 55, 135, 136, 137      \$ 325.00 PER MONTH/\$140 WK/\$25 DAY

### **MAINTENANCE FEE:**

\$ 120.00 ANNUALLY

### **GENERAL OPERATING FUND**

(Includes Water, Sewer, Trash Removal)

\$ 75.00 PER MONTH

### **LAWN MOWING AND WEED WACKING:**

\$ 15.00 PER MOWING

### **COMMUNITY MEMBERSHIP FEE:**

\$ 100.00 LIFETIME

**AD VALOREM TAX:** Paid by all life lease home owners.

### **LOT RENT FOR HOMES:**

Park Model/Single Wide \$100

Double Wide                \$110

Lake View                    \$120



**ORANGE BLOSSOM FELLOWSHIP COMMUNITY  
GENERAL STATEMENT OF POLICY**

The mission of the Orange Blossom Fellowship Community (OBFC) is to sponsor an **interdenominational mobile home community** where everyone is welcome, where the Gospel of Jesus Christ is proclaimed with a Wesleyan emphasis and a Christian environment is nurtured for permanent and temporary residents, with living facilities provided for seasonal participants.

The Orange Blossom Fellowship Community, Avon Park, Florida, is a project of the Churches of Christ in Christian Union. Mobile home lots and RV sites are offered on a monthly rental or one-year lease basis to anyone who is in harmony with the standards and goals of the Churches of Christ in Christian Union. In order to qualify to rent or lease a lot in the Community, a person will need a recommendation from a minister, and the approval of the Community Advisory Board.

Orange Blossom Fellowship Community desires to make available both permanent and RV sites to as many person as possible in order to provide a Christian environment in which to live.

We recommend you support the Community Bible Church in your efforts, prayers, gifts, and attendance during the time you stay here in the community.

**APPLICATION OF PERSON SEEKING TO BUY A MOBILE HOME: (PLEASE FILL OUT, SIGN, AND RETURN THE NEXT FOUR (4) PAGES TO THE OFFICE MANAGER)**

1. Are you in harmony with the above stated Mission and doctrine? \_\_\_\_\_
2. Will you pledge to support the work of the community by not teaching anything contrary to the doctrine of the community and church? \_\_\_\_\_
3. Will you refrain from:
  - Use of narcotics or alcoholic beverages? \_\_\_\_\_
  - Use of tobacco in any form? \_\_\_\_\_
  - Use of profanity? \_\_\_\_\_
  - Use of dress unbecoming a Christian? \_\_\_\_\_
  - Use of playground or shuffle board court during church services? \_\_\_\_\_

NOTE: No pets are allowed in any public buildings in the community (church or fellowship hall). See Rules and Regulations for allowing pets in the Community.

Please provide a testimony on the next sheet provided.

Lot # \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**BACKGROUND AND TESTIMONY** (Including your personal relationship with Jesus Christ):

Please notify one (1) minister and have their reference on letterhead mailed to: Orange Blossom Fellowship Community, 1400 CR 17A N, Lot 1, Avon Park, FL 33825 or faxed to 863-453-5337.

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NAME

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ADDRESS

CITY

STATE

ZIP

PHONE



**Application for Residency**

Name(s): Mr. \_\_\_\_\_ Date: \_\_\_\_\_

Mrs. \_\_\_\_\_

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

Email: \_\_\_\_\_

Children & Ages (only if they will be living in the home with you) \_\_\_\_\_

Pets (# size & breed) \_\_\_\_\_

Potential Address - Lot # \_\_\_\_\_ Date of occupancy \_\_\_\_\_

Previous Address \_\_\_\_\_

Home Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Cell: \_\_\_\_\_

Religious Background: \_\_\_\_\_

Reason for wanting to live here:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICATION FOR PURCHASE OF EXISTING HOMES**

Please initial and sign this document in the appropriate places, and return it to the office of the Community Office Manager.

Leases must be renewed on an annual basis.

This application is for Lot# \_\_\_\_\_ in Orange Blossom Fellowship Community.

The property shall not be used for any other than residential proposes. \_\_\_\_\_  
Initial

Title for mobile homes shall not be transferred to another person or person, without written approval of the Community Administrator and Advisory Board. \_\_\_\_\_  
Initial

In case of death of the lessee, the lot lease will revert to the Orange Blossom Fellowship Community. The lot may then be leased by the heirs if approved by the Community Administrator and Advisory Board should they desire to maintain a home in that location.

\_\_\_\_\_  
Initial

The provisions of this lease are binding on person occupying the premises of the leaseholder for an extended time (longer than 30 days). \_\_\_\_\_  
Initial

Applicants and any extended stay (longer than 30 days) occupants should read, agree to and comply with the attached "General Statement of Policy". \_\_\_\_\_  
Initial

Date \_\_\_\_\_ Applicants Signatures \_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_ OBFC Advisory Comm. Approval \_\_\_\_\_  
Community Administrator

\_\_\_\_\_  
Office Manager

**Lots** are available on an annual lease basis only. The lease amount (also called Lot Rent) is subject to review each year, and may be increased from year to year. See Fee Schedule for current rate.

**Utility Fees** for the water, sewer and trash pick-up service are due on a monthly basis for each of the twelve months of the year. See Fee Schedule for current rate.

**Annual Maintenance Fee** is due January 1<sup>st</sup> of each year, and is paid by all home owners. See Fee Schedule for current rate.

**Ad Valorem Property Tax:** This is the tax on the land which is occupied by homes in the community. This tax is paid by the community fund and divided among the occupied sites by lot size, then passed through to the owner of the home. See Fee Schedule for current rate.

**The cost of a new home** is determined by the individual home owner. Many of the homes already located in this community were purchased from manufacturers such as Fleetwood, Nobility, Merit, Skyline, and Descom. There are only four lots left in the community on which a home may be placed. These lots are #55, on which a Park Model could be placed, and lots #20, #24 and #33 on which single wide homes could be placed. A Mobile Home Dealership would have to be contracted by the perspective homeowner to purchase the home, deliver it and put it in place on the developed lot. Preapproved skirting (blocks that match the other homes) will have to be installed immediately after the new home is in place. Water, Sewer, and Electrical hook-ups will either be done by the homeowner or they will contract the work out.

**Services** such as electricity are provided for by Duke Energy at the customer's request. Propane gas is available from several companies. Telephone service may be obtained from Century Link. Park Internet service can also be obtained through an outside server.

**Police Protection** for the community is provided by the Highlands County Sheriff's Department. The Sheriff's Department Headquarters is located about eight miles from the community. Deputies, however, live throughout the nearby area and are on call 24 hours a day.

**Fire Protection** is provided by the Highlands Lakes Volunteer Fire Department. They are equipped to handle structural fires and are located about four miles from the community. They are on call 24-7.

**Schools:** There are four public schools located near this community. Avon Park Elementary School, Park Elementary School, Avon Park Middle School, and Avon Park High School are all located less than three miles away. Various pre-schools, private and Christian schools are located throughout the area.

**South Florida State College** is located about five miles south of our community. The College's philosophy is to provide two years of acceptable transfer work in a general education university parallel program; technical and general programs designed to prepare the individual for employment in local industries; adult programs designed to improve individual efficiency and/or provide cultural enrichment; adult programs designed to prepare the individual for a desired

vocation or career. The college has the largest, best-equipped auditorium in the area, with a seating capacity of 1500. It has been the site of many special community events.

**Hospitals and doctors:** Florida Hospital Heartland and Highlands Regional Medical Center serve the Avon Park area and many communities for miles around. Both are located in Sebring, just a few miles from here. Among the many services offered are OB, ICU, an Physical and Respiratory Therapy.

**Ambulance service** is provided throughout the area. There is also an Oncology Center about 3 miles away. There are many doctor's offices and medical treatment facilities within a few miles.

**Houses of Worship:** There are about 30 different churches, denominations, or places of worship within about five miles. The Community Bible Church, which is affiliated with the Churches of Christ in Christian Union, is located within the Orange Blossom Fellowship Community.

**Recreational Facilities:** The Avon Park Recreational Department offers many year round recreational programs for all ages. The main facility, which is about three miles from this community, includes a building with space and equipment for ping-pong and other small games, and a gymnasium for basketball. Outside are lighted courts for racquetball and tennis and the playground equipment and picnic facilities of Donaldson Park. Many lakes throughout the nearby area provide for excellent boating, fishing, and swimming opportunities.

**Transportation:** Taxi-cab and limousine service is available in the Avon Park area and also to and from the Orlando Airport.

If we can be of further assistance, or if you have any other questions, please call us at 863-452-0707, email us at: [obfc@orangeblossompark.com](mailto:obfc@orangeblossompark.com) or mail correspondence to: CR17A N, Lot 1, Avon Park, FL, 33825.

Sincerely,

The Community Administrator and  
The Advisory Committee