

# EXHIBIT "13"

## SUNSET VILLAGE, INC.

### Description of the Recreational & Other Facilities

Sunset Palms' recreational and other common area facilities are provided for the shared use of the Residents. Sunset Village, Inc. (hereinafter referred to as "Association") may increase or decrease the size or modify the use of any of these facilities to serve the changing need of the Park as determined by the Association. The recreational facilities are located at the end of the main entry into the Park. Sunset Palms contains a recreation center, swimming pool, coin-operated laundry, shuffleboard courts, shuffleboard storage building, maintenance work shop and pump house.

The maximum number of lots that will use these facilities at the present time is 520 which is the total number of lots within the Park. Park occupants and their guests may use the shared facilities in a careful and reasonable manner and must leave such facilities in a clean, neat and sanitary condition and must comply with the Park rules applicable thereto.

The Recreation Center is located at the end of the main entry to the Park and contains the following rooms:

**Main Hall**, used for meetings and banquets with an approximate floor area of 3,200 square feet, 240 square foot stage, piano, organ, tables and chairs and a capacity of 240 people.

**Pool Game Room**, equipped with one (1) pool table, balls and cues, one (1) treadmill, two (2) exercise bicycles and two (2) weight training machines with an approximate floor area of 500 square feet and a capacity of 3 people.

**Card Room**, equipped with tables and chairs with an approximate floor area of 500 square feet and a capacity of 35 people.

**Computer Room**, equipped with four (4) computers and printer with an approximate floor area of 250 square feet and a capacity of 4 people.

**Kitchen**, fully equipped with an approximate floor area of 130 square feet and a capacity of 10 people.

**Men's Room/Showers**, approximate floor area of 260 square feet, with a capacity of 10 people.

**Ladies' Room/Showers**, approximate floor area of 260 square feet, with a capacity of 10 people.

**Office**, used for Park management and operations only, with an approximate floor area of 260 square feet and a capacity of 10 people.

The Swimming Pool and Jacuzzi are located in the common area to the west of the Recreation Center. The pool is approximately 50 feet by 20 feet in a "Y" shape, the depth ranges from 3 feet to 9 feet, at capacity it will hold 26 people and has a 45,000 gallon water capacity. It is surrounded by a deck approximately 12 feet wide on all four sides. The pool is heated. The Association reserves the right, however, to determine whether and when the pool will be heated. The pool area has tables, chairs and lounges for residents' use.

A coin-operated Laundry is located on Lily Drive near the center of the Park. The laundry has a 12 foot by 40 foot floor area with ten (10) washers and four (4) dryers and an adjacent 12 foot by 16 foot folding room. The total capacity for the Laundry is 15 people.

There are eight (8) shuffleboard courts located in the common areas adjacent and to the northwest of the Recreation Center. Located next to the shuffleboard courts is a shuffleboard storage building, housing equipment, with a floor area of approximately 100 square feet. There is also a nine-hole putting green adjacent to the pool area.

There is also a maintenance work shop located on Lily Drive near the center of the Park which is approximately 500 square feet and a pump house located on Lake Drive at the rear of the Park near the lake which is approximately 400 square feet. These buildings are for the use of the Association.

The operating hours for the recreational and other common area facilities are as follows:

Office	8:30 a.m. to 4:30 p.m., Monday through Friday
Recreation Center	7a.m. to 11 p.m., seven days a week
Shuffleboard Courts	7:30 a.m. to 10 p.m., Monday through Saturday 12 noon to 10 p.m., Sunday only
Swimming Pool*	7 a.m. to 11 p.m., Monday through Sunday

\*No one under 18 years of age is allowed in the pool or on the pool deck between the hours of 1:00 p.m. to 4:00 p.m. and 7:00 p.m. to 8:00 p.m. seven days a week.

Availability of all the common recreational facilities and equipment is limited to normal circumstances. The Association, may from time to time, close facilities on a temporary basis for purposes of maintenance, repair, alteration, improvement or any other reasonable reason. The right to use the facilities and equipment described above does not extend to service and storage facilities contained in and related to the facilities mentioned above including heating, ventilation, air conditioning, electrical, pump, filtration, chlorination and storage rooms or areas.

The maintenance and operation of the Park is the responsibility of the Board of Directors of the Association. Any problems which arise concerning the Park property should be directed to the attention of the Board of Directors.

The City of Pinellas Park provides water to the Park. The responsibility for the water mains in the Park up to and including the shut-off valves providing water to each lot is the responsibility of the Park. Water lines from the shut-off valves to the mobile home is the homeowner's responsibility.

Sewage disposal is provided by the City of Pinellas Park. Responsibility for sewer main lines within the Park is the Park's responsibility up to the ground connection of the sewer main line to the mobile home sewer lateral lines. The in-ground connection and the lateral lines to and including the mobile home lines are the homeowner's responsibility.

Garbage and trash collection is provided by the City of Pinellas Park. Providing adequate containers (plastic bags) and making them available for pick up is the mobile home owner's responsibility. The times and conditions for such service are subject to change.

Cable television is provided through Time Warner. Charges for all cable services are currently billed to the unit owner.