
Why Be a Member of FMO?

The FMO is the only organization in the State of Florida that watches over the interests of the people living in manufactured homes.

The Florida Mobile Home Act (Florida Statute 723) was enacted in 1984, in part to address the relationship between the Park Owner and the Homeowner. The legislature recognized that the mobile home owners have certain basic property rights, which must be protected. The legislature also recognized that the park owner had certain rights that needed to be protected. They also are included in the law.

Florida Statute 723 (F.S. 723) is a document that all manufactured home owners should be familiar with. You should all have a copy of it so you can refer to it when you need to. It covers such items as:

- Your Prospectus or offering circular
- Failure of a park owner to provide a prospectus
- Park owner's obligations
- Homeowner's obligations
- Rules and regulations
- Dispute settlements
- Evictions, grounds and proceedings
- Lot rental increases
- Reduction in services, or utilities
- Change in rules and regulations
- And many, many more

F.S. 723, as well as many other statutes, are available directly from the state offices in Tallahassee at the Division of Land Sales, Condominiums and Mobile Homes. By phone (800) 226-9101, or (850) 487-1395. Request the Mobile Home department and ask for copies of F.S. 723.

The PROSPECTUS—I hope you all have your copy where you can find it. IT IS ALSO A VERY IMPORTANT DOCUMENT.

If you bought a home from the park owner, he should have given you the one that belongs to your home. If you bought your home from a private party, the previous owner should have passed the original prospectus on to you. If you do not have one at all, it is still available from Tallahassee for a small fee. It can be requested from the DBPR Division of Florida Land Sales, Condominiums and Mobile Homes.

The prospectus governs the park rules and regulations, rent increases, utilities fees, garbage and mowing fees, use of amenities, and much more. The park owner is obligated to keep the prospectus updated with any changes mandated by Florida State law. With the exception of rules and regulations which require a 90-day notice of change by the park owner, no other changes can be made without 100% of the homeowners voting yes.

The FMO is available on your computer at www.fmo.org. Information is available about the FMO and various programs like the Cross Country Motor Club for road service. Much like AAA but about 1/2 the cost, it covers you and your spouse if applicable.

FMO members, you can type in your number and zip code and enter the member section, which will give your member status. From here you can find your way into Florida State government offices like the DBPR Division of Florida Land Sales, Condominiums and Mobile Homes, and download many documents, like F.S. 723. This will take about 44 single-sided pages but it's free. Also many questions concerning rules and regulations can be answered by looking on the FMO web site.

CHECK IT OUT -YOU WILL FIND IT INTERESTING

Your membership in the FMO entitles you to a yearly subscription to the *FMO News*. *FMO News* is published bi-monthly and will follow you if you travel north for the summer months. Just indicate on the membership form the months you are NOT in Florida, along with your alternate address. (*Be sure to notify the office if you have a change of plans*). This magazine contains a wealth of information pertinent to manufactured home owners like yourselves.