

Double Eagle Properties, LLC

MOBILE HOME PARK COMMUNITY

RULES AND REGULATIONS

In order to provide a pleasant environment in which you live, and to preserve your peace of mind and that of other residents of this community, the following rules are established. Our rules have been developed in part to preserve the kind of atmosphere our community residents have indicated they want to have.

These park rules and regulations may be amended, modified or supplemented in the future as may be deemed to be necessary by the Management. Homeowners will receive a minimum of thirty days (30 days) notice of any such changes. Violation of park rules and regulation may, at the sole discretion of Management, lead to eviction pursuant to the laws of this State.

1. REGISTRATION, INSURANCE:

All prospective residents must complete an Application for Tenancy form; also all current residents must complete the Mobile Home Lot Lease agreement, as provided, and furnish L/A Properties with copies of vehicle registrations. All forms must be completely filled out and returned to Management. In addition, proof of homeowner's insurance, including comprehensive personal liability insurance in a minimum amount of \$100,000.00 must be provided to Management. Double Eagle Properties recommends, but does not require, renters insurance on mobiles that are being rented from Double Eagle Properties.

Residents agree not to use the premises in any manner that will increase the risks of our rate of insurance, or cause cancellation of any insurance policy covering the premises.

Current and prospective residents at the time of adoption of these rules are also required to sign a Rental Agreement, and Acknowledgment of Community Rules and Regulations, and insurance as required above.

2. NUMBER OF OCCUPANTS; VISITORS:

- A. NAMES OF OCCUPANTS –The names of all occupants in your home must be listed on the rental agreement with a copy of a picture ID on file. Any NEW occupant must be approved BEFORE moving into a home in the community. Anyone not listed on the rental agreement shall be considered a visitor in the community. The boarding of individuals or the renting of rooms will not be permitted.

- B. NUMBER OF OCCUPANTS – No more than one person per two hundred (200) square feet is permitted to occupy a home in the community. Current occupancy levels per home in existence at the time of adoption of these rules shall be permitted to continue, but no further increases shall be permitted without prior approval from Management.
- C. VISITORS – Visitors are permitted on a temporary basis only, and they must comply with all community rules and regulations. Homeowners are responsible for the behavior and actions of their cohabitants, guests, or invitees, and will be charged a fee pursuant to Section 3-E of these rules. No homeowner may have more than two (2) overnight visitors at any time and for no longer than 14 days during a 12 month period, without approval of Management.
- D. MANAGEMENT DISCRETION – Management reserves the right, in its sole discretion, to restrict the number of visitors at a particular time, or to require the immediate removal of any visitor who has failed to comply with these rules.

3. **ENTRANCE FEE; PAYMENT OF RENT:**

- A. ENTRANCE FEE – An entrance fee of two (2) times the monthly rent shall be assessed to residents who are moving into a home currently in the community. The entrance fee for a home being moved into the community by a new homeowner shall be in accordance with the Rental Agreement and Schedule of Charges.
- B. RENT PAYMENTS ARE DUE IN ADVANCE OF THE FIRST OF EACH MONTH – Rent payments are due on the 1st of each month and may be subject to processing fees. Rental payments not received by the 7th of the month are subject to administration fee which is immediately due and payable. Please refer to the Schedule of Charges for the fee amount. Checks are to be made payable to Double Eagle Properties Real Estate, LLC at 457 West River Rd. Waterville, ME 04901. Any outstanding rent not paid by the 15th of the month is subject to a 4% late fee.
- C. SECURITY DEPOSITS – Prior to entering the community, all residents who are moving into a park owned mobile home, must pay a two month security deposit to Management in the amount indicated on the Schedule of Charges, usually two times the monthly rental amount. The deposit is broken up into a deposit, to cover the 30 days before exiting the property once notice is given, and a security deposit. The security deposit will be returned to the resident, at the termination of the tenancy. Management does, however, reserve the right to retain all or a portion of said security deposit to compensate Management for any or all of the following:
 - 1) If tenants fails to give a thirty (30) day written notice to vacate premises;
 - 2) Tenants fail to return all keys;

- 3) Any damage done by the resident, their cohabitants, guests, or invitees to community property;
- 4) Any rent payments, fees, or charges outstanding as of the termination of the tenancy;
- 5) Any costs, including but not limited to cleaning the lot, or failure to move the home off community property.

Management will return the security deposit to the resident within thirty (30) days of the resident vacating the community together with a written statement of deductions, if any. The security deposit will be mailed to the last known address of the resident. Therefore, the resident should be sure to provide a NEW address to the Management upon termination of the tenancy. Any retention of a security deposit by Management under this section does not limit or waive any other remedies Management may have for violation of these rules or of the rental agreement.

- D. MONTHLY RENT – The monthly rent specified in the rental agreement includes only those individuals listed therein, and any children born to the homeowner after inception of the tenancy. All children born after the inception of the tenancy shall be registered with the Management.
- E. VISITOR SURCHARGE – A homeowner may have visitors stay at their home at no charge for up to fourteen (14) days in any 12-month period. The homeowner will be charged according to the Schedule of Charges for each visitor who stays in their home in excess of fourteen (14) days within a 12-month period. An extra person is one or more persons (2) who was not originally granted tenancy, and whose names do not appear on the Community Rental Agreement form.
- F. RETURNED CHECKS – Checks returned for insufficient funds or for any other reason will result in a service charge to the homeowner in accordance with the Schedule of Charges.
- G. ACCEPTANCE OF PARTIAL RENTAL PAYMENTS – Management’s Acceptance of a partial rent payment shall not be construed as a waiver of Management’s right to take action under these rules, or under the provisions of the rental agreement in the event of resident’ failure to make the full required rent payment. Any unpaid rent after the 7th of the month will be subject to a late fee in accordance with the Schedule of Charges.

4. NO SUBLETTING OF HOMES:

The homeowners shall not assign their interest in the rental agreement or the home without the express written consent of Management. All homes must be owner-occupied, except for those homes owned by Management and available for rent or sale.

5. SALE OF HOME BY HOMEOWNER:

- A. HOMEOWNER'S RIGHTS – The owner of a home in this community has the right to sell his home provided that he has given Management prior written notice of his intent to sell and at least forty-five (45) days written notice of the actual sale, and provided that he has complied with all relevant provisions of his rental agreement. The owner shall also provide Management, prior to the sale, with proof of payment of all local taxes through the date of sale. No homeowner shall sell the home to a buyer without advising the buyer that the decision as to whether the home may remain in the community rests solely with Management. All rental payments and other fees due to the Management must be paid in full before the home is removed from the park or sold.
- B. RESERVATION OF RIGHTS – All homes being sold in the community, that the buyer wishes to remain in the community, must be upgraded to current park standards and local and State codes. This includes but is not limited to, cleaning the exterior of the home, repairing or replacing any broken skirting, steps, decks, windows, doors, bring oil tank or propane tank up to current standards, sheds brought up to current standards, lawns cut and garden areas cleaned up, driveways repaired and trash, junk, and building materials must be removed from the lot, and any damage to the lot must be repaired. Management will inspect the exterior of the home and lot, and provide the seller and buyer with a list of any repairs that need to be done in order for the home to remain on the lot after the sale.
- C. REAL ESTATE AGENTS – A homeowner who intends to sell his home through a real estate agent must have that agent contact Management prior to listing the home for sale. A copy of our rules & regulations will be furnished to the agent at the stated cost in accordance with the Schedule of Charges. If Management has not been contacted prior to listing the home for sale with an agent, it will be presumed that the home is to be removed from the community when sold, A "For Sale" sign may not be placed until Management has received a written notice from the homeowner of their intent to sell. A "For Sale" sign may be a maximum of 20" and only one sign is allowed per home and shall be placed in a window within the home.

6. REMOVAL OF HOMES FROM COMMUNITY:

- A. NOTICE REQUIRED – The homeowner shall provide Management with a minimum of forty-five (45) day notice prior to removal of the homeowner's home from the community. The person who is hired to remove the home from the community must provide Management with a letter signed by the homeowner that indicates that the homeowner has authorized this person to remove the home. It shall be the homeowner's responsibility to obtain any necessary municipal or state permits in

order to move the home. A paid municipal tax receipt must be presented to Management at least seven (7) days prior to removal of the mobile home. All rental payments and other fees due to the Management will be paid in full before home is removed from the park, or sold.

- B. PERMITTED REMOVAL TIMES – Homes may be removed from the park only between the hours of 8:00 a.m. and 4:00 p.m., only after the requirements in paragraph 6-A has been met.
- C. ABANDONMENT OF PREMISES – Homeowner shall not vacate or abandon the premises at any time during their residency. If homeowner shall abandon, vacate, or surrender said premises or be dispossessed by process of law, or otherwise, any personal property, including but not limited to the aforesaid home, remaining of the demised premises after said homeowner has abandoned, vacated, or surrendered said premises or has been dispossessed by process of law, shall be deemed abandoned by homeowner and they shall hereby be deemed to have waived all statutory rights to said property and it proceeds. Absence from the premises for ten (10) days after any breach by homeowner of the agreement shall constitute abandonment.

7. CARE OF GROUNDS:

- A. TRASH REMOVAL – Homeowners are responsible for trash and garbage removal. Place your trash in covered metal or plastic trashcans. Homeowner shall not deposit loose, unwrapped trash in trashcans. Trashcans are to be stored in the utility shed or at the rear of the home. If trash or garbage remains on a lot for more than seven (7) days, Management reserves the right to remove the trash at the homeowner's expense.
- B. SNOW REMOVAL – Roads will be plowed and sanded by Management as is necessary. Residents are responsible for all snow removal on their lots, and shall maintain a clear path to all doors and utilities, including the electric meter and fuel tank. Residents may contact Management for plowing. Please see Schedule of Charges for rates in the event resident desires Management to plow their driveway. There will be no parking on the streets within the community from November 15th through April 15th. Any vehicle parked in violation of this provision will be towed without prior notice at resident's expense.
- C. LOT MAINTENANCE – Grounds must be kept clean and neat at all times. No discarded materials, unnecessary items, building materials, trash, junk, or other items that create a cluttered appearance may be stored or abandoned outside your home. Residents will at all times maintain the space in an attractive manner and in good repair at their own expense. Residents waive any and all right to have any improvement (s) or repair (s) made at Management's expense. Residents shall not

make additions or improvements on the lot space without first obtaining Management's written consent, it being understood that said additions or improvements, if approved by Management, will be made solely at the expense of the homeowner. Tents and or temporary housing are strictly prohibited within park grounds. Television antennas shall be mounted at the rear of the home and shall be kept in good repair. Air conditioners shall be kept in good condition. If a lot is not being properly maintained, Management reserves the right, after notice has been received by the resident, to take all necessary steps to clean the lot and to charge the homeowner at the rate set forth on the Schedule of Charges.

- D. **LAWNS MUST BE KEPT NEAT AND WELL GROOMED** – Lots must be mowed and grass trimmed around and to the edge of your home once a week or as often as is necessary to maintain a neat appearance. If the lawn is not regularly mowed and trimmed or if the height of the grass exceeds four inches (4") the Management will mow and trim the lawn and will charge the homeowner as set forth in the Schedule of Charges. It is also the responsibility of the homeowner to rake lawns in the fall, sweep their own driveway, and rake their lawn in the spring. The Management will maintain the main roads in the community. Management retains the sole responsibility and discretion for the reasonable and necessary removal or alteration of bushes or trees on the lot.
- E. **DAMAGE TO LAWN** – Holes dug in the lawn by children or pets, and holes or ruts created by motor vehicles being driven on the lawn, will be filled and reseeded by the resident in a timely manner at the resident's expense. If the resident fails to repair damage in the timely manner, Management will make the repair at the resident's expense according to the Schedule of Charges. Residents shall not cross any lot other than their own, and shall always use the roadway when going from one lot to another, and shall not permit any member of his family or guest to do otherwise.
- F. **VACANT LOTS AND MANAGEMENT'S PROPERTY** – Vacant lots are not to be disturbed or used for any purpose. They are to be left neat and attractive for the next occupants. The parking areas for Management's equipment and the storage area for Management's supplies are strictly off limits to all persons except Management's employees. Removal of supplies or equipment, without prior authorization from Management, will subject a person to prosecution and eviction. The Management's "dump" is off limits to all persons.
- G. **GARDENS** – Vegetable gardens are permitted on lots provided they are of a raised box type. These vegetable gardens shall be boxed in with landscape timbers or railroad ties and filled in with loam. The original ground will not be disturbed. Residents are permitted to have a well-maintained and weeded flower garden immediately around the home. The soil may be disturbed for purposes of planting a

flower garden only. No fences will be allowed around vegetable or flower gardens or elsewhere in the community without the prior written approval of Management.

- H. CLOTHESLINES – Clotheslines may be installed on the lot with the locations of said clothesline to be determined by Management. Pre-approval is required so as to avoid potential damage to electric, phone, and cable TV lines. Clotheslines must be of the rotary or umbrella type of aluminum and with a solid base in the ground.
- I. SWIMMING POOLS – NO swimming pools of any size or make are permitted in the community.
- J. FIREWOOD – Firewood must be ordered from an outside vendor and delivered in stove lengths. Use of chainsaws in the community is prohibited. Firewood must be piled neatly at a location to be determined by Management within twenty-four (24) hours of delivery. Piles shall be neat and shall not exceed five feet (5') in height and ten feet (10') in length.
- K. INSPECTION OF LOT – Management reserves the right to inspect any lot or the exterior of any home in the community at all reasonable hours.
- L. FIRE PREVENTION – Open fires are prohibited in the community. Charcoal, gas grills, and hibachis may be used if they are operated properly and are in good working order. Small, portable, COVERED fire pits will be permitted in the community. No liquid petroleum, propane, or similar gas tank shall be stored inside or under any home or other structure. Gas fuel tanks shall not be stored inside or under any home or other structure. Gas fuel tanks must be properly installed by an authorized gas company and must be placed at the rear of the home. No flammable materials including but not limited to gasoline, kerosene or flammables, may be stored under, around or within a home.
- M. TOYS- Toys, bicycles, etc. are to be put away at the end of each day. NO trampolines, swing sets, or any other outdoor play item that cannot be put away out of sight daily.

8. UTILITIES:

- A. WATER AND WATER LINES – It is important that plumbing be kept in good repair for the health and safety of residents and to avoid unnecessary use of water. Management reserves the right to inspect inside or outside of any home for leaky faucets, running toilets or malfunctioning fixtures, upon reasonable notice to the residents, and reserves the right to shut off water to the home in the event of a substantial water leak or constantly running water until the appropriate repair is made.

- B. WATERING LAWNS AND WASHING CARS – Each household is prohibited from watering their lawns and washing their vehicles unless on city water, city sewer and paying their own water/sewer bills.
- C. PREVENT FREEZING – Water lines under the home must be protected against freezing by the use of heat tapes and adequate pipe insulation. Permitting water to run to avoid the freezing of lines is absolutely prohibited. The cost of repairing frozen water lines will be charged to the resident. Residents are responsible for the water meter and must protect it from freezing by the use of heat tape and adequate insulation. The cost of repairing frozen or broken water meter is the resident’s responsibility.
- D. LAUNDRY – Residents may not under any circumstances wash laundry in their homes for anyone other than household members.
- E. SEWER SYSTEM – Do not flush garbage, sanitary napkins, tampons, paper towels, disposable diapers, diaper wipes, fat, or any other non-soluble items or substances in toilets or drains. Doing so may cause a backup in the sewer system and lead to unsafe conditions. A clogged or disconnected sewer line resulting from this type of negligence must be reported immediately to Management and the repair therefore is the sole responsibility of the resident.
- F. WATER/SEWER LINES – The water and sewer lines are Management’s responsibility at and below ground level, except for problems caused by actions that occurs above ground level. Water and sewer lines are the homeowner’s responsibility above ground level.
- G. REPAIRS – The cost of repairing plumbing problems attributable to actions of the homeowner, their cohabitants, guests, or invitees will be charged to the homeowner. From time to time, problems may arise that may require Management to shut off the water in the community. If you do not have water, check with your neighbor to see if their system is also not operable. In the event the water has been shut off in the park, residents are to take appropriate actions, including turning off the power to the hot water tank to prevent damage. Management will assume no responsibility for damage to property’ belonging to community water system.
- H. FUEL TANKS – Heating oil, propane and other fuel tanks shall be installed in accordance with applicable State and local codes, and in any case shall be installed a minimum of five (5’) feet horizontal distance from the furnace and placed upon a four (4”) inch concrete slab at resident’s expense. A lot shall have a single tank that is designed for uses as a home heating fuel tank. Converting 55-gallon drums or similar containers are prohibited. All installations of heating oil tanks, LP gas and related products must comply with Town, County, State, and Federal codes governing it.

- I. **ELECTRICAL SERVICE** – Residents should know how to operate electrical shutoff devices on both the inside and outside of their home. Residents are prohibited from attaching any objects, in any manner, to electric utility serves. Wiring from the meter box to the home is Management’s responsibility. Wiring inside the home is the resident’s responsibility, and residents shall maintain it in accordance with all applicable State and local codes. Tampering with Management’s electric service, plumbing connections, or other Management connections are strictly prohibited. Please contact Management in the event of problems.
- J. **WATER/SEWER** – All water and sewer bills that are paid by residents must be paid in a timely fashion to avoid property liens on the park. If town attempts or places a lien on the park for residents late or outstanding water/sewer bills, the debt must be brought current to avoid or release lien to avoid immediate eviction.

9. **PETS:**

The names of all pets in your home must be listed in your Rental Agreement. Any pet not listed on the Rental Agreement, and/ or boarding pets will not be permitted.

Residents must receive written permission from Management BEFORE a NEW dog or animal is brought into the community.

Dogs must be licensed in the town and must have all shots, including rabies, current. They must be on a leash, indoors, and under their owner’s immediate control at all times. At NO time should a dog be hooked on a line outside without supervision.

Residents will clean up after their pets at all times. At no time will they be allowed to go to the bathroom on any other lots. If they do, it must be picked up immediately.

Any dog picked up by the Management or animal control officer, will be brought to the pound at the resident’s expense.

Resident’s will have to remove their dog from the community if it barks excessively so as to disrupt the peace and quiet of their neighbor (s). Decisions concerning excessive barking will be made solely at the Management’s discretion.

There is a monthly charge for each dog, unless it is a service animal. Please refer to the attached Schedule of Charges. Any dog added as a “service” or “therapy” animal must have complete paperwork including doctors note and/or service certification for fees to be waived.

In the event that a dog has a litter, the pups will be allowed to remain in the community for a total of six (6) weeks under the immediate responsibility and control of the

resident. After this six-week period, ALL above rules shall apply. Breeding on a regular basis will not be permitted.

Any dog that bites anyone will have to be removed from the community.

For residents who have cats, we would like to that you for your help in keeping your pet (s) under control. The following are community rules that apply to your pet.

Cats must have all shots current.

They must be on a leash, or under the immediate control of their owners, or indoors. They must not be allowed to roam freely all the time as we have had several complaints of cats spraying on items.

There will be a monthly charge for more than two cats per home. Please refer to the Schedule of Charges.

Any cat picked up by Management or the animal control officer, will be brought to the pound at the resident's expense. Cats having litters will be allowed to remain in the community for six (6) weeks, after which time all above rules and charges shall apply. Breeding on a regular basis will not be permitted.

10. MOTOR VEHICLES & RECREATIONAL VEHICLE TRAILERS:

- A. REGISTRATION – Only Two (2) automobiles shall be allowed to be parked in the driveway, per lot. No unregistered or un-inspected motor vehicles of any size or type are permitted in the community. Permitted vehicles must be in a drivable condition, with a quiet muffler system, and may be driven only by persons who may legally drive on public roads. Trucks larger than a pickup truck or a van are prohibited in the community, except for overnight parking with the written permission of the Management. No operation of snowmobiles, dirt bikes, motor scooters, mopeds, or ATV's will be permitted in the community. Motorcycles and motorbikes registered for highway use are allowed in the community but must be driven by a licensed driver in a manner that minimizes noise, and may be driven only directly to and from the community. Boat and recreational vehicle trailers may be parked in the designated areas near the garages. The tenant is responsible for notifying Management in writing of any changes in the vehicles listed on the rental agreement and any trailer stored on park premises. Any vehicles or trailer not registered with Management may be towed without notice at the owner's expense.

- B. PARKING – Motor vehicles must be parked in the driveway of their owner's lot and not on the lawn or grassy areas. Parking is prohibited on roadways between November 15th through April 15th. Guest parking overnight on the roadway will only

be permitted according to Section 2C of the Rules and Regulations. Other vehicles parking overnight on the roadway will be towed at the owner's expense.

- C. SPEED LIMIT – The speed limit is ten (10) miles per hour. THE SPEED LIMIT IS STRICTLY ENFORCED AND EXCEEDING THE LIMIT MAY BE GROUNDS FOR EVICTION. Residents will be held responsible for strict observance of the speed limit as well as their cohabitants, guests, and invitees. Violations of this rule may result in eviction from the community.
- D. REPAIRS, PAINTING – Except for minor tune-ups and oil changes, repairs to vehicles or painting of vehicles are prohibited, and no repair shall commence unless it is reasonable to assume that the repair will take a maximum of three (3) days. Damage to parking areas caused by leaking gasoline, oil, or other substances shall be the responsibility of the resident and shall be fixed immediately. Vehicles causing such damage shall either be promptly fixed by, the resident, or removed from the community.
- E. DELIVERY VEHICLES – The Management specifically reserves the right to restrict the operation of all delivery or other vehicular traffic within the community in the interest of safety and preservation of community grounds and roadways.
- F. BOATS AND RECREATIONAL VEHICLES – Boats and other recreational vehicles, including, but not limited to trailers, motor homes, campers, etc. may not be parked on a lot except, at the discretion of the Management, in the driveway or in a designated area provided by Management, to preserve the aesthetic value of the community.

11. HOME OCCUPATIONS AND BUSINESSES:

- A. APPROVAL BY MANAGEMENT – No home occupations or businesses may be conducted in the community without the express prior permission of the Management.
- B. BABYSITTING – No one shall conduct a babysitting service or business within the community, with the exception of those persons who may be babysat that reside within the community.
- C. LAWN SALES – No one shall conduct lawn sales or similar activities in the community, except in the designated area and with prior approval of Management.

12. CONDUCT OF RESIDENTS: CARE OF RESIDENT'S PROPERTY:

- A. COMPLIANCE WITH LAWS – Homeowners, their cohabitants, guests and invitees shall comply with all local and State laws and Community Rules and Regulations.
- B. NOISE, ALCOHOLIC BEVERAGES - Loud parties, loud musical instruments or radios, or other offensive noise is prohibited especially between the hours of 10:00 p.m. and 8:00 a.m. Noise of any kind, which disturbs other residents of the community, is prohibited. Drinking inside the privacy of one’s home is a personal matter; however, consumption of alcohol elsewhere in the community is prohibited. Shouting, fighting, and other forms of disorderly conduct are prohibited. Residents shall confine their activities to the area at the rear of their lot.
- C. ASSAULT – Any assault, threat of assault, or threat of violence of any kind directed at Management, Management’s employees, or persons lawfully within the community, or any intentional or reckless damage to any property within the community by a resident, their cohabitants, guests, or invitees will constitute immediate grounds for eviction.
- D. CHILDREN – Children are not allowed to play in the main roads at any time. Parents are responsible for the behavior of their children at all times. Children may only play on another resident’s lot with the permission of that resident. Children are not allowed to play on unoccupied lots within the park.
- E. FIREARMS – Absolutely no firearms, air rifles, BB guns, fireworks, or explosives may be carried, fired, or set off in the community. All firearms must be kept unloaded at all times.
- F. PROPERTY – Residents are responsible for their own property whether on their own lot or elsewhere in the community. Management assumes no responsibility for lost, stolen, or damaged property of residents. If any damage is caused to any property or equipment in the community by resident due to negligence, misuse, or intent, or by that of their cohabitants, guests, or invitees, the resident shall be responsible for those damages. The damages shall be measured by the restoration or replacement cost resulting there from. These damages shall be considered additional charges due ten (10) days after Management has supplied resident with a written statement.
- G. TAXES – Residents are responsible for paying municipal taxes on their home and personal property on a timely basis.
- H. HOMES DAMAGED BY FIRE – Any home damaged by fire in a manner whereby it becomes uninhabitable, or whereby its exterior walls are burned, paint is peeled, windows broken, or smoke damage so that the home appears unsightly, shall be removed from the community within thirty (30) days at the resident’s expense after written notice from Management regardless of when the insurance company

promises settlement. If the home can be repaired on site within two (2) weeks so that no danger to children or others exist, and so that it is no longer unsightly or a nuisance, Management shall make a decision regarding its appearance and continued tenancy after repairs are made.

13. CONDITION OF HOMES IN THE COMMUNITY:

This section of the rules is designed to ensure the safety of residents in the community. The safety and condition of your home is important to you and your family, but is also important to your neighbors.

The following standards are applicable at all times with respect to all homes in the community, and these rules may be invoked with respect to a home whenever Management has reason to believe that an unsafe condition or a deviation from these standards may exist. Homes must be maintained in a safe condition and any additions and alterations must be safe for human occupancy. The owner of the home must certify to Management that the home and any additions or alterations meet these standards, pursuant to State law, Title 10, Chapter 953. Owners of homes which fail to meet the standards contained herein will be given reasonable opportunity to correct any deficiencies in order to meet these standards. If the home and/ or additions and alterations are not brought up to these standards, Management may require that the home be removed from the community Pursuant to State law, Title 10, Chapter 953. Management may allow a home to remain after sale only if it meets the standards for safety, construction, and aesthetics set forth below. Management takes no responsibility for the safety of any homes or of its occupants, nor do we certify that a home has met these standards.

- A. EXTERIOR COATING AND SIDING – The original or replacement siding must be in a safe and secure condition, without holes, rust, or substantial dents, scrapes, patching, fading, or dirty. All new homes must have residential lap siding. Prior written approval of Management is required before painting or re-siding the home.
- B. ROOF – Pitched roof shall be designed to resist at least a thirty (30) pound per square foot live load applied downward on the horizontal projection of the home. The original roof or any replacement roof must not be in a deteriorated state or condition. All new homes in the community must have a pitched shingled roof.
- C. WINDOWS AND DOORS – Windows, storm windows, screens, and exterior doors must be fully operable and must not be in a deteriorated condition. There must be at least one (1) egress window or door in each bedroom. Each such window shall have a minimum clear opening of at least five (5) square feet, the smallest dimension of which shall not be less than twenty-two (22”) inches, and the bottom of which shall be not more than thirty six (36”) inches from the floor. There shall be at least two exterior doors in the home, and each shall have an exterior light adjacent to it.

Windows must have shades or blinds. No blankets or sheets hung in windows at any time.

- D. PLUMBING, HEATING AND ELECTRICAL SYSTEMS – The plumbing system must be properly functioning with no leaks and must be designed and installed to accommodate to the pressure of the water system to which it is attached. Any additions or alterations to the original factory installed plumbing systems must be of durable materials, free from defective workmanship and so designed and constructed as to perform satisfactorily with a reasonable life expectancy. The component parts of the heating system, especially the stack, tank to burner connections, flue, chimney, and heat compartment, must be fully and safely operable. Any additions or alterations to the original factory installed heating system must be of durable material and free from defective workmanship. They must be designed, constructed, and installed in a manner appropriate to their use. The locations, installation and condition of fuel tanks must comply with applicable local and State standards. The electrical service and wiring must be in accordance with the specifications of the recent edition of the National Electrical Code in effect at the date of manufacture of the home, or if built on or after June 15, 1976 to the specifications of the HUD code in effect at the date of manufacture of the home. There must be no electrical shortages, or other unsafe conditions, and any aluminum wiring must be installed in accordance with the present standards of the National Electrical Code, or for homes built on or after June 15, 1976 to the HUD code. All fixtures must be safe and suitable for the purpose for which they are used. The service entrance must be adequate for the electrical load imposed by the manufactured home and any additions, given its number of occupants and the type and number of electrical appliances.

- E. SKIRTING REQUIRED – Vinyl skirting is required around all homes and must be installed within thirty (30) days of entry of the home into the community. Unless it is permanently attached, the hitch must be removed from the home before it is skirted. Skirting must not display any deterioration and must enclose the area between the home and ground and shall be of a color to match or compliment the color of the home. Skirting shall be installed in accordance with the manufacturer's installation instructions. It shall be secured as necessary, to assure stability, to minimize vibrations, to minimize susceptibility to wind damage, and to compensate for possible frost heaves.

- F. STEP, HANDRAILS, PORCHES, DECKS, ENTRYWAYS, OR OTHER ADDITIONS TO THE HOME AND EXTERIOR STRUCTURE, AND STORAGE SHEDS – All must be constructed in accordance with applicable local building codes. Prior to new construction, the homeowner must consult with Management and must receive written approval from Management requiring the design, color, materials, and location for said construction. Existing steps, handrails, porches, decks, windbreaks, or other

additions to the home and exterior structure, and storage sheds must not be in a deteriorated condition and must be properly constructed and safe for all proper purposes. All residents must have a shed built or installed within ninety (90) days after their home is moved into the community. The shed must be a minimum of 8x8 and must not exceed a maximum of 12x12. The shed must have a pitched shingled roof and must not exceed the height of the home. Siding must be of T111, vinyl, cedar or pine clapboards. All overhangs and corners will be covered in wood, vinyl, or aluminum. All wood must be painted or stained. All sheds must be installed in a location approved by Management and be blocked at least 4" off the ground. Only one shed per lot is permitted and may not be added to. All bikes, mowers, gas cans, four wheelers, spare car parts, etc. must be placed in the shed or under your home when not in use.

- G. SMOKE DETECTORS – All homes in the community must have at least one (1) smoke detector installed on or near the ceiling areas within or giving access to each bedroom. The make and model of the smoke detector must be one that has been approved by the State Fire Marshall and is UL (Underwriters Laboratory) listed.
- H. WIDTH OF HOMES – All new homes entering the community shall be a minimum of fourteen (14) feet wide.
- I. AESTHETIC APPEARANCE – All homes in the community shall be compatible and consistent with those in the surrounding area. Those homes that are deemed to be offensive in design, painting, or overall appearance may be ordered removed.
- J. OTHER ASPECTS OF THE STRUCTURAL SAFETY OR SOUNDNESS OF THE HOME – The manufactured home must be mechanically sound and structurally safe. There must be no weaknesses or defects in the manufactured home affecting the health or safety, or the potential health or safety of its occupants and/ or their guests.
- K. NUMBERING – All homes shall be conspicuously numbered with their street number in order that they may be readily located in case of an emergency. These numbers must be larger than one and one-half inches (1 ½") and smaller than six inches (6").

14. DEATH OF HOMEOWNER:

Upon the death of a tenant renting a home owned by the park, if the heirs, Personal Representative, or other persons with the responsibility of paying rent fail to pay such rent for homeowner for thirty (30) days after the date of their death, or upon the date rent is due, whichever is later, Management will remove the belongings from the home and place these belongings in a secured storage area of Management's choosing. Upon the death of a homeowner, if the heirs, Personal Representative, or other persons with the responsibility of paying rent fail to pay such rent for the homeowner for thirty (30) days after the date of their death, or upon the date rent is due, whichever is later,

Management will take legal action necessary to secure home from outstanding debt. The estate of such deceased person will be responsible for paying all such storage charges and towing charges. No lot is transferable upon death, except to a husband or wife. Regardless of any payment of rent, if there is no surviving spouse desiring to live on the lot, then the Personal Representative or person responsible shall move the home off the lot within thirty (30) days of the homeowner's death or Management will do so at the estate's expense. The Personal Representative or person responsible shall contact Management in the event they would like to sell the home to the park.

15. ENFORCEMENT:

Enforcement of these rules shall be the responsibility of the Managements, and violations of these rules should be reported to the Management in writing. Any violation of a provision of these rules must be corrected within the time specified by written notice from Management. Notice of a violation will be mailed. Please refer to the Schedule of Charges for the charge for this assessment against the homeowner for each notice of violation. In the event that such violation is not corrected within the specified time, Management may terminate any Rental Agreement and bring legal proceedings as outlined in the State laws. Receipt of three (3) or more violation notices within a twelve (12) month period by the resident, their cohabitants, guests, or invitees, notwithstanding the fact that the resident in each case corrected the violation after being notified of the violation by Management, will subject the resident to possible eviction proceedings.

16. AMENDMENTS:

Amendments to these rules may be made from time to time, and copies of such amendments shall be distributed to Community Residents. Such Amendments shall become effective thirty (30) days after the notice has been distributed to the residents.

17. NOTICES:

Except as otherwise stated herein or required by State statutes, all notices required by these rules and regulations shall be delivered in writing, by delivery in hand, or by registered or certified mail, to Management at its local office or to the resident and/ or homeowner at their residence by First Class Mail.

Should any part of these rules and regulations be found unenforceable with respect of State laws, the remaining parts of these rules and regulations continue to be enforceable and will in no way negate and other part of this document.

18. EFFECTIVE DATE:

These Rules and Regulations shall become effective May 1, 2014.