Ponderosa
Community Rules and Regulations

WELCOME! Thank you for joining our Community of satisfied Residents. We are committed to providing our Residents pleasant surroundings within a well-governed, peaceful and attractive Manufactured Housing Community.
The Community Rules and Regulations have been created to provide our Residents with a written statement of our Community standards and procedures. Please read the Rules and Regulations carefully. If you do not understand a particular rule, please ask your Community Manager to explain it to you.

MANAGEMENT APPROVAL
All prospective Residents must complete a Rental Application. Management has the right to reject a prospective Resident for any reason not prohibited by law. If a prospective Resident provides false or misleading statements in the Rental Application, the Application will not be approved.

OWNER OF RECORD
Resident warrants and represents that he/she is the owner of the mobile home and that his/her name appears on the Certificate of Title. All homes located in the Community must be titled by the state in which they are located and a copy of such title must be provided to Management.

RESIDENCY
Maximum occupancy within a manufactured home in the Community shall be as follows: **Two (2) persons per bedroom.**
Any person residing within a home for more than thirty (30) days will be considered a prospective Resident and must fill out a Rental Application and be approved to remain in the home and in the Community.

ACKNOWLEDGEMENT OF COMMUNITY RULES AND REGULATIONS
Prior to admission to this Community, each Resident must sign and acknowledge that he has received and read a copy of the Community Rules and Regulations as set forth herein and any Amendments thereto. All terms and conditions of the Lease Agreement are specifically incorporated herein and Residents, whether they have accepted or decline to sign the written lease, must comply with such terms and conditions as well as with these Rules and Regulations. Residents agree that they, as well as all other occupants residing in their home and all their guests, will abide by the Community Rules and Regulations and all state, county and city/township laws and ordinances. Failure to comply with the Rules and Regulations or other laws may result in the termination of tenancy as provided herein.

AMENDMENTS
From time to time, rules and regulations may be changed or additional rules may be added. Prior to the implementation of a new or amended rule or regulation, a thirty (30) day written notice of the proposed change will be forwarded to Residents and a copy will be posted in a conspicuous location within the Community. New or amended rules or regulations will be effective thirty (30) days after delivery and posting. Any new or amended rules or regulations will be considered a part of the Rules and Regulations and will be enforced accordingly.

ENFORCEMENT OF RULES AND REGULATIONS
Every effort will be made by Management to ensure that the Rules and Regulations are enforced and that the quiet enjoyment and comfort of all Residents is not disturbed. Ignorance of a rule or regulation cannot be accepted as an excuse.

NOTICE OF RULE VIOLATION

Residents who violate a rule or regulation will be contacted by Management, either by a personal visit, a telephone call, or through the issuance of a written Rule Reminder or Notice of Rule Violation. In some instances, the contact may include a Notice to Quit or Termination of Tenancy notice. If a Notice of Rule Violation is issued, it is expected that the violation will be corrected by the date stated on the Notice. Failure or refusal to correct a violation or chronic repeated violations of the Rules and Regulations may lead to fines, charges for the cost of curing the violation and/or eviction proceeds. Please note that compliance with the Rules and Regulations is essential to provide you and your neighbors with pleasant and peaceful surroundings.

PAYMENT OF RENT/FAILURE TO PAY RENT

Rents are to be paid monthly. Rental payment may be mailed, paid in person, or placed in the lockbox which is located at the Community Office**. Rent is due on the 1st of each month, but the Community offers a grace period of 5 days during which late fees will not be assessed on delinquent balances.**

Payment of rent and all other charges may be made by personal check, money order, cashier's check or certified check. For safety purposes, cash will not be accepted. Management may insist that payments be made by money order, cashier's check or certified check if a Resident has a personal check returned for insufficient funds or any other reason.

A $50 late charge as described in your lease will be assessed to all Residents whose rent is not received by Management by 5:00 PM on the 6th day of the month. In the event Resident fails to pay rent or other charges on or before the fifth day of the month, Management will issue a Notice to Quit for Non-Payment of Rent or similar notice. If Management thereafter institutes legal action against Resident based on the default in the payment of rent and other charges, the charges then due will only be accepted by money order, cashier's check or certified check. Additionally, Resident shall reimburse Management for the collection and eviction expenses incurred by Management as provided by law.

Additionally, a $50 charge which is described in your lease will be assessed to any Resident whose personal check is not honored for any reason, and, furthermore, shall be deemed to be rent and shall be collectable as rent.

MANUFACTURED HOME INSTALLATION STANDARDS

All manufactured homes brought into the Community are to be installed in accordance with the Manufacturer's written installation instructions.

Notice to Residents: For your safety and welfare, the manufacturer of your home should provide written instructions specifically created for the installation of your manufactured home. Therefore, you should make sure your home is installed by a licensed mobile home installer who is familiar with the installation requirements, including, but not limited to, placement, blocking, and utility (gas, water and electric) hookups.

In addition to the above, the Community installation requirements and standards are as follows:

A. Each home site shall be numbered and clearly marked for positive identification. Each number shall be easily readable from the street servicing the site.

B. Approved skirting is required and must completely enclose the space beneath the home. Skirting is to be properly ventilated and access panels of sufficient size, in the utility hookup areas, are to be in place. Materials and color are to match or attractively accent the exterior of the home. Residents shall skirt their home within forty-five (45) days of its placement on the site. The area under the home is to be kept clean and no combustible material, debris or any other storage is to be present.

C. Steps leading to the entry doors are to be fiberglass or treated wood. Proper handrails must be attached. Steps are to be maintained in a safe and attractive manner. Off-side entry doors are not to be used as a primary entrance. Any extra concrete needed is responsibility of Residents.

D. All porches and decks must be constructed of treated wood with handrails on all exposed sides. Lattice, made of treated wood, or skirting, must enclose the space beneath the porch or deck. Awnings and additions are to be of approved materials. Everything are to be maintained in good condition. **Prior to installing a porch, deck, awning or addition, the Resident must first obtain written approval of Management.**

E. Utility connections of electrical, water, sewer and gas in the home are the sole responsibility of the Resident. All utility hookups shall be made in compliance with the manufacturer's written

F. instructions and any applicable local codes.
G. Central air conditioner compressors must be placed on a cement or other approved slab on the side or rear of the home site. Window air conditioning units must be attractively maintained.
H. Hitches must be removed from the home upon installation and stored beneath the home. If hitches have not been removed from the homes currently located in the Community, Residents must attractively maintain the hitch and the area surrounding the hitch. Upon an on-site resale of the home, Resident must remove the hitch or enclose it with approved skirting material.
I. The manufactured home frame must be placed as close to the ground as possible.
J. Telephone and television cable lines are to be buried under ground during installation by the appropriate company. Residents are responsible for confirming that this is done. The connection line to the home must be installed either under the home or under the siding.
K. In order to maintain an attractive Community, Residents are strongly urged to rely on indoor broadcast antennas and cable broadcast or master centralized broadcast antennas, as opposed to installing outdoor reception devices. If an outdoor reception device (satellite dish, antenna, or any other device) is reasonably necessary to receive an acceptable signal of reasonable quality, it must not exceed one meter (39") in diameter and must be installed in a manner that complies with all applicable codes, city and state laws and regulations and manufacturer instructions. Outdoor reception devices must be installed on a Resident's home or on the ground of Resident's home site in a location which is not visible from the street, or if such placement sufficiently impairs the quality of reception, it must be installed, on the home or home site in the most inconspicuous location possible and must be attractively landscaped and shielded from view to the greatest extent feasible. No reception device may be placed so as to obstruct a driver's view of ay street, driveway, sidewalk or intersection, nor may they be installed on or encroach upon any common area or restricted access property located within the Community. Outdoor reception devices and masts may be only be as high as required to receive acceptable quality signals and no reception device and mast may be installed that would extend higher than 12 feet above a roofline without prior written approval of Management due to safety concerns posed by winds and the risk of falling reception devices and masts. Additionally, outdoor reception devices must be painted an appropriate color to match the surrounding environment. Resident is responsible for the maintenance or use of the reception device. A policy of liability insurance covering such injury or damage must be maintained by Resident and proof of such insurance must be provided to Management. Upon the removal of the outdoor reception device or the termination of Resident's tenancy, the Resident must restore the home site to its original condition. If Resident violates any of the above rules, Management may bring an action before the FCC or any court of competent jurisdiction for declaratory relief and Management may recover from Resident a fine, reasonable attorney fees, costs, and expenses incurred in enforcing these rules. The laws applicable to the rules and regulations described above are subject to interpretation and change. Therefore, Residents are advised that changes in the law, court decisions and rulings by the FCC may affect their rights and obligations regarding the installation of reception devices the in the future.
L. **Resident shall be solely responsible for any damage to Community property or that of other Residents resulting from the installation of the mobile home**.
M. Fences may not be installed around or upon the home site.

UTILITY CHARGES

The Resident shall pay all charges made against the premises for gas, heat, electricity, water and/or sewer as described in the Lease. Such charges shall be based upon meter readings or other charging methods described in the Lease.

Community expressly reserves the right, at any time during the Lease Term or any renewal period, to establish, modify, replace, or implement a utility billing, allocation, submetering, or utility cost recovery program, including but not limited to a Ratio Utility Billing System ("RUBS"), where permitted by applicable law. Resident acknowledges and agrees that utility charges may be billed separately from Rent and may be allocated among residents pursuant to the methodology

Adopted by Community and permitted by law.
Community shall provide any notice required by applicable law prior to implementation. Upon the effective date of the utility billing program, Resident shall be responsible for payment of all utility charges, service fees, administrative fees, and related costs lawfully assessed pursuant to such program. Resident's obligation to pay such charges shall be deemed a material term of this Lease.
Nothing in this provision shall be construed as limiting Community's right to recover utility costs or administer utility services in any manner authorized by applicable law. Charges for water and/or sewer are to be paid to Landlord or its agent and will be deemed to be rent and collectible as rent.

IMPROVEMENTS AND ALTERATIONS

A. Residents shall make no alterations to the exterior of the mobile home or to the leased site without first obtaining the written permission of Management. Residents must provide Management with a sketch, to scale, or the appearance or location of the proposed improvement or alteration (i.e. porch, deck, carport, shed, awning, cement pad or other home additions).
B. Resident is responsible for contacting utility companies to verify the location of any underground utilities and the sketch of the proposed alteration is to clearly and accurately indicate the location of such buried utility lines.
C. Resident is responsible for obtaining any required building permits. Residents who make improvements or alterations without first obtaining required building permits and/or the written approval of Management may be required, by Management, to remove the improvements or alterations
D. All improvements and alterations are to be performed by a licensed contractor unless the improvements or alterations are performed by the Resident.
E. All improvements, alterations, anchoring equipment and utility hookups, with the exception of concrete pads, shall remain the property of the Resident.
F. Residents may, after supplying Management with the details and obtaining written approval, plant trees and shrubs for their mobile home site. Management reserves the right to reject certain species of trees or shrubs as unsuitable for planting on a home site.

HOME AND HOME SITE MAINTENANCE

A. **Resident shall maintain the home and site in a clean, attractive fashion at Resident's own expense at all times**. Failure to maintain the physical condition or appearance of the mobile home or mobile home site is just cause for termination of tenancy.
B. All windows and doors are to be in good condition. Broken windows are to be repaired immediately**. No plastic is to be used for replacement**. Window blinds or window curtains are to be installed. **No sheets, towels, etc.** are to be used as curtains.
C. Lawns are to be mowed, raked, seeded, fertilized and properly watered to maintain a healthy and attractive appearance. In the event a Resident fails to maintain the home site as required, a Notice of Rule Violation, requesting the Resident to perform the maintenance by a certain date, will be issued. If the violation is not corrected as requested, Management has the right to enter upon the site and perform any and all necessary maintenance as permitted by law. The charges incurred as a result of such maintenance shall be deemed to be rent and collectible as rent. The charges for such work shall be as follows:
    1. Trimming site (per occasion) — As described on your violation notice
    2. Mowing and trimming site (per occasion) — As described on your violation notice
    3. All other repairs and maintenance work resulting from Resident's failure to maintain premises in good repair, is fifty dollars **($50.00) per hour**, each occasion plus the cost of any materials. There shall be a one hour minimum charge if Management provides any of the services outlined herein.
D. No towels, rugs, wearing apparel or other forms of laundry of any description may be hung outside the home from dusk to dawn. No clothesline or lines of any kind are permitted.
E. Resident is responsible for the maintenance of personal yard lights, including ensuring that the yard lights are operable during the hours of dusk to dawn, daily.

F. Decks and patios must be maintained in a clean, orderly and aesthetically pleasing manner – they must be free of clutter.
G. Home-sites must be free of trash and debris and kept in a clean and orderly condition.
H. Trash cans must be stored behind the home on all days other than days when the trash is collected curbside.

ON SITE RESALE OF HOME

The right to occupy a home on the leased site is not unconditionally transferable with the sale or transfer of title to the mobile home. To ensure that the purchaser(s) of the home (should you decide to sell it) will be permitted to keep and occupy the home on the leased site, the following criteria must be met:

A. The exterior physical appearance and condition of the mobile home and leased site must be in good condition (windows, exterior siding, sheds, lawns, etc.). Therefore, prior to listing the home for sale, you are required to have the Management inspect the exterior of your home and leased site to ensure that they are in compliance with the Community standards. The fee for the inspection is twenty-five dollars ($25.00) which must be paid prior to the inspection. The inspection is valid for one (1) year. If your home is not sold within that period, a supplemental inspection, at no charge, is required. All items that need repair or correction must be completed, weather permitting, prior to Management's final authorization of resale.
B. One 18" x 12" For Sale Sign may be placed inside the front window of the home, but only after the inspection fee has been paid and full repairs and corrections have been completed.
C. If the home is to remain on the leased site, the buyer must meet with Management, apply for and be approved for residency PRIOR to the closing on the sale of the home. If the purchaser(s) of a home occupies the home without first having obtained Management approval as a Resident, the purchaser(s) will be deemed to be a trespasser and may be evicted from the Community. The Resident will remain responsible for all rent and other charges which may accrue, regardless of whether the Resident continues to occupy the home.
D. Any improvements, alterations or additions to the mobile home and/or home site which are to remain on the home or home site following the onsite sale of the home, with the exception of concrete pads, must be sold and ownership transferred to the purchase upon the sale of the home. It shall be the responsibility of the purchaser to have any anchoring systems inspected by a licensed installer to ensure that they have been properly installed, activated and maintained.

REMOVAL OF THE HOME

A. Resident, if a month to month tenant, must provide Management with a thirty (30) day written notice of intent to remove the home from the leased site. If the tenancy is pursuant to a written lease and Resident intends to remove the home upon the expiration of the lease, Resident must inform Management with written notice at least thirty (30) days prior to the expiration of the lease. The removal of a home by Resident prior to the expiration of the least term may result in the Resident's continued liability for rent until the expiration of the lease term or until Management is able to lease the home site, whichever occurs first. Forms for notifying Management of Resident's intention to remove the home are available in the Community office. All rents and all applicable charges due from Resident to Management must be paid in full prior to the removal of the home from the leased site.
B. The leased site must be left in a clean and neat condition. Any improvements or installations placed on the leased site including, but not limited to, decks, sheds, porches, tie-downs, anchoring systems, awnings, carports, etc., must be removed from the leased site. These items do not become fixtures or property of the Community. Only concrete slabs piers, trees and shrubs may remain on the site following the removal of a home.
C. Any expenses incurred by Management in restoring the site to its original condition, such as the cost of removing items, including, but not limited, to trash, sheds, anchoring systems and tie-downs, will be charged to the Resident.
D. Resident shall be solely responsible for any damages to Community property or that of other Residents resulting from removal of the mobile home from the Community.

E. Resident, or Resident's contractor, will be required to provide Management with a $500 home removal security deposit prior to removing the home. This home removal security deposit will be fully refundable if no damage is done to the property during the removal process.

STORAGE SHED

If there is any outdoor storage of any kind, a utility storage shed must be installed at the Resident's expense (one shed per home site). Resident is required to obtain written approval, as it pertains to materials and location, from Management before installing or altering the current structure in accordance to local, county, or state building code. Shed size may not exceed 12' x 10' or be less than 8' x 10' with the height not exceeding the home's gutter line. Shed pads are to be four (4) inch thick concrete unless the municipality has more stringent requirements. Shed color is to match or attractively accent the mobile home. Sheds are to be kept in good repair at all times. It is recommended that sheds be anchored in case of high winds. All toys, bicycles, tricycles, lawn care equipment, folding lawn chairs, garden tools, ladders, etc., must be stored in a shed when not in use.

TREE MAINTENANCE/REMOVAL

A. Trees are considered permanently attached to the property and, therefore, become the property of the Community.
B. Normal maintenance and trimming of trees on a Resident's home-site is the responsibility of the Resident.
C. If a Resident has reason to believe that a tree limb presents a dangerous condition within the Community, they are to request the tree limb be removed by the Community maintenance staff. This request is to be put in writing and delivered to the Management office. Community Management, at its sole discretion, will make the decision whether or not the limb will be removed.
D. Trees will not be removed from the premises unless they are considered dangerous or diseased and are beyond saving. This decision will be at the sole discretion of the Community Management.

PATIO/LAWN FURNITURE

Resident shall maintain all outdoor furniture in a safe and attractive condition. Fold-down furniture is to be stored when not in use.

OUTDOOR FIRE PIT, OPEN BURNING, CAMPFIRES, FIREPLACES

Campfires, fire rings, or any other type of burning are not permitted in the Community.

FIREWOOD STORAGE

Firewood, for indoor fireplaces and stoves, is to be stored at the rear of the home in a neat and attractive manner at least 12" off of the ground. Firewood storage is limited in size to a pile 2' wide x 8' long x 4' high.

TRASH REMOVAL

Trash is removed from the Community on designated days. Residents are responsible for placing their trash at the proper pick up location. All trash containers must be placed at the rear of the home by the end of the day on trash pickup day. Residents may be responsible for arranging for the removal of large, bulky, heavy items at their own expense. Resident should see Management for details. In the event Management must remove Resident's trash of any kind, Management reserves the right to charge the Resident additional fees for such removal.

HOME SITE SNOW REMOVAL

Home site snow removal is the responsibility of the Resident. Snow and ice are to be removed from all driveways, sidewalks, parking areas, steps and patios on the home site.

WINTERIZING HOME

Any winterizing of homes (such as plastic being used for storms windows, insulating and skirting, etc.) must be on the interior of the home. There will be no temporary exterior attachments of any nature. A water supply protection device, such as heat tape shall be installed at the time the home is installed on site and replaced when necessary to prevent the freezing of service lines, valves and riser pipes.

AUTOMOBILES

A. Residents shall park only in the space(s) provided by Management. Parking of vehicles is not allowed on the street, on vacant sites, fire lanes, lawns or patios. Residents shall not double park on any space. Residents shall not use visitor parking spaces or unoccupied home-sites for personal use.
B. All vehicles are to be equipped with an adequate and functioning muffler. The operation of vehicles not properly muffled or with malfunctioning mufflers within the Community is not allowed.
C. Routine maintenance or minor repairs on vehicles may be carried out at the site, i.e., change spark plugs, replace fan belts, or repair a flat tire. Other repair or maintenance projects such a repairing or replacing an exhaust system, oil change, or rebuilding an engine is not permitted. Any vehicle dripping oil or gasoline must be repaired immediately. These spills must be cleaning up by Resident, or Management will do so and charge the Resident. Automobiles may not be placed on jacks, blocks or any other device on the home site.
D. No vehicle with a load capacity in excess of one ton shall be kept, stored or placed within the Community, except while making regular deliveries.
E. All vehicles operating within the community must abide by the posted speed limit and all traffic signs. If a speed limit sign is not visible, the Community speed limit will be fifteen (15) miles per hour.
F. Within the Community, vehicular parking is prohibited within ten (10) feet of any hydrant.
G. As permitted by law, Management reserves the right to remove vehicles parked in violation of these Rules and Regulations, and further reserves the right to remove inoperable vehicles or vehicles without current license plates. All costs incurred thereto shall be paid by the Resident.
H. Each lot is allowed a maximum of 2 vehicles.

MOTORCYCLES

Motorcycles are allowed to operate only for transportation in and out of the Community. Joy riding within the Community is not allowed. Motorcycles are to be parked in Resident's assigned parking space or they may be stored in Resident's shed. Parking elsewhere is prohibited.

RECREATIONAL VEHICLES/UTILITY TRAILERS

The operation of trail bikes, mini-bikes, snowmobiles, off-road vehicles, go-carts, all-terrain vehicles, utility trailers, etc. is not allowed within the Community. Such vehicles may only be stored at the Resident's home site if such vehicle can be stored within a shed or garage. Transportation to and from the home site is to be by trailer only. The storage of boats, campers, motorhomes, and other forms of recreational vehicles upon the home site or in the street or other location in the Community is strictly prohibited. Recreation vehicles may be loaded and unloaded, but may not stay overnight. No persons may sleep or live in any type of recreational vehicle. No form of recreational vehicle may be attached to any utility connection.

CONDUCT

It is requested that all Residents respect the rights of others to enjoy the quiet and peaceful use of the Community. Excessive loud talking/yelling, abusive language, shouting, radio, television, stereos, and other disturbing noises are not permitted within the Community. Interference with the quiet enjoyment of other Residents of the Community is just cause for termination of tenancy.

CURFEW

Anyone under 18 years of age must be off the streets and indoors per any local curfew ordinance.

RECREATION AND PLAYGROUND EQUIPMENT

Management does not allow personal pools within the Community. Management may provide playground equipment for the Residents within the Community. Parents and legal guardians are to stress safety and supervision. No permanent play structures, including, but not limited to, swing sets or trampolines are allowed on or upon the home site. In addition, all basketball goals/posts and other sporting equipment must be portable and must be stored in a shed or against the back of the home and not visible from the street when not in use.

PERSONAL AND FIRE SAFETY

Management is concerned with the well-being of all Residents. The Rules and Regulations are intended to help all Residents enjoy a happy and safe living environment. Adherence to the following guidelines is very important:

A. All Residents are advised to exercise proper care and safety to ensure against accidents occurring in and around the home, the home site and surrounding Community. Please note that you are responsible for the actions of your children and guests, as provided by law.
B. Please take extra care when around any body of water (pond, creek, reservoir, etc.) within the Community. No swimming, boating, ice skating or ice fishing allowed.
C. All home sites are to be kept free from fire hazards. For your own safety, do not store combustible materials, gas-powered lawn mowers, etc., under your home.
D. It is the responsibility of the Resident to monitor radio and/or television for severe weather warnings. There are no government approved shelters within the Community.
E. Traffic signs of all types must be obeyed.
F. Actions which interfere with the health, safety, or welfare of the community, its employees or Residents, are just cause of termination of tenancy.
G. Resident should furnish Management with the name, address and telephone number of a person to be notified in case of an emergency.

LOSS AND LIABILITY

It is recommended that each mobile home owner procure a mobile home comprehensive form insurance policy insuring the home against loss or damage. It is also recommended that the Resident include liability coverage for personal injuries which may occur on the home site or within the mobile home.

DISCLAIMER

Management disclaims responsibility for accident or injuries to Residents, their family members or guests which may occur within this Community except for Management's failure to perform a duty or negligent performance of a duty imposed by law. Furthermore, damaged or lost property resulting from fire, theft, wind, floods, or any other act of God which is beyond the control of Management is also specifically disclaimed except for Landlord's failure to perform a duty or negligent performance of a duty imposed by law.

PETS

Residents may have a maximum of two (2) registered "domesticated" pets per household with Management's approval, at a charge as described in your lease. Failure to abide by the Rules and Regulations will result in loss of this privilege. If required, a current rabies tag must be worn by the pet. Pets which are approved shall be considered on a ninety (90) days probation period, and removal is imminent if the pet owner ignores their responsibility.

A. Residents are solely and totally responsible for the behavior of their pet. Noisy, unruly, or dangerous pets are not allowed.! To ensure a safe and enjoyable environment for everyone, we have a few guidelines regarding pets. Certain breeds of dogs or animals are not allowed in the Community, whether as pets of Residents, Occupants, or Guests. This is to ensure the safety and comfort of all. The following dog breeds are prohibited:
   – Rottweiler
   – Chow-Chow
   – Pit Bull
   – Bull Terrier
   – American Staffordshire Terrier

– German Shepherd
– Doberman Pinscher
– Great Dane
– Presa Canario
– Akita
– Alaskan Malamute
– Siberian Husky
– American Bulldog
– Mastiff
– Bandog
– Boerboel
– Dogo Argentino
– Fila Brasileiro
– Tosa Inu
– Wolf
– Wolf-Hybrids
– Any mixed breed including one of these breeds in its lineage

Additionally, no wild, exotic, or farm animals are allowed in any of our communities. This includes, but is not limited to:

– Pythons
– Boa Constrictors
– Feral cats or dogs
– Wolves
– Wolf hybrids
– Monkeys
– Apes
– Chickens
– Pigs
– Goats
– Sheep
– Cows
– Cattle
– Mules

B. Residents are required to clean up their pet's defecation on the home site and while walking their pet.
C. All pets must be kept inside the home and when outside, they must be kept on a hand held leash confining movement to the home site. Fenced-in enclosures and dog houses are not allowed. Residents must walk their pets on leashes. No "Beware of Dog" signs allowed.
D. Pets running at large may be picked up by the Animal Control Department.
E. Pets are not allowed in any areas where people congregate.
F. Management reserves the right to reject exotic pets such as snakes or wild animals or other animals which, in Management's sole discretion, may be dangerous to others within the Community. These animals may not be kept in the confines of this Community.
G. Management disclaims any responsibility for the occurrence of harm, injury or death to a pet caused by agents or employees or by Resident or their guests, except for Management's failure to perform a duty or negligent performance of a duty imposed by law.

ADVERTISING, SOLICITING AND COMMERCIAL BUSINESS

Advertising, soliciting and posting of handbills is not permitted. Management reserves the right to communicate with Residents through distribution of written materials from time to time. No commercial enterprise may be conducted in the Community.

RIGHT OF ENTRY

Management shall have the right to enter onto the home site to inspect, repair, or make alterations or additions to the premises or the utilities situated on the leased site, or for the purpose of protecting the Community. Management may enter upon the home site at all reasonable times, but not in such a manner or at such time as to interfere unreasonably with the Resident's quiet enjoyment. Management shall have no right to enter a mobile home, unless the Resident's prior written consent has been obtained or, if such written consent is not obtained, to prevent imminent danger to the Occupants of the mobile home, to other Residents of the Community or to the Community. Management shall have the right to enter onto any Community or Community Affiliated owned home to inspect, repair, or make alterations or additions to the home. Other than in the case of an emergency, Management will notify Resident at least 24 hours prior to entering the home.

WATER USAGE

To use any water, irrigation device or system on or about the exterior of Resident's mobile home is strictly limited to the following uses: watering the grass and flowers as necessary, and washing the exterior of the Resident's home and accessories.

Due to the high consumption of watering during summer months, Management reserves the right to limit the watering of lawns. Management has the ability to change this based on seasons and climate conditions. Please do not leave the sprinkles on for an excessive period of time, as waste increases cost.

KEYS

In the event that Management provides keys to Resident for any reason, a charge as noted in your lease will be assessed for each and any lost or unreturned key.

FIREARMS AND EXPLOSIVES

There will be absolutely no BB guns, air guns, firearms, fireworks, or similar devices discharged, within the confines of the Community.

THE OBLIGATION OF GOOD FAITH is imposed on both parties to these Rules and Regulations in both the performance and enforcement of the conditions contained herein. Any correspondence regarding Management's execution of these Rules and Regulations may be directed to your Community Manager.

SIGNATURES

I, _____, (Print name), the primary resident at _____ (Lot #), have read the rules and regulations above. I, as well as the other residents that have signed below, understand the consequences of not abiding by the rules and regulations set forth in this document.

Signature: _____

ADDITIONAL RESIDENTS

Signature: _____ Print: _____

Signature: _____ Print: _____

Signature: _____ Print: _____

Signature: _____ Print: _____

COMMUNITY MANAGER

Signature: _____