

EXHIBIT A
PINE RUN RETIREMENT COMMUNITY
DBA
PINE RUN MANAGEMENT LLC
1880 Pine Run Road
Abbottstown, PA 17301

RULES AND REGULATIONS

To promote a healthy and enjoyable living environment and to protect your investment in your home, certain rules and regulations have been adopted to enhance, through good upkeep, the desirability of living in this manufactured home community. They are to encourage a friendly, clean, well-maintained community of which all can be proud. Our objective is to maintain a highly regarded residential community with pleasant surroundings in which you can live with pride, dignity, safety and comfort.

A. GENERAL REQUIREMENTS:

1. **Entry requirements:** Prior to entry into the Community, all applications and forms must be completed with all information requested so that character and credit checks can be conducted to determine community and financial responsibility. Negative reports regarding character and credit or failure to complete forms completely and accurately may be reason for disapproval.
2. **Home occupancy:** The home shall not be occupied by any person other than those named in the Lease except for visitors. No home or premises shall be subleased or put in the possession of another party. It is required that all individuals named on the title must be a lessee on the lease and must live in the home.
3. **Visitors:** Visitors that are guests of Lessee in excess of 30 consecutive days or in excess of 60 days per year are required to apply for community approval for living in the home. After review of criminal, background and/or financial checks in accordance with community procedures. Approval and listing on the lease may be granted if the additional applicant meets all requirements.
4. **Access to home space:** Community Management's (Lessor's) representatives shall have the right to access and be permitted access to the home space and utilities for maintenance or inspection at all times. This does not include the inside of the home.
5. **Fire safety:** Your home has smoke detectors installed in the home. Regular testing is recommended. Fire extinguishers and a fire escape plan are encouraged for your safety.

6. **Moving out:** At the time of providing lease termination notice, Lessee will pay all outstanding charges due to Community Management (Lessor) and obtain Community Management's (Lessor's) release in writing.
7. **Sale of home:** Homes may be sold by owner, real estate agent, or through agreement with PINE RUN MANAGEMENT LLC. "For Sale" signs may only be placed in yard of home. Literature boxes may be placed on front porch. Potential buyer must submit completed application and necessary forms (available at office) to Community Management (Lessor) for approval prior to any sales contract being signed between seller and buyer. After review of criminal and credit checks in accordance with Community procedures, a letter of determination will be sent to potential buyer. Any change of ownership of the home requires a new lease with all owners meeting the requirements of Resident status (i.e. ownership and a party to the lease).
8. **Concerns/Complaints:** To be considered for action, all concerns or complaints, with the exception of emergencies, must be submitted in writing and signed by the Lessee. Forms and assistance are available at the office.
9. **Changes to Rules and Regulations:** Community Management (Lessor) reserves the right to, from time to time, amend or adopt rules or regulations upon thirty days notice.
10. **Payments:** Payments are to be made by check or money order.
11. **Hold Harmless Agreement:** Changes in weather are considered to be an "Act of God." Community Management (Lessor) assumes no liability for Acts of God. Resident is aware that plowing, shoveling, and/or application of deicers may not clear the streets to bare pavement and that slippery conditions may prevail even after plowing, shoveling and/or application of deicers. Community Management (Lessor) assumes no liability for slip and fall accidents or vehicular accidents as a result of naturally occurring conditions. Resident agrees to defend and hold harmless Community Management (Lessor) for any and all trespasses or suits that may arise as a result of naturally occurring conditions. In addition, Residents shall indemnify and hold Community Management (Lessor) harmless and free from damage including costs and legal fees sustained by person or property, and against all claims of third persons, for damages arising out of Resident's negligent use of Pine Run property. Resident shall use Pine Run property at his own risk, and Community Management (Lessor) shall have no responsibility for any loss of or damage to property or Resident, unless such loss or damage shall be due to the negligence or willfulness of Community Management (Lessor).

B. HOME AND MAINTENANCE

1. **Home exterior:** Must be kept neat, clean, and in good condition. Any additions or changes to the exterior of home, including but not limited to, enclosed porches, awnings, paint color, etc. must be approved by Community Management (Lessor).
2. **Front porches:** A wreath on the door, live plants, bench/chairs and a small table and two (2) hanging ornaments are permitted (seasonal decorations excluded from this limitation). One (1) wall plaque is permitted. Community Management (Lessor) reserves the right to restrict decorations on porch.
3. **House numbers:** Lighted or reflective numbers must be approved by Community Management (Lessor).
4. **Air conditioners:** Window units prohibited
5. **Hose reels/hooks:** Prohibited at front of home.

C. YARD AND HOME SPACE

1. **Walks and driveways:** Resident shall keep safe in winter, free of ice and snow, and clean in summer, free of debris.
2. **Trees:** None may be added or removed without written approval of Community Management (Lessor). Community Management (Lessor) reserves all rights to pruning and trimming of trees original to site or planted on site by Community Management (Lessor).
3. **Landscaping:** No lawn ornaments in front or side yards or beds, including, but not limited to, fountains, bird feeders or baths, signs, house numbers, artificial flowers, statues, decorative stones, etc.
4. **Site care:** Resident shall keep grass mowed, shrubs trimmed, flower beds weeded, and site neat and well cared for.
5. **Unightly yard:** Community Management (Lessor) reserves the right to correct unkempt sites if not completed within seventy-two (72) hours after written notice. Notification to include estimate of cost.
6. **Lawn sprinkling:** Community Management (Lessor) shall have all rights in determining when watering will be curtailed.
7. **Clothes lines:** Only umbrella or retractable lines are permitted. All lines are to be in rear yard only and retracted or collapsed when not in use.
8. **Solar panels:** Prohibited.

9. **Swimming pools:** Prohibited.
10. **Lights:** All sidewalk and exterior front garage lights must be on dusk to dawn.
11. **Out-buildings:** Wood construction, attached to home/garage with siding to match home or one storage closet only. Footprint of either to be no more than 25 sq ft. Storage closet must be kept against home or garage in rear. No other structures permitted, including but not limited to gazebos, sheds, additional storage closets, etc.
12. **Fencing:** Not permitted.
13. **Commercial signs:** Not permitted within the community.
14. **Flags:** American flag only, May only be hung from pole attached to porch. Flag etiquette must be observed at all times. Flag to be lowered to half staff upon government (State or Federal) notice, Memorial Day till noon, and on the day of the death of a Pennsylvania active member of our Armed Forces, Police and Fire Departments and to remain so until sunset on the day of the funeral.
15. **Modifications to the home space:** Requires approval of Community Management (Lessor).

D. SEASONAL DECORATIONS

1. **Easter/Spring:** Those decorations specific to Easter must be removed the day after Easter. Those things not permitted include but are not limited to: stuffed dolls/animals, plastic eggs, artificial flowers/birds/animals, etc.
2. **Fall/Thanksgiving:** Permitted until day after Thanksgiving. Permitted are corn, corn stalks, pumpkins (real, uncarved) and gourds (not artificial). Those things not permitted include but are not limited to: stuffed dolls/animals/scarecrows/witches, hay/straw bales, artificial flowers/birds/animals, etc.
3. **Christmas:** Permitted from day after Thanksgiving until January 7 (including lights). Permitted are wreaths/greens, lighted reindeer, lights, decorated tree, etc. Those things not permitted include, but are not limited to, blow up yard/roof decorations, stuffed animals/dolls, artificial flowers/birds/animals etc.

Community Management (Lessor) reserves the right to restrict size, content or placement of any decorations placed in front or side yards.

E. PETS

1. **Permission for entry:** No pets are allowed in the community except by specific written permission of Community Management (Lessor). A maximum of two (2) pets per household is permitted. Community Management (Lessor) reserves the right to accept or reject any pet.
2. **Pre-entry requirements:** Prior to bringing a pet into the community, Lessee must obtain approval for and register pet with Community Management (Lessor). A photo of the pet(s) must be included with the registration form. Any animal or pet not registered will not be allowed to remain in the community. Dogs must be licensed in accordance with all applicable local state laws. Unregistered pets are not permitted in the community.
3. **Outside activities:** All pets must be accompanied by owner when outside and must be on a leash. Pets may not be tied outside.
4. **Fences:** Prohibited, including but not limited to hidden electric fences.
5. **Animal waste:** Pets must be curbed on Lessee's yard. It is Lessee's responsibility to remove animal waste.
6. **Noisy/unruly pets:** Noisy or unruly pets will not be allowed to remain in the Community.
7. **Adoption of strays:** Care of stray animals constitutes adoption. Above rules apply. Should resident notice stray in community, contact office. Any resident who chooses to feed or otherwise care for strays without following rules will be responsible for any costs involved in removing animal from Pine Run property.

F. SERVICES

1. **Sewer:** No foreign material to be put into the sewer. This includes but is not limited to sanitary napkins, tampons, diapers, animal waste or litter, or paper towels. Homeowner is solely liable for damage or stoppage of sewer serving exclusively his/ her home.
2. **Refuse/trash:** Refuse, in sealed plastic bags, may be taken to dumpster at any time by Resident. Home pick-up is Tuesday at 6am. All refuse must be in sealed plastic bags and placed at end of driveway on pick-up day. If placed outside the night before pick-up (no earlier than 5pm), refuse must be in sealed plastic bags placed in covered garbage can. Loose refuse in garbage can will not be picked up.
3. **Yard waste:** Never to be mixed with household trash. Yard waste and trimmings from bushes are to be placed in biodegradable paper bags (may be purchased at Lowes, TruValue, Home Depot, nurseries, etc) and placed with trash for pickup. Call office for removal of larger branches.

G. VEHICLES

1. **Speed limit:** Twenty (20) miles per hour must be observed at all times.
2. **Visitor's parking:** Overnight parking is not permitted on street. Check with Community Management (Lessor) for available satellite parking.
3. **Commercial vehicles:** Prohibited.
4. **Recreational vehicles:** (Including but not limited to: trailers, motor scooters, motorcycles, motor bikes, ski-mobiles, and motorized go-carts) May be parked in the garage or in area designated by Community Management (Lessor) at owner's risk. May not be parked on the street overnight.
5. **Non-conventional vehicles:** Prohibited.
6. **Automobiles:** No parking on the grass. No on-street parking permitted overnight (11pm to 8am). Home with one car garage, cars may not be parked side-by-side on driveway. Home with two car garage maximum 2 cars in driveway. Cars may not be parked sideways on driveway. Additional cars must be parked in satellite space. Community Management (Lessor) may reasonably limit the number of vehicles parked in the community by lessee.
7. **Condition of motor vehicles:** All vehicles on community property must comply with Pennsylvania law in reference to registration and inspection. They must be operable. No auto repair or change of oil allowed in driveway or on street. Vehicles leaking gas or oil must be removed from the community and any residue on the street or driveway must be cleaned by Resident.

H. COMMUNITY LIVING

1. **Alcohol:** Prohibited in common areas of community.
2. **Noise:** Loud noises between 11:00PM and 8:00AM prohibited.
3. **Visitors/children/grandchildren:** Lessees shall be responsible for the conduct of the members of their household, their pets and their visitors and shall be liable for any damages caused to the property of the community or others.
4. **Commercial enterprise:** No soliciting or commercial enterprise permitted in community.

I/WE HAVE READ THE COMMUNITY RULES AND REGULATIONS AND AGREE TO ABIDE BY SAME.

LESSEE

DATE

LESSEE

DATE

LESSOR

DATE

ADDENDUM

PINE RUN MANAGEMENT LLC
PINE RUN RETIREMENT COMMUNITY
1880 Pine Run Road
Abbottstown, PA 17301
Effective May 21, 2014
RULES AND REGULATIONS

C. YARD AND HOME SPACE

2. **Trees:** None may be added or removed without written approval of Community Management (Lessor). Community Management (Lessor) reserves all rights to pruning and trimming of trees original to site or planted on site by Community Management (Lessor). Climbing of trees is prohibited other than by properly insured professionals. Trees may not be used to attach items including but not limited to: clothes lines, bird feeders or houses, swings, hammocks, etc.
16. **Fire pits, chimineas, etc.:** Prohibited

E. PETS

3. **Outside activities:** All pets must be accompanied by owner when outside and must be on a leash. Pets may not be tied outside. In the interest of maintaining good relationships with your neighbors, pets may not be permitted on other homeowner's sites except by invitation.

H. COMMUNITY LIVING

5. **Walking within community:** Please use streets when walking within community. Please honor the other homeowners' sites by not taking short-cuts through their property to other parts of the community.