

RHG MANAGEMENT CO., LLC
LEASE AND REGULATIONS

LEASE BEGINS: _____ day of _____, 20_____.

LEASE ENDS: _____ day of _____, 20_____.

LANDLORD IS RHG MANAGEMENT CO., LLC

TENANT(s) is/are _____

A. LEASED PROPERTY ADDRESS IS: _____

B. TERM OF THE LEASE IS: _____

C. THE LEASE AMOUNT \$_____ PER MONTH PLUS UTILITIES.

D. MOVE IN DATE. The TENANT will move in on: _____

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1. **RENT.** TENANT agrees to pay the rent on the first day of each month in the amount of \$_____. Rental payments are to be made payable to, RHG Management Co., and mailed to 1 Lenape Way, Honey Brook, PA 19344. Payment is due in advance without the LANDLORD demanding the rent each month from the TENANT.
 2. **LATE PAYMENT CHARGES.** If rent is received at the RHG Management Office address after the (10th) tenth day of each month when due, TENANT(s) must pay a late payment charge of \$_____. The late payment charge is intended as damages for the late payment. TENANT agrees that LANDLORD can recover late fees by an action in the courts at any time when late fees are due. LANDLORD may at the LANDLORD'S choice take late payment charges from the security deposit held by the LANDLORD.
 3. **SECURITY DEPOSIT.** TENANT deposits with LANDLORD \$_____. The security deposit is held by LANDLORD as security for all of the agreements of this Lease. It is agreed that if the TENANT breaks any agreements of this Lease, the LANDLORD may keep the security deposit to help pay for the damages or losses at the leased property. LANDLORD may also recover damages greater than the amount of security deposit. THE SECURITY DEPOSIT IS NOT FOR USE AS THE LAST MONTH'S RENT.
 4. **NOTICE OF EVICTION.** NOTICE OF EVICTION will be served in writing by the Landlord to the manufactured homes address and delivered by regular and certified mail to the TENANT or posted on the leased property, telling the TENANT he/she has broken a condition of the lease. TENANT will serve all Notices on LANDLORD in writing and by mailing to RHG Management Co., 1 Lenape Way, Honey Brook, PA 19344

5. **WAIVE NOTICE TO QUIT.** TENANT waives the right of Notice to Quit with this lease per the requirement of the Landlord and Tenant Act of 1951. The LANDLORD will not have to serve said notice of action being taken.
6. **POSTING OF EVICTION.** TENANT waives the right of Posting Notice of Eviction with this lease per the requirements of the Landlord and Tenant Act of 1951. The LANDLORD will not have to post said notice of action being taken. TENANT will except said notice by regular mail and certified mail.
7. **RENEWAL.** At the end of the lease term, this lease will automatically continue for a period of one month. This will continue until LANDLORD or TENANT gives written notice to end the lease.

TENANT will give LANDLORD thirty (30) days written notice of his/her intent to end the lease. TENANT agrees to pay rent through the end of the month in which the thirty (30) day notice period ends.

LANDLORD will give the TENANT written notice of any changes in rent or lease terms. Any changes in rent or lease terms will not take effect until thirty (30) days after the notice is given. The changes in rent or rules will become part of this lease thirty (30) days after the notice is given unless TENANT gives his/her thirty (30) days written notice of intent not to renew the lease and vacates the property.

Failure to tell the LANDLORD in writing that the TENANT does not want to renew the lease will result in the lease automatically renewing. When the lease renews it will include changes in rent and/or regulations as were given in LANDLORD'S notice to TENANT.

8. **UTILITIES (Ridge View Terrace and Lincoln Crest ONLY).** TENANT agrees to pay all utilities used on this property by the (10th) tenth of the upcoming month or pay an accessed interest charge in addition to the current utility bill. If the TENANT uses water, sewer, electric and trash removal from RHG Management Co. those charges are a part of this agreement. TENANT breaks this lease if he does not pay his RHG Management Co. Utility bill on time. Failure to pay RHG Management Co. Utilities on time is enforceable as nonpayment of rent.

TENANT will provide LANDLORD proof of payment of utility bills within fifteen (15) days of the end of this agreement or fifteen (15) days of TENANT leaving the property, whichever is shorter.

TENANT'S failure to pay any utility bills within thirty (30) days may result in charging the billed amount against TENANT as extra rent. The Landlord may collect the utility bill the same way as LANDLORD collects regular rent.

All utilities will be disconnected from the manufactured home upon TENANT'S eviction unless LANDLORD is notified to leave the utilities connected and all utility bills are paid.

UTILITY REPAIRS. TENANT agrees if repairs are required to be made to TENANTS utilities due to TENANTS negligence, LANDLORD will have the right to repair said utility without notice and

TENANT will be invoiced for the repair. Failure to pay invoice to LANDLORD within thirty (30) days is enforceable as nonpayment of rent. The LANDLORD would only take such actions if there were a concern for safety or increased damages if utility is not promptly repaired.

- 9. LANDLORD IS NOT RESPONSIBLE FOR INJURY TO PEOPLE OR DAMAGE TO PROPERTY.** TENANT releases LANDLORD from responsibility for any personal injury or damages to person or property of TENANT, TENANT'S family, friends, or guests, not arising from the negligence or intentional acts of the LANDLORD or LANDLORD'S employees.

LANDLORD is not responsible for any injury or damages caused by water, rain, snow or ice. LANDLORD is not responsible for any damages from leaks or flow from any source into or about the Leased Property.

10. LANDLORD HAS THE RIGHT TO ENTER PROPERTY (RENTED LOT).

LANDLORD has the right to enter the Property at any reasonable time for the following purposes: (1) to inspect the property, and (2) to protect the property from damage, and/or affect repairs to the Property. Tenant will not unreasonably restrict or prohibit any such entry. Entry by the LANDLORD, his employees or agents for any purposes stated above is not considered forcible entry or trespass and TENANT gives up all rights under law to sue for forcible entry or trespass in such case. This paragraph is not intended to allow the LANDLORD permission to enter the TENANT'S manufactured home. The term "Property" as used in this paragraph means only the lot, which is being rented to the TENANT. The only exception would be if the TENANT is being evicted by a State Constable then the LANDLORD has the right of entry into the manufactured home to secure the premises and winterize the manufactured homes utilities to safeguard against damages of the asset. The locks on the manufactured home will be replaced to safe guard against possible forced entries or theft. The LANDLORD will not be held responsible for any forced entries or theft to said property.

- 11. TENANT BREAKS THE LEASE.** THIS SECTION EXPLAINS IMPORTANT INFORMATION ABOUT YOUR RIGHTS AND DUTIES AS A TENANT. IF YOU HAVE SPECIFIC QUESTIONS ABOUT YOUR LEGAL RIGHTS AND DUTIES, TALK TO AN ATTORNEY. DO NOT SIGN THIS LEASE AGREEMENT UNLESS YOU HAVE READ AND UNDERSTAND THE INFORMATION ON THESE PAGES.

TENANT breaks this lease if TENANT:

- (A) Fails to pay rent or any other charges when due;
- (B) Fails to pay utility bills due to RHG Management Co.
- (C) Fails to leave the leased property after being notified of the LANDLORD'S intent not to renew the lease because of TENANT'S failure to pay rent or abide by Rules and Regulations;
- (D) Leaves the leased property without giving written notice;
- (E) Fails to perform any condition of the lease;
- (F) Breaks two rules or regulations within a six (6) month period of time.

12. **REMEDIES OF LANDLORD.** If TENANT breaks a condition of this lease, LANDLORD may sue the TENANT in court:
- (A) To collect overdue rent, late charges, utility and money damages caused by the TENANT'S breaking the condition of the lease;
 - (B) To recover possession of the leased property (eviction);
 - (C) To collect for unpaid rent, late charges, attorney fees and damages until TENANT removes the manufactured homes from the leased property;
 - (D) To collect ATTORNEY'S FEES in the amount of \$125.00 for each action before a District Court, and \$600.00 for each action brought in the Court of Common Pleas, and each action filed in filed US Bankruptcy Court (Proof of Claim or a Relief of Stay), attorney fees charged LANDLORD to address any nuisance cases brought to all courts by TENANT pending judgment for the LANDLORD or dismissal of case;
 - (E) For any other remedies available to LANDLORD under law.
13. **EVICTIION.** If LANDLORD sues the TENANT in court for breaking a condition of this lease, and the court awards possession to the LANDLORD, TENANT must remove his/her manufactured home from the LANDLORD'S property at the same time the TENANT vacates the property, whether TENANT vacates on his/her own or with the assistance of the sheriff or constable. If TENANT fails to remove the manufactured home from the LANDLORD'S property, LANDLORD may treat the manufactured home as if it has been abandoned. Nevertheless, TENANT agrees to pay rent at the rate agreed to in this lease until the manufactured home is removed from the LANDLORD'S property or sold. TENANT agrees that the LANDLORD is not responsible for any damage to the manufactured home, which may occur after the TENANT abandons the manufactured home.
14. **LANDLORD'S RIGHT OF ENFORCE LEASE.** All conditions of this lease are enforceable by the LANDLORD against the TENANT even if the LANDLORD has not enforced the conditions in the past.
15. **DEATH OF TENANT OR LANDLORD.** This lease will continue despite death of either LANDLORD or TENANT. The lease is effective against the heir, executors, personal representatives, administrators, successors and assigns of the LANDLORD AND TENANT.
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RULES AND REGULATIONS FOR RHG MANAGEMENT CO., LLC
MANUFACTURED HOME COMMUNITIES

REGISTRATION AND RENT:

- 1A. Residents may not sublet the premises of any portion or part of it. The resident may sell their manufactured home, but if, following the sale, the manufactured home is to remain in the community
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with a new owner, community approval of the new owner by Landlord is required, and this approval must be obtained prior to the sale. If a manufactured home is sold to a buyer who is not approved by the community owner, the sale will be valid, but the new purchaser will not be considered a tenant, and the manufactured home will be required to be removed from the community immediately. You may therefore suffer substantial damages if you attempt to sell without the community owner's approval. Both the Seller and the Unapproved Buyer will be held responsible for rent until the manufactured home is removed from the community. Utilities will be terminated immediately upon finding of an Unapproved Buyer. The Seller will be solely responsible for any damages.

- 1.B. If the manufactured home is to be removed from the lot; the lot must be completely free of debris, sheds, cinderblock, oil tanks, and etc. The Tenant must notify the Landlord to inspect the lot to terminate rent being charged and provide an address for refund of security deposit in writing.
2. Rent is due in advance of the 1st day of the month. Rent is to be paid at the RHG Management Co. office. If TENANT fails to pay rent by the 10th day of the month, you will be assessed a late charge.
3. All occupants living in the home must be approved and registered with the office otherwise the occupant will be considered an unapproved tenant and must vacate the premises immediately. The number of permanent occupants in manufactured homes located in this community, including children, shall be 2 per bedroom per manufactured home. Overnight guests who will be entertained for a period of longer than fifteen (15) days must be registered at the office. Beyond fifteen (15) days sufficient occupancy limits of two persons per bedroom must apply and special arrangements must be made in regards to the lease.

OTHER CHARGES:

4. In addition to the rental charge, the following additional charges are payable to the Landlord at the time and place established for the payment of rent.
(A-1, A-2, B, AND C PERTAIN TO RIDGE VIEW & LINCOLN CREST TENANTS ONLY)
(A-1) Electricity: \$ _____ /KWH up to 1000 KWH; \$ _____ KWH > 1000 KWH Per Month
(A-2) Electricity: \$ _____ /per KWH
(B) Sewer \$ _____ for first 333 Units; \$ _____ /Units Per Month
(C) Water \$ _____ /1000 gallons
(D) Certified Mail: at \$10.00 fee for processing of a file copy, certified and return receipt rate per letter for non-payment and rules violations.

GENERAL:

5. To avoid damage to underground utility service, no digging in the ground or planting of shrubbery will be permitted without prior written permission from management. Tenant must call PA 1 system utility locator at 1-800-242-1776 and submit a diagram to the office to obtain written permission from the Landlord prior to proceeding. NO fences will be permitted. Existing fences must be maintained to good condition or removed. Fencing must be removed prior to manufactured home being sold in the community.
6. Anything planted in the ground of the manufactured home lot, whether such planting is accomplished by the management or by the residents, shall be considered the property of the owner.

Residents moving from the community will not be permitted to remove trees, bushes, plants or other shrubbery from the manufactured home lot. However, if the tenant(s) plants trees they will be responsible for maintaining said trees while residing in the community.

7. **NO SWIMMING POOLS ALLOWED IN THE COMMUNITY.** Only small wading pools less than 12" in depth are permitted.
 8. No trespassing on another resident's lot. Parents are responsible for the actions of their children and guest. No loitering out on the roadways or vacant lots.
 9. Noise must be kept to a minimum volume before 8:00 am and after 11:00P.M. This includes radios in vehicles. Music volume should be reduced prior to entering the community. No one under the age of eighteen (18) years of age is allowed out after 10:00 P.M. unless accompanied by an adult. Loud parties are not permitted.
 10. Each resident shall provide and maintain a fire extinguisher at such a place in his/her home as to be readily accessible at all times.
 11. The use of fireworks, Firearms, bow/arrow, BB guns, pellet guns and air rifles are prohibited in the community.
 12. Operating any type of business is prohibited in the community; this includes babysitting.
 13. No antennas or CB radio towers allowed in the community. All satellite dishes must be mounted on the home or shed structures only. No mounting satellite dishes on posts out in the yard. All related wires must be covered with trim or run behind skirting of manufactured home so they are not visible.
 14. Residents are permitted to invite to their homes such vendors as tradesmen, delivery persons or Supplier's of various goods and services and to purchase goods and services from a vendor of their choice. However, vendors will not be permitted to solicit in the manufactured home community except by permission of the community owner. Residents are requested to notify the community manager immediately if vendors are attempting to solicit on the community premises without prior identification and authorization.
 15. Residents assume all responsibility associated with their personal property(s) or person(s) in connection with occupancy of their manufactured home and/or rented lot. The Landlord is not liable for damage or injury sustained by the resident or any other person due to of the failure, breakage, leakage or obstruction of the water, sewer, waste or soil pipes, or the electrical, gas or oil system, or by reason of the elements, or resulting from the carelessness, negligence or improper conduct of any other resident or the residents or other resident's agents, guests, licensees, invitees, subleases, assignees or successors; or attributable to any interference with, interruption of or failure, beyond the control of the owner, of any services to be furnished or supplied by the owner. Tenants are required to obtain the necessary insurance against these contingencies. Upon request, Tenant must provide the Landlord with proof of contingency insurance policy for said manufactured home.
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16. Residents must pay and maintain current all real estate taxes assessed and levied against the manufactured home and, upon request by the Landlord, furnish proof of payment. Residents must give thirty (30) days notice in writing as required prior to moving from the community. The manufactured home may not be removed from the community unless all rent, utilities, fees, charges or assessments are paid to the end of the term by the tenant, or Lender in the case of a default. The community owner may prevent the removal of a manufactured home to enforce this rule. Residents are advised that prior to removing a manufactured home from the manufactured home community, a removal permit must be obtained from the Township. A copy of the removal permit must be provided to the Landlord before commencing removal of the unit.
 17. Any resident who is convicted of a felony, whether the felony is committed within or outside the community may be subject to eviction from the community.
 18. With respect to any manufactured home which is left abandoned in this community for a period of thirty (30) days or more, the Landlord may enter the home, secure any loose or movable appliances, furnishings, materials or supplies, and move the home to a storage area or other location. The Landlord will have no responsibility for safeguarding the mobile home or its contents as long as a good faith effort has been made to secure the home. An abandonment letter will be mailed to last know address of the Tenant giving an additional (10) ten days to satisfy judgment, remove possessions from home and/or remove home from the property depending on the status of the case. If said abandoned home is:
 - a. Free of Liens but in good condition a sheriff sale may be filed against the judgment for non-payment through the District Court or the County Prothonotary's Office.
 - b. Free of liens but in poor to fair condition the home may either be demolished or possession will be transferred for the back rent due through a Demised Agreement.
 - c. If a lien exists, the lender will be invoiced for all rents due. If they are not promptly paid, Landlord will seek a Court Order through the Court of Common Pleas.
 19. **A. (Ridge View Terrace & Lincoln Crest ONLY) No Pets** (Dogs, Cats, Etc.) are permitted in the community.

B. (Indian Run Village & Deer Run ONLY) Two pets (Dogs, Cats, Etc.) per household are permitted. Pets are to be leashed and attended by a human friend at all times outside the home. No kennel kept animals are permitted in the community. Aggressive natured dogs are not permitted. Pets are a privilege and this privilege can be revoked in writing by Landlord on second violation within a six-month period for the duration of the Tenant's residency. Prompt clean up after your pet in your yard and common areas are required.
 20. Management will not get involved with neighbor-to-neighbor disputes. These would be considered civil matters and must be handled through the court system.
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TRAFFIC AND VEHICLES:

21. The posted speed limit is 10MPH in the Community. Reckless driving is prohibited. All drivers must have valid driver's licenses while operating a vehicle in the community.
22. All vehicles in the community must be currently registered and inspected. Parking of immobilized or disabled vehicles is prohibited in the community. Minor repairs may be made on a vehicle in a proper parking space, but the placing of the vehicle on jack-stands or blocks, or performance of major repairs, or the draining of oil, crankcases and radiators is prohibited.
23. Mini bikes, Dune Buggies, Snowmobiles, ATV's, four wheelers, motorized scooters and Go-Karts are not permitted in the community. Battery operated toys such as remote control cars are prohibited on the roadways.
24. No parking on vacant lots, common areas or out on roadways. Vehicles will be towed at the vehicle owner's expense without prior notice. No parking vehicles in yards.
25. Parking and storage of truck cabs, boats, boat trailers, travel trailers, tent campers, pick-up camper bodies, snowmobiles on trailers, and any and all other recreational vehicles will not be permitted. Parking of such vehicles is prohibited at any place in the community.
26. Tractor Trailers, rigs or commercial vehicles are **NOT** permitted in the community. Commercial vehicles are defined as those having a load capacity over ½ ton. Company vehicles with logos are permitted as long as they meet the load restriction and are parked in the Tenant's assigned parking area and not a vacant lot or on the roadways.

LAWNS, LOTS AND HOMES:

27. Lawns must be cut and trimmed at all times to a height of 3 inches or less. If this regulation is not observed, the management will cut the grass and bill the resident concerned. The first time management has to cut the tenant's grass there will be a \$25.00 fee; second and subsequent violations will be an assessed \$75.00 charge. If a charge has been assessed it will be collectable as rent. No prior notice will be given prior to mowing and charges assessed. Tenants are required to keep high weeds and brush cut back from utility meters and service connections during warm months or will be charged a lawncare fee. Tenants are required to keep a path open during inclement weather for utility meter reader, or may be billed on an estimated reading.
 28. From time to time it may be necessary to curtail watering of lawns, the washing of vehicles and homes because of a drought situation. However, plants and shrubs may be watered by the bucket or sprinkling can. Hoses will not be used for outside use when a drought situation is announced.
 29. Trash cans are to be stored to the rear of the home and only placed to the curb the night before trash pick up. All trash must be placed in trashcans with lids. No remodeling or construction debris or furniture or appliances may be sat out for normal household trash removal. The Tenant is required to make other arrangements for pick up of these items.
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30. On site construction of additions is not prohibited. Factory additions with the HUD seal of approval may be allowed, provided that they will not conflict with setbacks and building area ratio. Written permission from management must be obtained PRIOR to installation. Tenants will be required to contact the Zoning Officer to obtain a building permit.
 31. All homes shall be completely enclosed with vinyl T-lock skirting (ONLY) within sixty (60) days of entry into the community. Anyone with anything but vinyl skirting must maintain it in good condition or replace it with vinyl T-lock skirting only.
 32. All homes will be maintained in good condition including but not limited to maintaining oil tanks, roofs, windows, steps, decks, awnings, sheds, and skirting, etc.
 33. All lots must be maintained in a clean and neat appearance at all times; free of junk, debris, furniture, equipment, etc.
 34. All homes, decks, fixtures and sheds will be kept free of mold. All drain spouts will be maintained free of tree debris so saplings do not grow from the drain areas.
 35. Painting of your home or adjacent structures must be similar to current manufacturer color selection, or earth tones. Prior approval of color selection must be in writing by management prior to painting. Adjacent structures, sheds and oil tanks must match in color.
 36. Concrete blocks are not permitted for use as steps. All steps and handicap ramps must have a handrail. Any steps higher than 30" must have a 3' x 3' landing. All entry doors on manufactured homes must have steps.
 37. Firewood must be neatly stacked to the rear of the home, maximum size pile 4' wide by 4' tall by 6' long.
 38. Kerosene, gas cans or car chemicals are not to be stored on patios, decks or anywhere around the outside of home. Nothing is to be stored under the home.
 39. Our Tenant's may not encroach or use adjoining landowner's land. You must keep all belongs and vehicles off vacant lots. Violators will be invoiced for additional rent.
 40. Oil tanks must be blocked at least 8" off the ground and maintained with **NO RUST**. Oil spills will be the financial responsibility of the TENANT to restore the LANDLORD'S land to Department of Environmental Protections standards.
 41. Heat tape must be installed, used and maintained in working condition to prevent the water line from freezing. Proper heat inside said home is required to prevent the water line from freezing. The running of water to prevent waterlines from freezing is PROHIBITED. The use of kerosene and electric space heaters as the only source of heat for said manufactured home is prohibited.
 42. Tenant must provide a primary heat source (electric furnace, gas furnace or fuel oil furnace) and maintain and use to good condition. Electric heaters and kerosene heaters are prohibited as a
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primary heat source. Water service will be terminated if a proper primary heat source is not maintained to avoid damage to Landlords utilities.

I/We have read the forgoing Lease and Rules and Regulations and agree to become a resident of RHG Management Co., LLC accepting said Lease and Rules and Regulations; I/We agree that all said Lease and Rules and Regulations shall be part of rental agreement. I/We acknowledge receipt of the attached copy of Act No. 261.

Landlord _____ Date: _____

Tenant _____ Date: _____

Tenant _____ Date: _____

Tenant _____ Date: _____

Tenant _____ Date: _____