

BREEZY ACRES MOBILE HOME PARK
RULES AND REGULATIONS

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RULES AND REGULATIONS

The following Rules and Regulations governing Breezy Acres Mobile Home Community (hereinafter referred to as Manufactured Home Community) have been prepared in accordance with the law to provide all Tenants (hereinafter referred to as Residents) with sensible, reasonable and responsible guidelines to follow while residing in the Community, so that proper order can be maintained and so that the rights and privileges of Residents will not be left undefined. The Community Management has been instructed by the Owners to enforce these Rules and Regulations in a uniform manner. We wish to insure quiet enjoyment to all.

A. ALCOHOLIC BEVERAGES: Any and all drinking of alcoholic beverages of any description will be reserved for consumption within the confines of one's manufactured home or patio area. Excessive drinking, drunkenness, drunk driving or improper conduct stimulated by alcohol consumption is prohibited.

B. BUSINESS ACTIVITIES: Peddling, soliciting or conducting any commercial enterprise or profession, by a Resident anywhere within the Community, shall not be permitted.

C. CHILDREN:

1. ANNOYANCE: Children under twelve (12) years of age must be accompanied by a parent, guardian or babysitter.

No child shall annoy or harass other manufactured home Community Residents or break any Community rule or regulation that may apply. If such behavior occurs Management reserves the right to terminate their parents' Lease Agreement (hereinafter referred to as Rental Agreement) and residency at the Community.

2. CURFEW: No child under the age of eighteen (18) shall be outside the confines of their respective manufactured homesite after 10:00 P.M., the Community's hour of curfew.

3. PLAYTHINGS AND TOYS: Tricycles, bicycles, wagons, scooters, "hot wheels" or any other type of toy or mechanical device shall be stored in the home or storage shed when not in use. ~~Swimming pools and swing sets are prohibited.~~

4. SUPERVISION: There must be a parent, guardian or babysitter responsible for children under fourteen (14) years of age residing in the Community at all times.

5. TRESPASSING: Children are prohibited from trespassing on manufactured homesites (either occupied or vacant).

D. DAMAGE AND DESTRUCTION: Willfully damaging or destroying the community premises or any resident's belongings within the Community confines is prohibited. Anyone found committing such acts will cause their Rental Agreements to be terminated. To assist our staff to catch and prosecute any vandal committing such acts, Residents are encouraged to come to the office and fill out a written report on any incident witnessed by them of this nature.

E. DRUGS: The selling, possession and/or using of illegal drugs, and the driving of vehicles under the influence of same, or the conduct of oneself in an improper manner while under the influence of drugs is prohibited.

F. FIREARMS AND FIREWORKS: There Shall be no brandishing of firearms or any other weapon(s) in an attempt to intimidate, threaten or harm anyone by any Resident or their guest(s) while in the Community. BB guns, any other types of guns, slingshots, bows with arrows, and any other weapon is prohibited. Residents are prohibited from lighting and using fireworks in the Community.

G. GAMBLING: Gambling is prohibited as provided by State law.

H. GARBAGE AND TRASH: No Resident shall maintain more than two (2) garbage cans outside their manufactured home. No garbage cans shall be stored in front of any site or on the street side of any respective manufactured home facing same. Trash must be kept in covered garbage cans at all times. Trash is not to be set out in paper bags. Garbage cans must be covered at all times.

I. GRIEVANCE PROCEDURE: To facilitate the prompt and equitable resolution of any complaints by Community Residents, the Community insists that Residents follow the following procedure to attempt to amicable rectify same;

1. **COMPLAINTS:** All complaints must initially be submitted to the Manager. Should the Manager disagree in principal to the propriety of any complaint, he/she will state their understanding of the Community's position on such matters. The Manager is required (in accordance with State law) to uniformly enforce the Community's Rental Agreements and Rules and Regulations. They are instructed by the owners not to make any exceptions to the Community Rules and Regulations.

J. HOME AND SITE MAINTENANCE: Each resident must keep his/her site and home in a clean and neat appearing condition, free of any fire hazards and in a good state of repair. If a Resident causes any damage to the homesite including, but not limited to paving, landscaping, or utility systems, he/she will be held financially responsible for repairs. There is no storage permitted around or under homes or in screened rooms. All items must be stored inside the home or storage shed, except standard patio furniture and barbecue equipment in good condition, which may be left outside seasonally.

1. **AIR CONDITIONERS:** Standard window air conditioners are prohibited. Only central air conditioners or through-in-the-wall units approved by local building codes are permitted. Central Air is to be installed on the patio side of the mobile only.

2. **ANTENNAS:** No outside antennas, aerials or towers shall be permitted on any Resident's homesite.

3. **HEDGES:** Hedging must in no event be higher than thirty (30) inches, and must be maintained.

4. **CLOTHES:** The hanging of clothes and other materials outdoors is prohibited anywhere in the Community.

5. **DESTROYED HOMES:** In the event that a home is destroyed by fire, storm, or other hazard, it must be removed from the Community at the homeowner's expense immediately. Rent will be due and payable until the homesite is cleared and as long as the Rental Agreement is in effect.

J (cont'd)

6. FIREWOOD STORAGE. Firewood storage is permitted only in a Management approved storage box. Storage boxes must be a maximum of 4' X 4' X 8', enclosed on all sides with a hinged cover, professionally constructed and placed at the back of the home. Materials to be used should be some type of aluminum product with a baked-on finish. The color or finish of this container should be consistent with the exterior of the Resident's home.
7. HEAT TAPES: All water line heat tapes and heat rods must be plugged in when cold weather arrives and unplugged when weather permits. If there is any freeze damage resulting from neglecting this requirement, the repair will be at the expense of the Resident. Management reserves the right to discontinue water service to the home should it be determined that the homeowner has been negligent in either installing, maintaining or operating heat tapes and/or rods.
8. HOME SAFETY: Any condition constituting a fire hazard shall not be tolerated and the judgement of the Management as to what constitutes a fire hazard shall be conclusive. Each home shall contain all safety equipment required by the governmental authorities. Safety equipment meaning fire extinguisher, smoke detector, etc.
9. HOMESITE NUMBERS: Each home must have the site number placed on the front of the home within thirty (30) days of move-in and site number must be visible from the street. Site numbers must be three (3) inches high.
10. IMPROVEMENTS: Before any construction of any type is permitted on the homesite or added to a home, the Resident must obtain written permission from Management in the form of a building permit and any additional permits required by Falls Township. The cost of changes to Resident's homesite for additions, improvements or repairs to Resident's home and/or utilities used by Resident are the Resident's sole responsibility. In no event shall a Resident suffer or permit a lien to be placed on Resident's homesite by reason of any of the above. Should there be any such lien, Management shall have the right to pay for and discharge same and thereafter collect such payment from the Resident which shall be deemed as additional rent.
11. MAILBOXES: Residents are responsible for maintenance of their mailboxes. Mailboxes must be kept painted and in workable condition at all times.
12. NOTICES: Notice for any repairs which a resident feels are necessary to Landlord's property on which a Resident relies should be submitted in writing to the Manager. In case of emergency, please call the office. Under no circumstances shall a Resident initiate any repairs to any of Landlord's property without prior approval and/or knowledge of the Manager.
13. PARKING AREAS: Parking areas shall be kept clean and free of oil and other stains.

J (cont'd)

14. SATELLITE: No satellite dishes are allowed within the Community other than those owned by the Community or a service vendor.
 15. SITE REPAIRS: All expenditures involved in repair and maintenance of a homesite shall be the responsibility of the Resident. If the Resident does not maintain the homesite, as per these Rules and Regulations, Management will bill the Resident for these services. Said bill shall be deemed as additional rent and shall be due and payable in full when the next month's rental is due, and Resident agrees to pay said bill when due.
 16. SKIRTING: All home skirting, additions and accessories must be maintained in good repair and in a safe and attractive condition (not limited to home, porch, additions, etc.). Skirting is mandatory and shall not be attached from the home to the ground permanently, create a fire hazard or provide harborage for rodents.
 17. SNOW REMOVAL: Residents shall be responsible for snow removal on all paved areas of their homesites. Salt shall not be used on any paved areas. Chemical ice solvents are permitted, provided they are the type that do not damage, deteriorate or discolor the concrete, paving or lawn.
 18. WINDOWS: No window shall be covered with any foil, paper, cardboard, blanket or foam insulation, wood, metal or other non-transparent substance or material. Appropriate curtains or blinds shall be the only window coverings permitted. Materials of commercial nature designed to reduce or eliminate specifications on the interior of the home only.
- K. HOME SET-UP, CONSTRUCTION AND INSTALLATION: The construction and installation of any improvements of any kind at one's site is prohibited without the prior written approval of the Manager. When applicable, plans may also need to be submitted to the proper governmental authorities for their inspection and approval and the issuance of permits therefore. Barbed wire of any kind, jacuzzis and hot tubs are not allowed at any site. The set-up of your home must be done by a professional home service company or a licensed contractor. All contractors and workers must have workers compensation and liability insurance.
1. HITCHES: Hitches must be removed from homes purchased in or moving into the Community.
 2. SKIRTING: Skirting that has been approved by Management must be installed. Approved skirting is that which is constructed of fire resistant materials only, such as aluminum baked on enamel finish or vinyl, installed vertically and that is compatible in color and material to the home and is manufactured by a bona fide skirting manufacturer.
 3. STEPS: Free-standing steps must be constructed of pre-cast concrete or vented fiberglass and equipped with a handrail.
 4. STORAGE SHEDS: Storage sheds are recommended. They shall be aluminum and cannot contain any combustible materials. If a Resident chooses to install a storage shed, it must be anchored to a three inch (3") concrete pad provided by the Resident. All storage sheds should be compatible with the home in material and color, cannot exceed ten feet by ten feet (10' X 10') in size, and must be approved by the Management and must comply with both local and state codes.

K. (cont'd)

5. FIRE EXTINGUISHER: All homes shall be equipped with at least one fire extinguisher.

6. TIE DOWNS: Installation of tie downs to the main framing members is required on all manufactured homes.

7. MINIMUM HOME SIZE: Manufactured homes to remain in the Community must be a minimum of 700 Square feet.

8. SCREENED PORCHES: Must be approved by Management. Storage of any item other than porch furniture is prohibited. No wooden decks are permitted.

9. AXLES: Must remain under home.

10. T.V. ANTENNAS: No outside t.v. antennas are permitted.

11. AWNINGS: Residents must submit a Building Permit outlining the design specifications and materials used. A photo would be beneficial.

12. GUTTERS: Residents must submit a Building Permit outlining the design specifications and materials used. A photo would be beneficial.

13. WINDOW AWNINGS: Resident's must submit a Building Permit putlining the design specifications and materials used. A photo would be beneficial.

14. WINDOW COVERINGS: No window shall be covered with any foil, paper, cardboard, blanket or foam insulation, wood, metal or other non-transparent substance or material. Appropriate curtains or blind shall be the only window coverings permitted. Materials of a commercial nature designed to reduce or eliminate glare and harmful sun rays may be installed to the manufacturer's specifications on the interior of the home only.

15. CONCRETE PATIO: Resident's must submit a Building Permit outlining the design specifications and materials used.

16. SMOKE DETECTOR: All homes shall be equipped with at least one smoke detector.

L. INSURANCE: Each Resident must carry adequate "Fire and Extended Coverage" and Property Damage Insurance on his/her home and must also maintain reasonable general Public Liability Insurance. Each Resident will be required to provide a Certificate of Insurance to Management upon request.

M. LANDSCAPING:

1. FENCING: Fencing of any type, other than what may be done by Management, shall not be permitted anywhere in the Community.

2. HEDGES: Hedging no higher than 30 inches (30") and must be maintained by Resident.

3. LAWN SPRINKLERS: Lawn sprinklers are not to be indiscriminately used. Water is intended to be used, not wasted.

M. LANDSCAPING (cont'd)

4. PERMANENT PROPERTY: All shrubs, trees and plants installed by the Resident, shall remain and become the property of the Community when the Resident vacates the Community.

5. RE-LANDSCAPING AND MAINTENANCE: All plans to re-landscape any homesite must be submitted to the Manager for written approval. Lawns, landscaping, trees and shrubs on each homesite must be maintained by the Resident. Residents are to water and trim the lawn close to home, trees and shrubs in order to maintain a well-kept appearance. Lawns are to be cut once a week during the growing season. Lawns are to be fertilized by the Resident with a chemical or organic fertilizer and weed killer (approved by Management) each spring and fall. Lawns not maintained by the Resident, in accordance with these Rules and Regulations, may be so maintained by Management, who shall, in turn, submit a bill to the Resident for such services.

6. UNDERGROUND INSTALLATION: Because each site contains underground wiring, gas lines, water and sewer mains, Residents shall be prohibited from installing any pegs, posts, shrubbery trees, plants or anything else below the surface of the ground without written permission from Management.

N. OCCUPANCY, REGISTRATION AND RESALE'S: Occupancy is reserved only by those Residents registered at the office for a designated site. All Residents must register at the office and complete all necessary forms and agreements required by the Community. Those failing to comply with this procedure shall be deemed trespassers and shall immediately be evicted from the Community.

Each person and pet, if applicable, residing in the Community must be registered and listed on the Rental Agreement, which must be signed by the Resident. Also, any changes by the Resident must be submitted in writing to the Management immediately and approved by Management.

1. PROSPECTIVE MANUFACTURED HOME BUYERS: If a prospective buyer desires to purchase a manufactured home from a Community Resident and plans to leave the home in the Community, the buyer must first apply for residence and be accepted by Management prior to the consummation of the desired sale. Management reserves the right to refuse any prospective resident if:

- a. Their Credit worthiness is unsatisfactory.
- b. The prospective buyer has previously been evicted from this Community or rental facility.
- c. The prospective buyer or the seller is not in compliance with the Community's Rules and Regulations.
- d. The prospective buyer has a criminal record.
- e. There are found any other reasonable grounds to deny residency at the Community other than race, color, religion or political affiliation.

QUALIFICATIONS FOR PURCHASER OR TRANSFEREE:

- a. The proposed new resident must comply with these Rules and Regulations.
- b. The proposed new Resident and home shall meet the present standards of quality applicable for new occupancy.

- c. Prospective purchasers must make all necessary changes to home and homesite regarding standards of quality, upon move-in, if seller refuses.
- d. Prospective Residents must show proof of ownership of home (such as title) before signing a Rental Agreement or Acceptance of Rent by Management.

2. MAXIMUM NUMBER: Home Occupancy Restrictions are as follows:

Each mobile home shall be limited in the number of permissible occupants in order to conform to the following square footage requirements.

<u>SPACE</u>	<u>MINIMUM OCCUPANCY IN SQUARE FEET</u>		
	1-2 Occupants	3-5 Occupants	6 or more
Living Room	No Requirements	120 Sq. Ft.	150 Sq. Ft.
Dining Room	No Requirements	80 Sq. Ft.	100 Sq. Ft.
Kitchen	50 Sq. Ft.	50 Sq. Ft.	60 Sq. Ft.

Sleeping Rooms:

For One (1) occupant per Bedroom	70 Square Feet
More than one (1) occupant per Bedroom	50 Square Feet per occupant

3. HOME SALE: Residents may advertise in the Community only by placing inside their home one small sign no larger than 24 inches by 24 inches (24" X 24"). The sign must be approved by Management.

4. SUBLTTING: No resident may sublet his/her homesite or his/her home, take in borders or permit anyone other than persons or pet listed on the Rental Agreement to live on the premises. Guests are allowed to visit Residents for no more than thirty (30) days. Guests must register with Management.

5. VACATING A SITE: Residents vacating a homesite must leave the site clean and free of debris. Residents shall notify Management in writing no less than thirty (30) days prior to the removal of their home from the Community. Failure to provide such written notice shall be grounds for forfeiting part, if not all, of any security rental deposits on a pro-rated basis. Also, the Community may refuse to permit anyone to remove a Resident's home from the Community whose Rental Agreement is still in full force and effect. When a thirty (30) day notice is given to move a home out of the Community, and if said home is not moved out within said thirty (30) day period, said notice shall be of no further force or effect and Resident's Rental Agreement shall remain in full force and effect, unless Resident wishes to move out after his/her notice to move out has expired, said Resident must reissue a new Thirty (30) day notice to move out of the Community in writing to the Manager, whereupon the same procedures as for the initial notice shall apply.

Moving your home from its site must be done only in the presence of a Management representative and with written approval from Breezy Acres and Falls Township.

Moving a manufactured home onto or from your homesite is not permitted on Sunday or holidays, or between the hours of 5:00 p.m. and 9:00 A.M.

Moving or delivery vans or trucks are not permitted to cross curbs, drives or lawns unless a representative of Breezy Acres is present to approve and/or supervise.

Utilities must be disconnected by a Breezy Acres representative for which a special fee will be charged.

O. PETS: Domestic pet must be licensed by the local governmental authority and be approved by and registered with Management and pet must wear a rabies tag bearing the owner's name. No pet may be left outside the home or in a screened room unattended.

1. SIZE: Dog must be of a breed or mixed breed known to grow no more than 15 inches (15") at the back of the shoulder at maturity, or 40 lbs. maximum.
2. REGISTRATION: Only one registered pet owned by Resident is allowed in the Community.
3. PET ENCLOSURES: No outdoor pet enclosures will be permitted in the Community.
4. NOISE: Noisy or unruly pets or those which cause legitimate complaints will not be allowed to remain in the Community.
5. COMMON AREAS: Pet will not be allowed in common areas or neighbor's homesites.

CLEAN UP: Pet owners are responsible for the removal of all pet excrement or litter from the homesite or from any place in the Community that the pet may be exercised by its owner.

LIABILITY: Pet owners will be liable for any and all damages caused by their pet.

P. PROTECTION OF COMMUNITY RESIDENTS: Notice of violation of the Community Rules and Regulations will be delivered or mailed to the Residents by Management. Copies of these notices will be maintained on file and serve to determine chronic violators, who may be evicted in accordance with state statutes.

1. NOISE: Excessive noise or loud parties that disturb the peace and tranquility of other Residents will not be permitted. Residents shall be held responsible for their conduct and damage caused or created by themselves, members of their household or any of their guests to any property within the Community.
2. HEALTH CODES: Health rules and regulations, established by the state or local health department, or Management, must be observed.
3. PROTECTION: Management will use reasonable efforts within their own judgement, to protect the person or property of the Resident, it being understood, however, that the Community, its owners, Management or any of their employees, shall not be in any way liable for personal injury to any person for loss, theft or damage of property.
4. RIGHT OF ACCESS: Management shall have the right of access to a Resident's home only to prevent imminent danger to the occupant or the home. Management shall have the right of access to the homesite at all reasonable times, for purposes of repair or replacement of utilities, maintenance of the grounds and protection of the Community.
5. ABSENCE: Residents contemplating absence for extended periods of time should notify the office and file a forwarding address and phone number for availability in case of an

PET ADDENDUM JANUARY 1, 2013

Only one pet is allowed per household. Pets must be licensed and properly vaccinated in accordance with local ordinance and be approved by Community Management and listed on the lease agreement. Pets must wear a tag bearing the owner's name, and wear any licensing tags. Pets must be on a leash at all times when outside and may not be left unattended outside the home or in a screened in porch.

1. Dog Breeds: Breeds or mixed breeds commonly known to be of an aggressive nature, including but not limited to Pit Bulls, Chows, Rottweilers, Siberian Huskies, Shar Peis, German Shepherds and Doberman Pinschers are not permitted. Community Management reserves the right to determine the acceptability of any per.
2. Size: Dogs must be of a breed known to grow no more than fifteen inches in height at maturity measured across the withers(across the back at the top of the shoulder) and weigh no more than 40 pounds when full grown.
3. Noise: Noisy or unruly pets or those that cause complaints will not be allowed to remain in the Community.
4. Common Areas: Pets will not be allowed in common areas or neighbors homesites.
5. Clean-up: Pet owners are responsible for the removal of all pet excrement or litter from the homesite or from any place in the Community that the pet may be exercised by its owner on a daily basis.
6. Liability: Pet owners will be liable for all damages caused by their pet.
7. Exotic Pets: No exotic pets, including but not limited to snakes and wild animals are allowed.
8. Signs: No "Beware of Dog" or similar signs are permitted.
9. Pet Enclosures: No outdoor pet enclosures are permitted.

emergency and make provision for the routine care of the homesite.
P. (cont'd)

6. ANIMALS: With the exception of bird feeders, the feeding of wild animals and stray cats within the Community is prohibited and Residents are discouraged from doing anything to attract wild animals into the Community.

7. YARD SALES: No yard, patio, porch or other sales of one's personal property is permitted within the Community unless approved in writing by the Community Manager.

8. RENT COLLECTION AND FEES:

1. DUE DATE: Rent is due and payable on or before the first day of the month.

2. PAYMENT: All payments and deposits payable to the office must be by check or money order. Cash will not be accepted. This is to protect Residents and office personnel.

3. APPLICATION FEE: A \$50.00 non-refundable fee is due at the time of application for residency. This application fee may be waived at the discretion of the Manager.

4. SECURITY DEPOSIT: A Security Deposit of one (1) month of apartment rental fee is required upon move-in. Security Deposit will be refunded within thirty (30) days of Move-out, after any damages to the homesite, cleanup of the homesite or apartment and outstanding balances have been deducted.

5. LATE CHARGES: A \$45.00 per month late charge is due on rent payments received after the fifth (5th) of each month.

6. NSF CHARGE: A charge of \$35.00 will be charged for checks written on insufficient funds.

7. ATTORNEYS' FEES: Applicable attorney's fees and other legal expenses paid by landlord in any landlord/Tenant/Homesowner dispute shall be paid in full by Resident if so approved by arbitration, mediation or judicial proceedings or hearing.

8. LAWN MAINTENANCE FEE: \$15.00 per hour with a minimum charge of \$30.00 for inadequately trimmed, weeded or maintained homesites.

9. REMOVAL PERMIT: It is unlawful, under Pennsylvania State Law, to remove a manufactured home from its present taxing district before first obtaining a removal permit for it from the local tax collector.

Any individual not complying with the removal permit requirement upon conviction shall be sentenced to a fine of \$100.00 and costs of proceedings, or undergo imprisonment if not more than thirty (30) days or both.

Management assumes no responsibility, should a dealer, bank or other secured party remove the home of a Resident from the Community premises.

10. SECURITY: It is the Resident's responsibility, and not the Community's, to take care of their own security needs when in need of police or fire protection. Call the police or fire department first, then notify the manager.

S. STORAGE AREA: The storage areas are maintained for the convenience of the Community Residents. A Storage Agreement must be signed with the Manager before any item may be stored in the storage area. All recreational vehicles, travel trailers, camper shells, boat trailers or other equipment left in the storage area shall be kept in good condition with all tires properly inflated and exterior parts attached and must be insured with a valid license. Should a Resident neglect to properly maintain their property stored in the storage area, that property must be removed therefrom within seven (7) days from being notified to do so by the Manager. If not so moved, the Manager reserves the right to have it removed at the Resident's expense. Residents assume all risk of damage or loss to any item(s) stored in the storage area and are advised by Management to keep any item(s) stored in the storage area locked at all times and properly insured against vandalism. Storage is provided on a first come first serve basis. The Resident must maintain the area under and around their assigned area..

T. TERMINATION OF TENANCY: Any misrepresentations found by the Manager on the Resident's Application to Rent or Lease a site or apartment in the Community shall be grounds for the Manager to terminate a Resident's tenancy at the Manager's discretion.

U. UTILITIES AND OTHER SERVICES: All electrical, sewer, water, gas and oil lines which are the responsibility of the Resident, shall be maintained in a safe and leak proof condition by each Resident and not by the Management and its staff. There shall be no alterations to any utility line by any Resident, which is the responsibility of the Community.

1. HOOK-UPS: Residents are required to hook up to gas, oil, water, sewer and electric utilities, whichever are on the homesite. It is the resident's responsibility to make his own application to the applicable utility companies and to arrange for all connections at his/her own expense. Any cords must be rubber covered and weather-proof. No Resident shall tamper with the meter box or other electrical equipment. The outside water line must be 3/4 inch copper tubing (State plumbing code).

All water line heat tapes and heat rods must be plugged in when cold weather arrives and unplugged when weather permits. The heat rod is located in the ground, under the house (main water box). If there is any freeze damage resulting from neglecting this requirement, the repair will be at the expense of the Resident. The outlet for these two facilities must be within six (6) feet of each other and they must be under the house, not outside this is a Township requirement.

Gas piping is installed according to Township requirements and must pass inspection by the Township inspector.

2. TANKS: No outside gas, oil or fuel tanks or any type, including LPG tanks shall be permitted in the Community, unless specifically permitted.

3. INTERRUPTION OF SERVICE: In no event shall Management have any liability or responsibility to the Resident in the event that Management is delayed or prevented from providing any utility or other service which it has undertaken to provide when the lack of service is due to causes beyond Management's reasonable control. This shall include periods during which any service is interrupted by reason of the maintenance or repair of any equipment required for or utilized in providing such service. In no event shall Management be deemed to be in default with respect to any of its obligations unless Management has received written notice of any default and has failed to correct the problem within a reasonable amount of time.

U. (cont'd)

4. DAMAGE AND COSTS: Residents shall be responsible for repairs to utilities, which includes electric from the circuit breaker of the electrical pedestal of the home; from the sewer clean out to the home; or from the water riser/shut off or water meter to the home. Residents should not dispose of sanitary napkins, disposable diapers, etc., by flushing them down the toilet. Wrap such items and place them in trash containers. Residents will be financially responsible for cleaning a blockage caused by a violation of this provision.

5. UTILITY RELOCATION: The expense of relocating a utility will be paid by the Resident, i.e., electrical pedestal, sewer, water, oil and gas lines.

V. VEHICLES: For the safety of all Community Residents and their property, all vehicle regulations must be strictly complied with and are specifically as follows:

1. PARKING: Motor vehicles must be parked on off-street spaces provided or in designated areas within the Community. Parking is provided only for passenger vehicles in good operating condition, currently licensed with no more than two (2) axles. No vehicles with a load capacity in excess of 1/2 ton shall be kept stored or parked within the Community, except for making normal deliveries.

On street parking is prohibited and it shall be the responsibility of the Resident to clear streets of parked cars whenever requested by Management or its employees. Parking is prohibited within ten (10) feet of any fire hydrant.

2. SNOW EMERGENCIES: It shall be the responsibility of the Resident to clear streets of parked cars during snow removal operations, or whenever requested by Management or its employees.

3. PARKING SPACES: Not more than two (2) parking spaces shall be available for each home.

4. REPAIRS: The repairing of any motor vehicle within the Community, other than the changing of tires or road-aid service, is prohibited. Auto washing shall be permitted in designated area only.

5. MOTORCYCLES: Motorcycles are not permitted.

6. SAFETY: Motor vehicles within the Community shall be operated in a safe manner and in no event shall be driven in excess of posted speed limit.

7. OTHER MOTOR VEHICLES: No (motorbikes), off the road vehicles, (snow mobiles) or unlicensed vehicles shall be operated in the Community under any circumstances.

8. REMOVAL: Unlicensed and inoperable or illegally parked vehicles are not permitted on the homesite. Such vehicles may be subject to removal by Management at the Resident's expense.

9. NOISE: All vehicles must be properly muffled with engine and exhaust noise kept to a minimum. Engines shall not be "raced", "gunned" or "revved", in a manner or at a time which will disturb the peace and quiet of the Community.

10. RECREATIONAL VEHICLES AND BOATS: No person may sleep or live in any type of recreational vehicle within the Community. In no case may a recreational vehicle be attached to water and sewer connections. Recreational vehicles and boats may be parked in designated parking spaces up to twenty-four (24) hours with prior approval from Management.

Recreational vehicles and boats storage is available in an area designated by management. Storage is provided on a first-come, first-served basis. Boats and recreational vehicles must be in good, usable condition and registered with Management. Management does not assume responsibility for Resident's property in this area.

11. UNSIGHTLY VEHICLES: No unsightly vehicle which is not in running condition shall be parked on any homesite. This includes, but is not limited to, vehicles that:

- a. Have been damaged in a traffic accident.
- b. Have one or more deflated tires.
- c. Have been damaged by fire or vandalism.
- d. Are in need of extensive repair or missing parts.

12. TRAFFIC CONTROL SIGNS: All traffic control signs must be obeyed. Complaints or observations of a Resident's disregard for the regulations governing traffic may result in eviction and termination of one's Rental Agreement. Speed limit is 5 M.P.H. in the Park.

13. BICYCLES: Bicycles operated after dusk must have an operating head light and a rear deflector.

14. STICKERS: All vehicles owned by any Resident must have a Community sticker thereupon, which shall be placed on the inside of the windshield on the lower left or on the front bumper. The Community shall provide stickers to all Residents at no charge for their vehicles, where applicable.