

**/GREEN HILL MOBILE HOME PARK
RULES**

THESE RULES ARE PART OF YOUR LEASE AGREEMENT:

- You are the TENANT.
- The PARK owner is the LANDLORD.
- Green Hill Mobile Home Park is the PARK.
- Your mobile home is the HOME.
- The space rented by the TENANT to place his home in the PARK is the LOT.
- Areas in the PARK used by all tenants are the COMMON AREAS.
- These Rules are part of the lease. Every TENANT who lives in the PARK must follow these rules.
- The LANDLORD can change these rules at any time. If the LANDLORD changes a rule, he will notify the TENANT.

A. TENANT MUST KEEP HIS LOT IN GOOD CONDITION.

- The TENANT must keep the following in good condition:
 1. Lawns
 2. Driveways
 3. Walkways
 4. Porches
 5. Patios
 6. Stairs
 7. Railings
 8. Gardens

B. TENANT MUST KEEP HIS HOME IN GOOD CONDITION.

- The TENANT must keep the following in good condition:
 1. The outside of his home, including skirting
 2. Utilities connections
 3. Plumbing
 4. Fire extinguishers

EXAMPLES: TENANT must paint his house when needed
TENANT must repair plumbing leaks

- If TENANTS home is severely damaged, then the TENANT must remove the HOME from the PARK. If TENANT does not remove his HOME, then the LANDLORD may have it removed.

C. TRASH: STORAGE AND COLLECTION.

- TENANT must place his trash in closed containers.
- LANDLORD has provided TENANT with a trash pick-up area.
- TENANT must take his closed containers to the pick-up area and reclaim them after the trash has been picked up.

D. VEHICLES.

- TENANT cannot store unregistered or "junk" vehicles in the park.
- LANDLORD can tow such vehicles and TENANT must pay the cost of the towing.
- TENANT cannot wash or repair vehicles in the PARK.
- TENANT owes LANDLORD for all damages caused by their vehicles to the PARK.
- The speed limit is 15 m.p.h..
- Except for deliveries, vehicles having a gross weight of 9,000 pounds or more are not permitted in the PARK.
- TENANTS must store recreational vehicles in areas designated by the LANDLORD.

E. CHILDREN AND GUEST'S.

- TENANT is responsible for his children and guest's.
- If TENANTS children or guest's cause any damage to the PARK, the TENANT must pay the LANDLORD the cost of the damage.

F. PETS.

- TENANT must:
 1. Register his pet with the LANDLORD.
 2. Keep his pet on a leash and under control.
 3. Pay for any damage or injury caused by his pet.
 4. Promptly remove any pet waste from COMMON AREAS.
 5. Pets with a shoulder height in excess of fifteen inches (15") are not permitted in the PARK.
- TENANT cannot:
 1. Tether his pet to a stationary object in the common areas.
 2. Allow his pet to enter the community facilities.
 3. Allow his pet to disturb other tenants right to enjoy their own lot.
 4. Maintain a dog kennel in the PARK.
- If LANDLORD receives three (3) written complaints from other tenants that TENANT is violating these rules, TENANT must remove the pet from the PARK.
- If TENANTS pet injures someone in the PARK, TENANT must remove the pet from the PARK.

G. SIGNS.

- TENANT may place "for sale" signs on his or her lot if he is trying to sell his home. These signs should not interfere with the right of other tenants to use common areas.
- If TENANT sells his home, he must remove the "for sale" signs within twenty four (24) hours.
- TENANT cannot place any other commercial signs in the park.

H. NOISE.

- TENANT cannot disturb other tenants' right to enjoy their lots in the PARK.

I. SALE OF HOME BY TENANT.

- TENANT may sell his home.
- If the new owner wants to stay in the PARK, he must get LANDLORD'S approval. LANDLORD will not unreasonably withhold approval. LANDLORD will not approve the new owner if the new owner has bad credit.
- If LANDLORD approves, the new owner must sign a new lease and a document containing the PARK'S rules.

J. ARCHITECTURAL REQUIREMENTS.

- Before a TENANT can move his home into the PARK, his home must meet safety standards required by law.
- TENANT must make sure that while his home is in the PARK the home complies with the law.
- TENANT must make sure that his utilities are connected to his home according to the safety standards required by law.

K. MISCELLNEOUS.

- TENANT cannot drink alcohol in the COMMON AREAS of the park.
- TENANT cannot build open fires, including barbeques, unless allowed to do so by law.
- TENANT cannot cause disturbances within the park that inhibit other TENANT'S ability to enjoy their LOT.
- TENANT cannot place objects into the plumbing that will injure the parks plumbing system.
- TENANTS clotheslines must comply with the law. LANDLORD suggests that TENANT place clotheslines in rear of the LOT. LANDLORD recommends that clothesline poles be no higher than seven (7) feet tall.
- TENANTS television antennas must comply with the law. LANDLORD suggests that TENANT attach antennas to the utility side of TENANT'S home.
- LANDLORD is not responsible for any of TENANT'S losses caused by:
 1. Fire
 2. Theft
 3. Vandalism, or
 4. Acts of God (example: Tornado)

L. DEPOSITS

- LANDLORD will keep TENANT'S deposits for the term of the lease.
- At the end of the lease, LANDLORD will subtract money owed by TENANT from the deposit. LANDLORD will return 'the rest' of the money to the TENANT.

- LANDLORD will not pay interest to TENANT on the deposit unless required to do so by law.

M. LANDLORD WILL ENFORCE THE RULES.

- LANDLORD will enforce the rules. The rules apply to everyone equally, not just to some tenants.
- If LANDLORD decides to waive a rule, he will do so in a just manner. He will not enforce the rule on some tenants, and waive it for other tenants unless required to do so by law
- TENANT should tell LANDLORD in writing if someone is breaking the rules.
- If LANDLORD tells TENANT in writing that TENANT has broken a rule, TENANT must quit breaking the rule within ten (10) days.
- If TENANT continues to break the rule, LANDLORD may end lease and evict the TENANT from the PARK.

N. LANDLORD CAN CHANGE THE RULES.

- LANDLORD can change the rules at any time.
- If LANDLORD changes the rules he will give TENANT a copy of the new rule.
- TENANT must comply with the new rule thirty (30) days after receiving a copy of the rule from LANDLORD.

I HAVE READ THIS AGREEMENT AND UNDERSTAND EVERYTHING IN IT.

I HAVE SHOWN THIS AGREEMENT TO MY LAWYER OR HAVE DECIDED TO SIGN IT WITHOUT TALKING TO HIM.

BY SIGNING THIS AGREEMENT, I AGREE TO BE BOUND BY EVERYTHING IN IT.

(TENANTS NAME)

(DATE)

(NAME AND TITLE OF LANDLORD'S AGENT)

(DATE)

Green Hill Mobile Home Community

ADDITION TO PARK RULES

Effective 12/1/98, the Green Hill Mobile Home Community will be revising the requirements for mobile homes accepted into this park or being permitted to remain in this park after the termination of an existing lease. In addition to all current rules, a mobile home will be required to have house type vinyl siding (or other house type siding approved by the park management) and will be required to have a roof with a minimum pitch of 2.5 inches per foot for single-wide homes and 3.0 inches per foot for double-wide homes, which must be shingled. Current mobile homes which do not meet these requirements may remain in the park until the current tenant's lease is terminated, either by the park or the tenant, or until the sale of the mobile home.

This change to the park rules is an addition to all of the other park rules, which shall continue in full force.

Effective December 1, 1998 and instituted by Green Hill Mobile Home Community

ADDENDUM TO SECTION "D. VEHICLES" OF THE PARK RULES

Effective 10/1/2016, the Green Hill Mobile Home Community will be revising the park rules, specifically section D, pertaining to vehicles. This revision will address the use and storage of small motor vehicles and ATV's within the park. This addition shall read as follows; "At no time should motor bikes, dirt bikes, golf carts, or any other ATV's be used anywhere within the park on its streets or grounds. These recreational vehicles may be stored at individual home sites for use outside of the park as long as they are stored in an appropriate location and are well kept." This addendum does not apply to lawn mowers or other such small engine powered equipment that is to be used to maintain a home site or park grounds.

This change to the park rules is an addition to all of the other park rules, which shall continue in full force.

Effective October 1, 2016 and instituted by Green Hill Mobile Home Community