

PENN PARK COMMUNITY RULES AND REGULATIONS

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The following Rules and Regulations governing Penn Park Manufactured Home Community [hereinafter referred to as the 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 at the Community, so that proper order can be maintained, and so that the rights and privileges of Residents will not be left undefined. Community Management will endeavor to enforce these Rules and Regulations in a fair, non-discriminatory and uniform manner.

1) BUSINESS ACTIVITIES:

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

2) CHILDREN:

Accompaniment: Children under six (6) years of age must always be accompanied by a parent, guardian or baby-sitter at least fourteen (14) years of age in any common areas of the Community

I. CURFEW:

The curfew in effect for the local municipality shall apply to the Community.

II. SWING SETS:

Swing sets, wading, or "kiddy" pools are prohibited on all homesites.

3) COMMUNITY CONDUCT & DAMAGE AND DESTRUCTION:

Willfully damaging or destroying the Community premises or any Resident's belongings within the Community confines is prohibited. The committing of such acts will cause the Resident's Lease Agreement to be terminated. To assist our staff to catch and prosecute any vandal committing such acts, Residents are encouraged to call the office and report any incident witnessed by them. One month's free rent shall be awarded to any Resident who provides our staff with information that leads to the prosecution and conviction of any Resident or other person witnessed committing a criminal act such as arson, vandalism or the like in our Community.

I. ATTIRE:

Appropriate attire will be worn at all times in the Community.

II. LOST/STOLEN ARTICLES:

Management is not responsible for lost or stolen articles or for accidents or injury to any person.

III. GAMBLING:

Gambling is prohibited as provided by state law.

4) 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. Any use of 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.

5) GARBAGE AND TRASH:

No Resident shall maintain more than two garbage cans outside their manufactured home. Garbage must be kept in plastic bags and then placed in covered containers at all times. Garbage must be placed at curbside only on the morning of trash pickup. Bulk trash removal is provided on the first Monday of each month. Residents must make separate arrangements for construction/remodeling debris. Recycling service is provided, we ask that all Residents separate their recyclable trash and place same at the curb for pickup.

6) GRIEVANCE PROCEDURE:

To facilitate the prompt and equitable resolution of any complaints by Community Residents, the Residents shall follow the following procedure to attempt to amicably rectify same:

- I. **COMPLAINTS:**
All complaints must be submitted to Park Management in writing. Should the Manager disagree in principle to the propriety of any complaint, he/she will state in writing their understanding of the Community's position on such matters. The Manager is required [in accord with state law] to uniformly enforce the Community's Lease Agreements and Rules and Regulations. Management will not to make any exceptions to the Community Rules and Regulations or to allow same, unless proper legal grounds warrant a variance being allowed.

7) HOME AND SITE MAINTENANCE:

Each Resident shall keep his/her site and home in a clean and neat condition and free of any fire hazards. 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.

- I. **AIR CONDITIONERS:**
Must be in good repair and free of rust or loose covers and connections. Only one professionally installed unit is permitted and cannot be installed on the street or front door side of the Resident's home. Standard window and/or through-the-wall units are prohibited without the prior written approval of Management. Both window and wall units must be self-supported. All units must be professionally installed with no unit-to-ground supports. No enclosures may be constructed to protect window units.
- II. **ANTENNAS:**
No outside antennas, aerials or towers shall be permitted on any Resident's homesite.
- III. **CLOTHESLINES:**
Only collapsible or umbrella type clothes lines are permitted in the Community. No hanging of clothes or any other materials outdoors, other than on the umbrella clothes line, is permitted.
- IV. **DESTROYED HOMES:**
In the event that a home is destroyed by fire or storm, it must be removed from the Community at the homeowner's expense within fourteen [14] days. Rent will be due and payable until the homesite is cleared.
- V. **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', at least 18" off the ground, enclosed on all sides with a hinged cover, professionally constructed to meet state and local codes and placed at the back of the home. Materials to be used should be either treated wood or 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.
- VI. **HEAT TAPES:**
All water line heat tapes and heat rods must be plugged in when cold weather arrives and unplugged when weather permits. Heat tapes must be plugged into a GFI outlet, and all water pipes outside the home must be insulated and wrapped. If there is any freeze damage to below grade piping resulting from neglecting this requirement, the repair will be made 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.
- VII. **HOMESITE ADDRESS:**
Each home must have the address placed on the front of the home upon move-in and the address must be visible from the street. Address must be three (3") to six (6") inches high.
- VIII. **MAILBOXES:**
Residents are responsible for maintenance of their mailboxes. Mailboxes must be kept painted and in workable condition at all times.

In the event a Resident desires to have the Buyer replace the siding, this must be done with the approval of Management and recorded in a separate written agreement signed between Resident, Buyer and Management, and it must be done with thirty (30) days of settlement.

9) HOME SETUP, 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. Whirlpools 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 licensed contractor. All contractors and workers must have workers compensation and liability insurance and must provide proof of same to Management prior to the commencement of any work in the Community.

- I. **HITCHES:**
Hitches must be removed from homes purchased in or moving into the Community.
- II. **SIDING AND ROOF FOR NEW HOMES:**
All new homes must have vinyl or aluminum horizontal lap siding, which has been approved by Management. All new homes must be constructed with asphalt roof shingles which have been approved by Management.
- III. **SIDING AND ROOF FOR CURRENT RESIDENTS:**
All current Residents which are replacing their siding or roof must replace it as follows: a) siding must be vinyl or aluminum horizontal lap siding approved by Management; b) roof must be asphalt roof shingles approved by Management.
- IV. **SKIRTING:**
Skirting that has been approved by Management must be installed within thirty (30) days of move-in date. Approved skirting is that which is constructed of fire-resistant vinyl only and that is compatible in color to the home and is manufactured by a bona fide skirting manufacturer.
- V. **STEPS:**
Free-standing steps must be constructed of pre-cast concrete or vented fiberglass and equipped with a handrail. All steps must meet local codes including platform requirements, where applicable.
- VI. **DECKS:**
Decks must be of a design approved by Management. Decks must be skirted to match the home. Decks must be of a plank type, made with treated lumber and contain a handrail of material consistent with the deck's construction. All decks must be stained or painted to match the home.
- VII. **STORAGE SHEDS:**
Storage sheds are recommended. They shall be manufactured kit-form sheds. If a Resident chooses to install a storage shed, it must be placed on a three inch (3") concrete pad provided by the Resident or other foundation approved by Management. All storage sheds should be compatible with the home in material and color, cannot exceed twelve feet by twelve feet (12' x 12') in size, eight (8') feet in height, must be approved by Management and must comply with both local and state codes. One shed per homesite. **ALL RESIDENTS MUST RECEIVE WRITTEN PERMISSION PRIOR TO CONSTRUCTING ANY ADDITION OR SHED ON THE HOMESITE.**
- VIII. **TIE DOWNS:**
Installation of tie downs to the home must comply with all governmental codes and manufacturer's set-up requirements. Tie down installation is the sole responsibility of the resident. It is recommended that resident's have their tie downs inspected annually by a licensed contractor.

- IX. **MINIMUM HOME SIZE:**
Manufactured homes sited in the Community must be a minimum of 720 square feet. This provision will apply to existing homes on resale and any new or used homes brought into the community.
- X. **SCREENED PORCHES:**
Must be approved by Management.
- XI. **CONSTRUCTION REQUIREMENT:**
All new or used homes coming into the Community must conform to the HUD National Manufactured Home Construction and Safety Standards established in June 1976.
- XII. **DISABLED ACCESS:**
Any Residents requiring disabled access improvements such as ramps are permitted. All plans for such ramps must be approved by Management and comply with all other Community Rules and Regulations and governmental standards.

10) INSURANCE:

Each Resident must carry adequate "Fire and Extended Coverage" insurance on his/her home and must also maintain reasonable general public liability insurance. Each Resident will be required to provide suitable evidence of such insurance to Management upon request. The cost of homeowner's insurance is very reasonable, and is available through numerous outlets.

11) LANDSCAPING:

- I. **Fencing:** Fencing of any type, other than what may be done by Management, shall not be permitted anywhere in the Community.
- II. **Lawn Sprinklers:** Lawn sprinklers are not to be indiscriminately used. Water is intended to be used, not wasted.
- III. **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.
- IV. **Re-landscaping and Maintenance:** All additions to the landscaping of any homesite must be submitted to the Manager for written approval. Lawns, landscaping, trees and shrubs on each site must be maintained by the Resident. Residents are to water and trim the lawn, 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, each spring and fall. Lawns and landscaping not maintained by the Resident, in accordance with these Covenants, may be so maintained by Management, and Resident shall be responsible for the cost of this service.
- V. **Underground Installation:** Because each site contains underground wiring, gas lines, water and sewer piping, Residents are prohibited from installing any pegs, posts, shrubbery, trees, plants or anything else below the surface of the ground without written permission from Management.

12) OCCUPANCY, REGISTRATION AND RE-SALES:

Occupancy is limited to only those persons 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 prior to occupancy. 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 Lease Agreement, which must be signed by each Resident 18 years of age or older occupying the home. Also, any changes in occupancy must be relayed in writing to Management for approval.

- I. **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 residency and

be accepted by Management prior to the consummation of the desired sale. Management reserves the right to refuse any prospective resident if:

- Their credit worthiness is unsatisfactory.
- The prospective buyer has previously been evicted from this Community or any other manufactured home Community or rental facility.
- The prospective buyer or the seller is not in compliance with the Community's Rules and Regulations.
- The prospective buyer has a criminal record.
- There are found any other reasonable legal grounds to deny residency at the Community.

II. Qualifications for Purchaser or Transferee:
The proposed new Resident must comply with these Community Rules and Regulations and must execute a Lease Agreement as required by Landlord.

The proposed new Resident and new or used home coming into the Community shall meet the present standards of quality applicable for new occupancy.

Prospective purchasers of new or used homes coming into the Community must make all necessary changes to home and homesite, regarding standards of quality, upon move-in. Prospective Residents must show proof of ownership [such as title] of home before signing a Lease Agreement or Acceptance of Rent by Management.

III. MAXIMUM NUMBER OF OCCUPANTS:

Home occupancy restrictions are set according to the guidelines set by the Department of Housing and Urban Development [HUD] as follows:

- 1 bedroom home - 2 occupants
- 2 bedroom home - 4 occupants
- 3 bedroom home - 6 occupants

IV. REPLACEMENT OF HOMES:

Prior to the replacement of any home with another, the Resident must complete a new rental application form and submit that application [along with any other required forms] to the Manager for approval, which must be obtained in writing prior to moving another home onto a site.

V. ADVERTISING A HOME FOR SALE:

Residents desiring to sell their home may advertise in the Community only by placing, inside their home, one small sign subject to a maximum size of 24 inches by 24 inches. The sign must be professionally printed and approved by Management.

VI. SUBLETTING:

No Resident may sublet his/her site or his/her home, take in boarders or permit anyone other than persons or pets listed on the Lease Agreement to live on the premises. Guests are allowed to visit Residents for no more than thirty [30] days total. Guests must register with Management.

VII. 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. 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. 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 Lease Agreement shall remain in full force. If a Resident wishes to move out after his/her notice to move out has expired, said Resident must reissue in writing a new thirty [30] day notice.

13) PETS:

Domestic pets must be licensed by the local governmental authority and be approved by and registered with Management and pets must wear a rabies tag bearing the owner's name. Only one pet is allowed per household. Pets, when outside, must be kept on a leash at all times. No pet may be left outside the home or in a screened room unattended. Existing Residents as of the date of this revision are not permitted to bring additional pets [over one per homesite] into the Park.

- I. **Size:**
Dogs must be of a breed or mixed breed known to grow no more than fifteen (15) inches in height, measured across the back at the shoulder at maturity. Pit Bulls, Rottweilers, Doberman Pinchers, Chows, Shar Peis, or dogs commonly known for aggressive behavior are not allowed.
- II. **Registration:**
Only registered pets owned by Residents are allowed in the Community.
- III. **Pet Enclosures:**
No outdoor pet enclosures will be permitted in the Community.
- IV. **Noise:**
Noisy or unruly pets or those which cause legitimate complaints will not be allowed to remain in the Community.
- V. **Common Areas:**
Pets will not be allowed in common areas or neighbor's homesites.
- VI. **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.
- VII. **Liability:**
Pet owners will be liable for any and all damages caused by their pet.
- VIII. **Exotic Pets:**
No exotic pets are allowed.
- IX. **Signs:**
No "Beware of Dog" signs are allowed.

14) PROHIBITED CONDUCT:

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.

- I. **ALCOHOLIC BEVERAGES:**
Any and all drinking of alcoholic beverages will be reserved for consumption within the confines of one's manufactured home. Public drunkenness, drunk driving or improper conduct stimulated by alcoholic consumption is prohibited.
- II. **DRUGS:**
The selling, possession and/or use 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.
- III. **PEACEFUL ENJOYMENT:**
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.

- IV. **HEALTH CODES:**
Violation of health rules and regulations, established by the state or local health department is prohibited.
- V. **ANIMALS:**
With the exception of bird feeders, the feeding of wild animals within the Community is prohibited and Residents are discouraged from doing anything to attract wild animals into the Community.
- VI. **YARD SALES:**
No yard, patio, porch or other sales of one's personal property is permitted within the Community unless approved by Management.
- VII. **HOME SAFETY:**
Any condition constituting a fire hazard shall not be permitted. Each home shall contain all safety equipment required by the governmental authorities.

15) RENT COLLECTION AND FEES:

- I. **Due Date:** Rent is due and payable on or before the first day of each month.
- II. **Payment:** All payments and deposits payable to the office must be by check or money order. Cash will not be accepted.
- III. **Application Fee:** A \$35.00 non-refundable fee is due at the time of application for residency for single applicants; a \$50.00 non-refundable fee is due at the time of application for two applicants.
- IV. **Late Charges:** A \$60.00 late charge is due as additional rent on any payments received after the fifth (5th) of each month.
- V. **NSF Charge:** A charge of \$25.00 will be charged for checks written on insufficient funds. The late fee still applies if cleared funds are not provided prior to the fifth day of the month.
- VI. **Lawn Maintenance Fee:** \$25.00 per hour with a minimum charge of \$25.00 for inadequately trimmed, weeded or maintained homesites.
- VII. **Special Service Fee:** \$25.00 per hour but not less than \$25.00 per service call, for any repair, maintenance or service that is performed by Management but is the responsibility of the Resident.

16) SECURITY:

It is the Resident's responsibility, and not the Community's, to take care of their own security needs including the need for police or fire protection.

17) TERMINATION OF TENANCY:

Any material misrepresentations on the Resident's Application to Lease a site at the Community shall be grounds for termination of a Resident's tenancy at the Manager's discretion.

18) UTILITIES AND OTHER SERVICES:

- I. Residents shall be responsible for repairs to utilities, which includes the following:
- electric wiring from the breaker at the electrical pedestal to the home
 - sewer piping from the sewer clean out or ground level to the home
 - water piping from the water riser shut-off valve to the home
 - all gas or propane piping [if applicable]
 - all fuel oil tanks and piping [if applicable]

All electrical, sewer, water and gas and fuel oil lines which are the responsibility of the Resident shall be maintained in a safe and leak-proof condition by the Resident. There shall be no alterations to any utility lines or equipment made by any Resident, which is the responsibility of the Community.

- ii. **Hook-ups:** Residents are required to hook up to gas, fuel oil, water, sewer and electric utilities, whichever are provided, on the homesite. It is the Resident's responsibility to make their own application to the utility companies and to arrange for all connections at their own expense.
- iii. **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.
- iv. **Tanks:** No outside gas, oil or fuel tanks of any type, including LPG tanks shall be allowed in the Community, unless specifically permitted. A gas grill with attached LPG tank (maximum 20 pounds) is permitted. All gas lines must be sound and leak-free
- v. **Damage and Costs:** Residents should not dispose of sanitary napkins, disposable diapers, cigarettes, or other non-biodegradable items by flushing them down the toilet or kitchen drains into the septic tanks. Cooking grease is not to be disposed of through drains into the septic tank. Wrap such items and place them in trash containers. Residents will be financially responsible for cleaning a drain or pipe blockage caused by a violation of this provision.
- vi. **Utility Relocation:** The expense of relocating a utility will be paid by the Resident, [i.e., electrical pedestal, sewer, water, and gas lines]
- vii. **Fuel Oil Tanks:** All Residents are hereby advised that the leased homesite may be equipped with a home heating oil tank which is the property of the Resident. If Resident's homesite is not equipped with such a tank, the following provision shall not apply. Each Resident shall be responsible, at its sole cost and expense, to pay for all repairs and damages to the fuel oil tank and associated piping [known as the "Tank System"], including repairs and damages from oil spills or leakage, which may be caused by the negligence or willful conduct of the Resident, its contractors, suppliers and/or agents, and each Resident shall indemnify, defend and hold the Community harmless from and on account of the same. A Resident may purchase fuel oil and oil burner services from any contractor or supplier of its choice. The Community is not responsible for the nature or quality of such fuel oil or oil burner services purchased by the Resident, and the same is the sole responsibility of the Resident.

19) VEHICLES:

All vehicle regulations must be strictly complied with and are specifically as follows:

- i. **Parking:** Motor vehicles must be parked in spaces provided within the Community in such a manner as not to block or restrict the flow of traffic. Parking is provided only for passenger vehicles in good operating condition currently licensed with no more than two axles. No vehicles with a load capacity in excess of one ton shall be kept stored or parked within the Community, except for making normal deliveries.
- ii. **Snow Emergencies:** On street parking shall be restricted to designated areas and it shall be the responsibility of the Resident to clear streets of parked cars during snow removal operations, or whenever requested by Management.
- iii. **Parking Spaces:** Not more than two (2) parking spaces shall be provided for each home.

- IV. **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 areas only, which includes driveways and carports.
- V. **Motorcycles:** Motorcycles are permitted provided they are used only for ingress and egress. Storage of motorcycles must either be in an approved shed or in the designated parking space.
- VI. **Speed Limits:** Motor vehicles within the Community shall be operated in a responsible manner and in no event shall be driven in excess of the posted speed limit.
- VII. **Other Motor Vehicles:** No motorbikes, mopeds, off the road vehicles, snowmobiles or unlicensed vehicles shall be operated in the Community under any circumstances.
- VIII. **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.
- IX. **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.
- X. **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. Boats may not be parked in the Community.
- XI. **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 Lease Agreement.
- XII. **Bicycles:** Bicycles operated after dusk must have an operating headlight and a rear reflector.

20) OTHER:

The Community reserves the right to terminate any Resident's tenancy at the Community for any violation of the Community Rules and Regulations. Violation of any State or Local Health codes by any Resident will result in immediate termination of tenancy.

In the event any Community Rule or Regulation is in conflict with any existing law or future court ruling, the law or ruling shall prevail on any such given Rule or Regulation, but all others shall remain in full force and effect.

All Community Rules and Regulations in existence prior to January 1, 1996, shall be deemed null and void and of no further force or effect.

The Community Owner reserves the right to assign these Community Rules and Regulations [along with any other Lease Agreement or other Agreements entered into with any Resident] to any Successor Owner of the Community, and they shall remain in full force and effect and binding upon the respective parties.

All the terms and conditions of the Lease Agreement are specifically incorporated herein by reference as Community Rules and Regulations governing the residency.

The rights of Management contained herein are cumulative, and failure of Management to exercise any right shall not operate to forfeit any other right of Management. No waiver by Management of any of the Community Rules and Regulations shall be deemed to imply a further waiver of that or any other Rule or Regulation.

Remember, only if each individual Resident observes these Community Rules and Regulations faithfully, can we maintain a quiet and enjoyable atmosphere for all to enjoy.

IX. PARKING AREAS:

Parking areas shall be kept clean and free of oil, litter and other stains.

X. SATELLITE DISHES:

No satellite dishes are allowed within the Community other than those owned by the Community or a service provider.

8) IMPROVEMENTS:

Before 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 Design Approval. Additional permits may be required by the Township of Falls. When you paint your home, deck or shed, a color pallet of acceptable colors will be provided upon request. Only neutral colors may be used to paint homes.

The cost of changes to Resident's home, homesite or utilities for additions, improvements or repairs 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, but not the obligation, to pay for and discharge same and thereafter collect such payment from the Resident which shall be deemed as additional rent.

I. 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. Under no circumstances shall a Resident initiate any repairs to any of the Landlord's property (including any piping below grade).

II. SITE REPAIRS:

All expenditures involved in repair and maintenance of a homesite shall be the sole responsibility of the Resident. If the Resident does not maintain the homesite, as per these Rules and Regulations, Management will, at its option, make such repairs and 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.

III. SKIRTING:

All home skirting, additions and accessories must be maintained in good repair and in a safe and attractive condition. Only vinyl two-track skirting is permitted for new installation or replacement. Wooden and homemade skirting is not permitted.

IV. SNOW REMOVAL:

Residents must remove snow and ice from all paved areas in front of their homesites and any sidewalks. 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.

V. WINDOWS:

No window shall be covered with any foil, paper, cardboard, wood, metal or other non-transparent substance or material. Appropriate curtains or blinds 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. Stacking of boxes, furniture or other items, against the interior windows, so as to appear unsightly from the exterior of your home is prohibited.

VI. SIDING:

If at the time any Resident sells his/her home, and the siding is found not to be in good repair or in an unsafe condition, then such siding must be replaced pursuant to Section 9, Paragraph III, prior to the actual settlement and sale of the home. Siding which is aged, weathered, corroded, dented, damaged, warped, patched, stained or oxidized so as to be architecturally inconsistent and unattractive as to other homes will clearly be considered not in good repair.