

## RULES AND REGULATIONS ADDENDUM

The following rules and regulations shall form a part of your Lease Agreement as mentioned in Paragraph 20 of Page 4 of your Mobile Home Park Lease Agreement.

This mobile home park was designed and planned for your enjoyment. It is the sincere desire of the Landlord to make this a beautiful, comfortable, healthy, and enjoyable park for you and your family. In order for you to be proud to say that you live here, we need your cooperation to make this possible. Therefore, the Landlord has established the following rules and regulations to accomplish this aim.

1. All Residents must complete a credit application and any other necessary papers including a criminal report at the office of Keystone Kommunities.
2. A telephone number of the resident's home is required \_\_\_\_\_.
3. The name of the financial institution financing the home, if any is required.  
\_\_\_\_\_.
4. Each mobile home and site must be neat in appearance and be kept in good condition. Nothing (with the exception of lawn furniture and other similar items) may be stored on or under patios, in the rear of the home or around the outside of the home.
5. All homes must be numbered with 3 inch numbers, visible from the street.
6. All rules, covenants and agreements herein contained constitute a part of this lease agreement..
7. No more than \_\_\_ person, of which no more than \_\_\_ may be adults, may reside in a single mobile home. The Residents must occupy their mobile home on a full-time basis as their primary residence. Each additional person that shall occupy the mobile or modular home with the tenant shall pay the Landlord \$10.00 extra per month.
8. All mobile homes must comply with all applicable HUD guidelines and specifications.
  - a. Each home must have fire-rated drywall around the furnace and water heater.
  - b. Each home must have vinyl lap or metal house siding, a peaked roof, and vinyl channel lock skirting.
  - c. No rusted screws are permitted. All rusted screws must be replaced immediately.
  - d. Each mobile home must have copper wiring and written verification of same from a professional electrician.
  - e. Each home must have a fire extinguisher as regulated by State law and a smoke alarm.
9. Overnight parking of commercial vehicles in the community is prohibited, unless the prior written consent of landlord is obtained.
10. Each Resident must protect and keep their own water and sewer connections from freezing.
11. No burning of garbage, paper, grass, or leaves is permitted.

12. Disposable napkins and diapers SHALL NOT be put into sewer. Residents shall be solely liable and responsible for all costs involved in sewer stoppages due to violation of this Rule.
13. All Residents shall make their own arrangements with local utilities serving the park for connection of electrical, gas, telephone and television services.
14. The Landlord reserves the right to eject any objectionable person or persons, who are involved in a disturbance, disorderly conduct or violate the peace of the park.
15. The Landlord is not responsible for any damage, injury, or loss by accident, theft, or fire to either the property or person of Resident or guest, and you are hereby notified that you will assume all risk in such matters.
16. All cars must be parked three (3) feet or more from the main road from October through April. Parking on the road is not permitted unless the park has no off street parking available. The park is not responsible for plow and salt damage to parked cars on the main road. Snow removed from a site or parked cars may not be placed on cleared streets.
17. All mobile homes must be skirted within thirty (30) days after arrival. The only approved skirting is vinyl channel lock. Other types of material must be approved by the landlord.
18. All pets must stay within the control of their pet owners at all times.
19. No reptiles or snakes are permitted to remain within the park as pets.
20. Driving on lawns at any time is not permitted. If lawns are damaged, in addition to repair costs, a charge of \$25.00 will be collected.
21. All oil tanks and garbage containers must be painted and kept in neat condition.
22. All porches must be constructed of pressure treated wood and require written approval by the Landlord, of a written diagram.
23. All mobile homes must have patio covers and all porch roofs must consist of an aluminum awning or pressure treated wood covered with vinyl or white aluminum.
24. All additions require written approval of the Landlord based on a written diagram submitted by the Resident.
25. No addition may exceed a maximum of 120 square feet (10' x 20').
26. Each permitted addition must be constructed of the same material as the mobile home to which it is attached.
27. Each permitted addition must be removable and cannot have a permanent foundation.
28. Each permitted addition must have a peaked roof, a rear exit, and a window in each side wall.

29. No sheds or utility buildings are permitted without written permission by the Landlord.
30. Each permitted shed or utility building must be kept in good condition, may not exceed the height of the mobile home, must be located at the rear of the lot and may not exceed 120 square feet. No metal sheds are permitted.
31. The creation of any disturbance by drunkenness, fighting, noise, immoral conduct, radios, television, etc., by any Resident or guest shall be a violation of these rules. Noise curfew is 10:00 p.m. to 8:00 a.m.
32. Permission to plant shrubbery or trees must be obtained from the Landlord. All shrubbery planted by Residents shall become the property of the park and may not be removed.
33. Peddling and soliciting is absolutely prohibited within the community. Residents are requested to notify the landlord immediately if any soliciting occurs in the community.
34. No home occupations are permitted without written permission from the Landlord. Permission will not be granted for occupations, which create extra traffic or visitors within the Park. No baby-sitting businesses are permitted.
35. All garbage must be put in plastic container bags and placed in water-tight containers. An extra charge will be assessed for disposal of furniture or large items. Please return containers to rear of home.
36. Parents shall be held responsible for the conduct of or any damage or violations caused by their children or guests. Children are not allowed access to the lots of other park Residents without the express invitation of that park Resident.
37. It shall be the Resident's responsibility to maintain tight drains to sewerage outlet. Leaking spigots must be repaired immediately.
38. Fences around lawns are prohibited.
39. Each lot must be kept neat and clean and mobile homes must be washed at least once a year.
40. All installation such as utility buildings, TV antennas, wash lines and storage of garbage and trash cans shall be made at the rear of the mobile home and shall generally be confined to the area directly behind same. Satellite dishes shall be attached to a utility building or to the rear of the home.
41. Sidewalks and patios must be cleared of snow and ice within 24 hours.
42. A 15 MPH speed limit and all stop signs must be observed at all times.
43. Lawns must be kept neat and mowed at all times. The Landlord reserves the right to mow any lawn that is neglected. A minimum fee of \$35.00 will be charged for each mowing.

44. Wash lines for drying clothes may be erected behind the mobile home, providing that they are of the square type mounted on a single pole. Other wash lines are prohibited.

45. Residents are permitted to park a maximum of two motor vehicles and/or utility trailers per lot rented with the park. Each vehicle or trailer shall be parked in designated areas and if not being used regularly shall be taken elsewhere for proper storage. No repairing or overhauling of vehicles on premises is permitted except when performed by a professional mechanic whose work is designed to transport the vehicle to a garage. No mini bikes/four wheelers or snowmobiles are allowed in the community.

46. All damage done to the park property, while removing a home from the park, must be repaired by the Resident, before the security deposit will be returned.

47. Children's swing sets are not permitted at any time. No pool allowed over 6 inches in depth. No personal basketball nets are allowed.

48. No in-operable, un-inspected, or un-licensed vehicles or utility trailers are permitted within the park.

49. All miscellaneous charges shall be due and payable with the next rental payment due. Unpaid charges will be deducted from the Security Deposit.

50. No discharge of any weapons or fireworks is permitted, including, but not limited to, bows and arrows and BB guns.

51. No individual Resident may hold a yard sale on their lot. Community wide yard sales may be held no more than twice in a calendar year.

52. No retail businesses of any sort may be operated within the park.

53. No boats or campers of any size or nature may be parked, stored or located within the park unless a designated area is available.

54. Any signature affixed hereto by Resident shall constitute an obligation upon all members of their immediate family, residents and guests and the signatory acts as their agent in executing this lease.

55. Window air conditioners must be installed with wall supports, wood framing from the ground level is not allowed.

56. The Landlord reserves the right to change, alter, and amend the above policies and rules and regulations as deemed necessary.

57. Resident may not place or continue to place from this date forward any aboveground or underground storage tanks on the Premises without the express prior written consent of the Landlord. It shall be the Resident's sole responsibility to comply with all existing and future statutes, rules and regulations. Ordinances, and orders related to the storage tanks (including pipes and equipment connected thereto) on the Premises, and to keep and maintain the tanks in good condition and repair, such that they do not leak or present any harm or threat of harm whatsoever to the Premises, the public safety and welfare, or the environment. The Resident shall indemnify and hold harmless the Landlord from and against any and all expenses, liabilities, or costs of any kind or nature, including attorney's fees, arising out of, caused by, or related in any way to the Resident's installation, ownership, operation, maintenance, or closure of the storage tanks. **Upon termination of this Lease, the Landlord may at its sole discretion require the Resident to remove the tanks** and clean up and restore the Premises to background conditions. A violation of this paragraph shall constitute a material breach of the lease. In addition to any other remedies available, upon Resident's failure to comply with this paragraph or obtain the Landlord's approval to maintain the tanks on the Premises, the Landlord may, but is not obligated to, (1) order the Resident to remove or repair the tank and restore the site, (2) without waiving its right to indemnification or to pursue and remedies available, remove or repair the tanks and restore the property itself at the Resident's expense, and/or (3) terminate the lease. The Landlord shall have the right to inspect the Premises to ensure compliance with this paragraph.

The undersigned Resident acknowledges that he/she had ample opportunity to read and review all the provisions of the attached Lease Agreement and the preceding rules and regulations regulating the use of the leased premises, understands its terms and has received a fully executed copy thereof on the date indicated below.

Dated: \_\_\_\_\_

(RESIDENT)

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Resident

## PET POLICY

No pets are permitted, even on a temporary basis, anywhere in the home or on the home-site without the Landlord's prior authorization. These pet prohibitions apply to domesticated aggressive dogs and wild animals, reptiles, birds, fish, rodents, and insects, including non-pet animals used in a trade or profession. This shall not apply to help or companion animals so permitted or licensed

**Dogs may not exceed a thirty (30) pound full-grown weight.** Dogs, which can be trained for violence such as, Pit Bulls, Dobermans, Rottweilers, etc. are not permitted.

All cats and all dogs under thirty (30) pounds in weight must stay within the mobile home or on a hand held leash within the control of the Resident and each of the following conditions apply:

### PET RULES:

- (a) Only one pet permitted.
- (b) Resident agrees that the pet will not disturb the rights, comforts and conveniences of other residents. This applies regardless of whether the pet is inside or outside of Resident's home.
- (c) Pet must be leashed at all times when outside Resident's home and must be under Resident's direct supervision. Pet may not be tied or left outside when Resident is not at home.
- (d) Pet shall not be tied to any fixed object anywhere on the premises. Outside animal shelters are not permitted.
- (e) Residents will not permit the pet to defecate anywhere on Community premises except on Resident's own site.
- (f) A pet caught running loose will be sent to the humane society. The second time a pet is seen running loose it must be removed from the Community.
- (g) Landlord shall, from time to time, have the right to make reasonable changes and additions to these Pet Rules. Changes will be in writing and distributed to all residents.
- (h) Dogs may not barks excessively or otherwise be considered a nuisance to any other Residents or the Landlord.
- (i) Dogs will only be tolerated as long as they are not a threat to the general health, safety and welfare of the park.

### DESCRIPTION:

**Description of Pet.** Only the following pet is authorized to be kept at the Resident's home site. No substitutions are allowed. Resident's guests or occupants shall permit no other pets on the premises.

Type\_\_\_\_\_Breed\_\_\_\_\_Color\_\_\_\_\_Weight\_\_\_\_\_Last Rabies Shot\_\_\_\_\_