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RULES AND REGULATIONS FOR

CROSSROADS COMMUNITY

An Adult Community

126 Campground Road, Arundel, Maine 04046

Park Owner: Crossroads at 55, LLC

It is our pleasure to welcome you to our new adult community. In order to maintain a pleasant environment in which to live, and to preserve your peace of mind and that of other residents of this park, the following rules have been established.

Our intention and purpose are to operate this park as an outstanding residential community. We strive to render prompt and efficient service and to provide you with an enjoyable lifestyle in quality surroundings.

The purpose of these policies is to allow each Homeowner to enjoy his or her manufactured home as well as the entire community, by protecting the safety of residents and maintaining the park's appearance. As a Homeowner in a manufactured home community, you necessarily assume certain responsibilities, such as maintaining the grounds around your home. Being able to provide personal care and attention to your lot is one of the many benefits of the manufactured home lifestyle. Basically, these are common rules of etiquette designed to make the community more enjoyable to all residents.

All rules and regulations are equally applicable to Homeowners, their household members, guests, and invitees. Violation by any of these individuals is attributable to the Homeowner, who will be held accountable as if the violation was committed by the Homeowner.

These Park rules and regulations may be amended, modified, or supplemented in the future as may be deemed to be necessary by Park Owner. Homeowners will receive a minimum (30) days' notice of any such changes. Violation of park rules and regulations may, at the sole discretion of Park Owner, lead to eviction pursuant to the laws of the State of Maine.

APPLICATION

All new Homeowners and the prospective Homeowners of manufactured homes already located in the park must complete a rental application and meet selection criteria,

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which will include, but are not limited to a credit report, a brief interview, and verification of employment and reference checks with former landlords.

RENTAL AGREEMENT

If an application for occupancy within the park is approved, the new Homeowner will be provided with a copy of these rules and regulations and the applicable state laws including a copy of Title 10 Chapter 953, Maine Revised Statutes Annotated, the law governing landlord-tenant relations in the manufactured home parks. New Homeowners are required to sign a Rental Agreement. Once the Rental Agreement is signed, and upon payment of the entrance fee (waived for new home sales through Park Owner/dealer) and first month's rent, and prior to being accepted as a Homeowner within this park, you must also provide proof of Homeowner's insurance, including comprehensive personal liability and property damage coverage in a minimum amount of $300,000.00, you may move your manufactured home into the park.

INSTALLATION

The Park Owner, or Park Owner's agent, is solely responsible for the set up/installation of the manufactured home on the lot, per applicable state statutes and regulations and any applicable local code or ordinances. Removal of a manufactured home may be undertaken only by an individual or company that is bonded or insured for damages to the premises, and that can and will conduct itself in a profession, businesslike manner. Upon presentation of bond or insurance and assurance of compliance with proper standards, Park Owner will authorize a requested home removal.

OWNERSHIP INFORMATION SHEET

All Homeowners must complete the ownership information sheet at the time of move in and then annually. The form includes names of residents in the home, manufactured home description, vehicle identification, and emergency contact information. Persons who are to be contacted in case of emergencies shall be non-residents of the park. Homeowners must notify Park Owner immediately whenever any information on the ownership information sheet changes.

INSURANCE

The Park Owner carries standard property insurance. The Park Owner's policy does not cover the personal belongings of the park's Homeowners or residents, or the Homeowner or residents with regard to situations where individuals are injured or lots are damaged as a result of the Homeowner's, his/her/their family, guest's or invitee's negligence, or any condition that is in the control of the Homeowner. Homeowner must annually supply the Park Owner with proof of Homeowner's insurance with minimum coverage of $300,000.00 for personal liability and property damage. Homeowner agrees

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not to use the lot in any manner that will increase the risk of the rate increases or cause cancellation of any insurance policy covering the park.

NAMES OF OCCUPANTS/VISITORS

A. OCCUPANTS – The names of all occupants in your home must be listed in the Rental Agreement. Anyone not listed on the rental agreement shall be considered a visitor in the park. Notice of any change in the name or number of occupants in your home shall be reported to the Park Owner for approval within forty-eight hours of said change. Failure to notify Park Owner and obtain approval shall be grounds for termination of your occupation of the lot.

Due to the design limitations in our wastewater disposal system, it is established that no more than three (3) persons shall occupy the manufactured home at any given time. As this is a 55 plus adult community, 80% of the population must be over 55 years of age. This allows for some variance in resident's ages. However, at least one individual occupying the manufactured home must be 55 or over and no persons under the age of 40 may occupy the manufactured home.

B. VISITORS – Homeowners are permitted to have visitors stay with them on a temporary basis. Such visitors may not stay in the manufactured home for more than a total of thirty (30) days in a calendar year.

C. PARK OWNER DISCRETION – Park Owner reserves the right, in its sole discretion, to restrict the number of visitors at a particular time or to require the immediate removal of any visitor who has failed to comply with these rules or is otherwise disruptive.

ENTRANCE FEE / PAYMENT OF RENT

A. ENTRANCE FEE – Prior to occupying a lot in the park, a prospective Homeowner must pay a non-refundable, entrance fee. The fee for Homeowner's approval to occupy a home already in the park is two times the current monthly rent.

B. MONTHLY RENT –RENT PAYMENTS ARE DUE IN ADVANCE ON THE FIRST OF EACH MONTH. Rent not paid by 5:00 p.m. on the fifteenth of the month will be subject to a late charge of four percent (4%) of the basic monthly rent without exception. Rent must be paid by check or money order.

C. RETURN CHECKS – Checks returned for insufficient funds or otherwise will result in a $35.00 service charge to the Homeowner. If any tenant returns three (3) NSF checks, Park Owner reserves the right to require the rent payment to be in the form of money order, cashier's check, or bank check.

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D. ADDITIONAL PAYMENTS – Additional payments, if applicable, such as fees from the Rate Sheet or damages caused by the Homeowner, his family, guests, or invitees, are due and payable on the same date as "Rental Payments" as indicated herein.

E. FAILURE TO PAY – If rent is not received the sixth (6th) day of the month, we reserve the right to send a Notice of Termination and take all legal avenues available to evict you from the premises. If you are expecting financial difficulties, please contact us as soon as possible to let us know.

F. PAYMENT OF OUTSTANDING FEES – Rental payments and all other fees due to Park Owner at the time of removal of a home from the park, sale of the home, or occupation of the home by a new tenant or owner, must be paid in full before the home is removed from the park, sold, or occupied by a new tenant or owner. If the home is being removed from the park, property taxes and removal permits must be obtained from the town of Arundel. A copy of the permit and proof of taxes paid will be required by both the Park Owner and mover.

SUBLETTING / ASSIGNMENT

The Homeowner shall not assign his or her interest in the manufactured home, sublet the manufactured home, or assign Homeowner's interest in the Rental Agreement or otherwise permit or allow the continued use and occupation of the manufactured home on the lot occupied by Homeowner after the sale or transfer of the manufactured home without the express prior written consent of Park Owner. All Homeowners and occupants of the manufactured home located within the park are subject to Park Owner's approval.

SALE OF HOME BY HOMEOWNER

A. HOMEOWNER'S RIGHTS – The owner of a manufactured home in this park has the right to sell his or her home provided, that he had given Park Owner prior written notice of his or her intent to sell and at least forty-five days (45) days written notice of the actual sale, and provided that he has complied with all relevant provisions of the rental agreement. No Homeowner shall sell the home to a buyer without advising the buyer that the decision as to whether the manufactured home may remain in the park rests solely with Park Owner.

B. RESERVATION OF RIGHTS – Park Owner reserves the right to approve or refuse to rent a lot to or allow the occupation of a manufactured home by any prospective Homeowner or occupant. Any prospective Homeowner must complete a Rental Application, receive approval by Park Owner, agree to comply with all current rules and regulations (and subsequent amendments thereto), and enter into a rental agreement.

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C. REAL ESTATE AGENTS – A Homeowner who intends to sell his or her manufactured home through a real estate agent must have that agent contact Park Owner prior to listing the manufactured home for sale. A copy of these Rules and Regulations will be furnished to the agent. If Park Owner has not been contacted prior to listing the home for sale with an agent, it will be presumed that the home is to be removed from the park when sold. Real estate agents must obtain the approval of Park Owner to place a "For Sale" sign on park property. A "For Sale" sign may not be placed until Park Owner has received a written notice from the Homeowner of his or her intent to sell. "For Sale" signs may be placed only on a Homeowner's lot or inside the window of the home and may not exceed 20" x 20" in size.

D. RIGHT TO RESCIND – Homeowners contemplating the sale of his/her home are advised that Maine State law gives buyers of homes in manufactured home parks the right to rescind the purchase of the home under certain circumstances within thirty (30) days of purchase of the home if the home cannot remain in the park or if the buyer is not approved for occupancy in the park. (See Title 10 Chapter 953, of the Maine Revised Statutes Annotated.)

ABANDONMENT OF PREMISES

Homeowner shall not abandon the manufactured home at any time during the term of the Rental Agreement. In the event Homeowner is to be away from his/her/their home for a period of Seven (7) days during the winter months (November-March), Park Owner must be notified. If Homeowner shall abandon said manufactured home or is dispossessed by process of law, or otherwise, any personal property, including but not limited to the manufactured home, remaining on the lot upon which the manufactured home is located, shall also be deemed to be abandoned by Homeowner and disposed of according to law.

Absence from the manufactured home for (30) consecutive days by the Homeowner or approved occupants, without prior notice to and prior written approval of Park Owner, shall constitute abandonment. Such abandonment shall subject the Homeowner to eviction process.

CARE OF GROUNDS

A. TRASH REMOVAL – All trash must be stored in 30-gallon trash barrels with snap lock lids at the rear of your home or in your garage or utility shed out of sight. Please refer to trash policy attachment.

B. SNOW REMOVAL – Park roads will be plowed and sanded by Park Owner as is necessary in the view of Park Owner. Park Owner will also plow each Homeowner's driveway at the end of a snowstorm as necessary. The Homeowner is responsible for clearing his or her vehicles and removing them from the driveway so that the driveway can be plowed. The Homeowner is responsible for clearing a safe path to

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all doors and utilities, including fuel tanks. The Homeowner will be given access to salted sand to use on walkways and driveways as needed.

C. LOT MAINTENANCE – The lot must be kept clean and neat at all times. No discarded materials, unnecessary items, building materials, trash, junk, or other items which create a cluttered appearance may be stored or abandoned on the lot outside your home. Homeowners will at all times maintain the lot in an attractive manner and in good repair at their own expense. Homeowner shall maintain and keep his or her driveway in good condition. Oil delivery trucks and any other heavy trucks are not permitted on the driveway. Any damages caused by oil seepage, delivery trucks, or negligence or intentional conduct of Homeowner, the occupants or his guest shall be repaired by Homeowner at his or her expense within a reasonable period of time after receiving noticed from Park Owner. If Homeowner fails to make such repairs, Park Owner may undertake to accomplish these repairs and bill Homeowner for costs. Homeowners shall not make additions or improvements, on the lot without first obtaining Park Owner's written consent, it being understood that said additions or improvements, if approved by Park Owner, will be solely at the expense of the Homeowner. Toys, bicycles, etc. of possible guests or grandchildren are to be put away at the end of the day. If a lot is not being properly maintained, Park Owner reserves the right, after seven (7) days' notice, to take all necessary steps to clean the lot and to charge the Homeowner the actual cost of maintenance.

D. CLUTTER AROUND HOME – Unnecessary items such as bottles, boxes, junk, and other items that create a cluttered appearance on the lot, may not be left scattered across the lot when not in use. Failure to keep your lot neat makes everyone's environment less pleasant. If a lot is left in a cluttered state for an extended period of time, Park Owner will clean the lot and the resident will be charged a service fee of not less than Twenty-five Dollars ($25.00) to be paid immediately upon presentation of the bill, statement, or invoice.

E. LAWNS – The Park Owner will mow each Homeowner's lawn on an as needed basis. The Homeowner tenant will not leave any type of clutter or lawn ornaments on the lawn that may interfere with mowing. It is the Homeowner's responsibility to rake lawns in the fall and the spring. Park Owner will offer these services for a fee if person is available to perform these tasks. The watering of lawns, shrubs and perennial plants once established is prohibited to minimize water consumption. Park Owner will allow watering of a small garden or flowering plants prior to 8:00 am and after 6:00 pm for a maximum time of Fifteen (15) minutes. Hoses will be allowed and must be turned off after each usage and properly stored on hose reel after each usage. Please be sure there is a washer on both ends of the hose to prevent leaking of water.

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F. DAMAGE TO LAWN – Holes dug in the lawn by children or pets, and holes or ruts created by motor vehicles being driven on the lawn, will be filled, and reseeded by the Homeowner. Should the Homeowner fail to make the necessary repairs, Park Owner shall make said repairs after seven (7) days' notice to the Homeowner and the Homeowner will be charged the actual cost for this service, payment for which shall be immediately due upon presentation of a bill, statement, or invoice.

G. VACANT LOTS – Vacant lots are not to be disturbed or used for any purpose. They are to be left neat and attractive for the next occupants.

H. LANDSCAPING – The planning of shrubbery, subject to approval by Park Owner, is encouraged. Shrubs planted by residents shall not be removed when resident leaves the park.

I. CLOTHESLINES – Clotheslines are not allowed as to keep a visual neatness in the community. Every home is equipped with a washer and dryer hookup.

J. FIREWOOD – Firewood must be ordered from an outside vendor and delivered in stove lengths. No more than one cord may be delivered at a time. The cutting of firewood with chainsaws is prohibited on park property. Firewood must be stored in a shed within twenty-four hours of delivery. Piles shall be neat and shall not exceed five feet (5') in height and shall not block the entrance to the underside of the manufactured home. Trucks delivering firewood must not park their vehicles on the lawn.

K. INSPECTION OF LOT - Park Owner reserves the right to inspect any lot or the exterior of any home in the park at all reasonable hours upon reasonable notice to Homeowner.

L. FIRE PREVENTION - Open fires are prohibited in the park. Charcoal and gas grills may be used if they are operated properly and are in good working order. No liquid petroleum, propane or similar gas tanks shall be stored inside or under any home or other structure. Gas fuel tanks must be properly installed by an authorized gas company and must be placed at the rear of the home. No flammable materials, including but not limited to gasoline or kerosene, may be stored under or within the home.

M. ANTENNAS – Outside radio or television antennas, including citizens' band antennas, are prohibited except for vertical antennas, which extend no more than six feet (6) above the roof of the home. Satellite dish antennas are permitted, so long as they are no larger than 18 inches in diameter.

N. SHEDS – Each manufactured home may have no more than one storage shed which shall measure no larger than 12 feet by 10 feet and no less than 8 feet by 10

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feet and each shall be constructed of wood and covered by material approved by Park Owner, or vinyl: which siding shall be aesthetically compatible with the homes on the surrounding lots. Storage shed color must be approved by Park Owner.

O. SWIMMING POOLS – Swimming pools are prohibited.

UTILITES

A. WATER AND SEWER LINES – To preserve the health and safety of all residents as well as preventing unnecessary use of water, all plumbing must be kept in good repair. Park Owner reserves the right to inspect inside and outside homes for leaky faucets, running toilets or malfunctioning fixtures, upon reasonable notice to the Homeowner, and reserve the right to shut off water to the home in the event of a substantial water leak or constantly running water. Park Owner further reserves the right to restrict water utilization during emergency periods arising from weather conditions, mechanical breakdowns, or other prohibited circumstances.

B. PREVENT FREEZING – Water lines under the home must be protected against freezing by use of heat tapes or adequate pipe insulation. Permitting water to run to avoid freezing of lines is absolutely prohibited. When leaving your home during the winter, leave the heat on at least 55 degrees to prevent frozen pipes and opening your plumbing accessible cabinet doors (kitchen and bath sinks) helps to allow some heat to pipes. If leaving for more than a few days, have your home winterized. You might also ask your neighbor or family member to check the home regularly for you. Park Owner is not responsible for damage to pipes or plumbing caused by freezing. The cost of repair to frozen water lines will be charged to the Homeowner.

C. SEWER SYSTEM – Do not flush garbage, sanitary napkins, condoms, paper towels, disposable wipes, disposable diapers, cat litter, fat or any other non-soluble item or substance in toilets or drains. Doing so may cause a backup in the sewer system and lead to unsafe conditions. A clogged or disconnected sewer line shall be reported immediately to Park Owner. If a clog or disconnect of sewer is caused by the Homeowner or occupant, the Homeowner will be charged a minimum fee of $35.00.

D. WATER/SEWER LINES – The water and sewer lines are Park Owner's responsibility at and below ground level. Water and sewer lines are the Homeowner's responsibility above ground level.

E. REPAIRS – The cost of repairing plumbing problems attributable to actions of the Homeowner or his household members, guest or invitees will be charged to the Homeowner.

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F. FUEL OIL – Homeowners are responsible for maintenance of their oil tank. Tanks are installed to code by a licensed technician and must be kept in good condition. The choice of oil companies rests with the Homeowner.

G. ELECTRICAL SERVICE – Homeowners should know how to operate electrical shutoff devices on both the inside and outside of the home. Homeowners are prohibited from attaching any objects in any manner to electric utility poles. Wiring from the meter box to the home and inside the home is the Homeowner's responsibility, and such wiring shall be maintained in accordance with all applicable state and local codes. Tampering with park electric service, plumbing connections, or other park utility connections is strictly prohibited. Please contact Park Owner in the event of a problem.

MAILBOXES

Each Homeowner will have a mailbox at the end of their driveway, which will be properly numbered with an assigned mailing address. Please keep the mailbox and post in good condition and free of anything that will affect delivery of mail by the mail carrier.

PETS

HOUSE PETS – Only one cat or one dog will be allowed per household. All pets must be indoor pets with the proper shots, spayed and neutered. Documents and photos must be provided to Park Owner before the pet can be brought into the park. All pets are subject to approval of Park Owner. Homeowners and their guests are not permitted to allow any animal to roam freely in the park. There will be no doghouses or runners. Pets must be on a leash at all times with the owner present when outside. Pet will relieve himself or herself only on the Homeowner's lot and the waste must be picked up immediately. Dogs cannot weigh over 30 pounds or be of a breed known to be aggressive. Park Owner maintains the right to limit the type of dog allowed. Homeowner will sign a Pet Agreement agreeing to abide by the rules set forth regarding pets on this park. Any violation will result in the immediate removal of the pet. If a pet harms anyone in the park, the pet must be removed immediately.

FAMILY MEMBERS AND GUESTS

A. RESPONSIBILITY – Homeowners are responsible for the conduct of their family members and their guests. Homeowners shall not permit either their family members or their guests to enter utility buildings kept by Park Owner or other areas designated by Park Owner as prohibited for safety reasons. Homeowners will be held responsible for any damage caused by their family members or their guests.

B. SUPERVISION – No one is permitted to play or loiter in empty lots or in the streets. Throwing rocks, digging near lots, destruction of trees or other mischievous

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behavior will not be permitted. Any such activities shall be deemed to be the responsibility of the Homeowner and a violation of these rules.

C. PLAY AREAS – Bicycles, toys, and tricycles should never be left in the streets, or common areas. For their safety, no one should ever play with riding toys in the streets or other common areas.

D. TRAVEL AREAS – Bicycles, etc. shall be ridden only on streets. They are strictly prohibited from lawns. No one is allowed to cross other Homeowner's lots for purposes of shortcuts. All travel is limited to streets.

MOTOR VEHICLES

A. MOTOR VEHICLES – No unregistered or uninspected motor vehicles of any size or type are permitted in the community. Permitted vehicles must be in safe operating condition with a quiet muffler system and may be driven only by persons who may legally drive on public roads. Trucks larger than a pickup truck or a van are prohibited in the park. No operation of snowmobiles will be permitted in the park. There shall be no boats, trailers, ATVs, snowmobiles, or other objects stored on the lot without the written consent of Park Owner. Trailers and campers may be parked in driveways or on the street, only for purposes of loading or unloading. Storage of these items may be allowed in the park and residents should speak to Park Owner regarding areas for storage. If any items are stored within the park at a location other than the Homeowner's lot, it will be at the Homeowner's sole risk. Park Owner assumes no responsibility for the care and/or damage to residents' property. Unregistered motorcycles and motorbikes are not allowed in the park.

B. PARKING – Motor vehicles must be parked in the driveway of their owner's lot and not on the lawn or grassy areas. Any vehicle parked in the street, particularly during a snowstorm, may be towed away at the owner's expense.

C. SPEED LIMIT - The speed limit is fifteen (15) miles per hour. THE SPEED LIMIT IS STRICTLY ENFORCED AND EXCEEDING THE SPEED LIMIT MAY BE GROUNDS FOR EVICTION. Homeowners will be held responsible for strict observance of the speed limit by themselves, household members, guests, and invitees.

D. REPAIRS, PAINTING – Repairs to or painting of vehicles in the park is prohibited. Damage to paved parking areas caused by leaking gasoline, oil prohibited. Damage to paved parking areas caused by leaking gasoline, oil or other substances shall be the responsibility of the resident and shall be fixed immediately. Vehicles causing such damage shall either be promptly repaired outside the park.

E. DELIVERY VEHICLES – Park Owner specifically reserves the right to restrict the operation of all delivery or other vehicular traffic within the park in the

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interest of safety and preservation of park grounds and roadways. Oil and gas delivery trucks and other heavy trucks are specifically prohibited from individual resident's driveways. When making deliveries, all delivery trucks shall park in the street.

F. CAR WASHING – Car washing is not permitted in the park.

HOME OCCUPATIONS AND BUSINESSES

A. SOLICITATION – Commercial and/or business solicitation by Homeowner, occupants or Homeowner's guests is strictly prohibited.

B. HOME OCCUPATIONS – No home occupations or businesses may be conducted in the park. No yard sales or outside signs of any type are permitted, without prior approval of Park Owner.

C. BABYSITTING – Babysitting, day care and eldercare services for free or compensation is prohibited. Occasional babysitting for a family member is allowed. This exception shall not be construed to allow for a family childcare arrangement.

CONDUCT OF HOMEOWNERS; CARE OF HOMEOWNER'S PROPERTY

A. COMPLIANCE WITH LAWS – Homeowners, their household members, guest, and invitees shall comply with all local state laws.

B. LAUNDRY – Homeowners may not under any circumstances wash laundry in their home for anyone other their immediate household members.

C. NOISE, ALCOHOLIC BEVERAGES – Loud parties, loud musical instruments or radios, or other offensive noise is prohibited. Noises of any kind, which disturbs other residents of the park, are prohibited between the hours of 10:00 pm and 7:00 am. Between those hours noise should be low enough so as not to be heard outside the home. Shouting, fighting and other forms of disorderly behavior are prohibited.

D. FIREARMS – Absolutely no firearms may be fired or discharged in the park.

E. AIR CONDITIONERS – Any air conditioner installed must be properly and adequately maintained and installed in accordance with the manufacturer's instructions.

F. PROPERTY – Homeowners are responsible for their own property whether on their own lot, in the designated common storage area or elsewhere in the park. Park Owner assumes no responsibility for lost, stolen or damaged property of residents in the park, unless caused by Park Owners' negligence. If any damages are caused to any property or equipment in the community by the Homeowner by negligence, misuse, or intention, or by that of his/her family, visitors or any agent of the Homeowner, the Homeowner shall be responsible for these damages. The damages shall be measured by

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the restoration or replacement cost resulting from the act or omission of the Homeowner, his/her/their family, any occupant of the manufactured home, any guests, or invitees of them. These damages shall be considered additional rent due ten (10) days after Park Owner has supplied resident with a written demand for payment. This demand must be accompanied by documents setting forth the cost of repair or replacement.

G. FIREWORKS – No fireworks are allowed in the park at any time.

CONDITION OF THE HOMES IN THE PARK

This section of the rules is designated to ensure the safety of residents in the park. The safety and condition of your home is important to you and your family, but it is also important to your neighbors.

The following standards are always applicable with respect to all manufactured homes in the park and these rules may be invoked with respect to a home whenever Park Owner has reason to believe that an unsafe condition or a deviation from these standards may exist.

To ensure that manufactured homes have been maintained in a safe condition and that any alterations are safe for human habitation, the Homeowner must certify to Park Owner that the home and any additions or alterations meet these standards. Park Owner may inspect the home to determine if the standards contained herein have been met. The Homeowner will be given reasonable opportunity to correct any deficiencies to meet the standards. If the home is not brought up to these standards, Park Owner may require that the home be removed from the park. No additions or improvements to the manufactured home lot shall be undertaken without the prior written permission of Park Owner and said addition or improvement shall be undertaken at the residents' expense and shall remain on and be surrendered with the mobile home lot. "Add on rooms are not permitted".

Park Owner may allow a home to remain after sale only if it meets the standards for safety and construction set forth below.

Park Owner is not responsible for damage, injury or lost by accident, theft, or fire to either the property or person of residents or their guests or invitees, unless such damage, injury or loss was caused by the negligence of Park, Park Owner, or its agents.

A. EXTERIOR COATING AND SIDING – The original or replacement siding must be in a safe and secure condition, without holes, rust or substantial dents, scratches, patching or fading. All homes entering the park must have residential lap siding. Prior written approval of Park Owner is required before painting or re-siding the home.

B. WINDOWS AND DOORS – Windows, storm windows and exterior doors must be fully operable and must not be in a deteriorated condition. There must be at least

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one (1) egress window or door in each bedroom. Each such window shall have a minimum clean opening of at least five (5) square feet, the smallest dimension of which shall not be less than twenty-two (22") in width and bottom sill of which shall be not more than thirty-six (36") from the floor. There shall be at least two exterior doors in the home, and each shall have an exterior light adjacent to it.

C. ROOFS – All homes entering the park must have a pitched shingled roof.

D. PLUMBING, HEATING AND ELECTRICAL SYSTEMS – The plumbing system must be properly functioning with no leaks and must be designated and installed to accommodate the pressure of the water supply system to which it is attached. Any additions or alterations to the original factory-installed plumbing system must be of durable material and free from defective workmanship and so designed and constructed as to perform satisfactorily with reasonable life expectancy.

1. The component parts of the heating system, especially the stack, tank to burner connections, flu, chimney, and heat compartment, must be fully and safely operable. Any additions or alterations to the original, factory-installed heating system must be designed, constructed, and installed in a manner appropriate to their use. The location, installation and condition of fuel tanks must comply with applicable local and state standards.

2. Wood stoves and pellet stoves are prohibited in the park. Built-in fireplaces are permitted, subject to inspection prior to use by a local or state fire official. Ash is to be stored in metal containers and disposed of by the Homeowner directly and not through normal trash pickup.

3. The electrical service and wiring must be in accordance with the specifications of the edition of the National Electrical Code in effect at the date of manufacture of the home, or, if built on or after June 15, 1976, to the specifications of the HUD code in effect at the date of manufacture of the home. There must be no electrical shortages, or other unsafe conditions, and any aluminum wiring must be installed in accordance with the present standards of the National Electrical Code or, for homes built on or after June 15, 1976, to the HUD Code. All fixtures must be safe and suitable for the purpose for which they are used. The service entrance must be adequate for the electrical load imposed by the manufactured home and any additions, given its number of occupants and the type and number of electrical appliances.

Park Owner, in its sole discretion, may require the Homeowner or occupant to obtain written certification from an appropriately licensed tradesperson that the plumbing, heating and electrical systems are safe and fully operable, and meet or exceed all applicable state and local standards

E. SKIRTING REQUIRED – All skirting must meet State and local regulations. Vinyl skirting designed and manufactured specifically for use as mobile

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home skirting is required on all homes entering the park. Skirting must be placed around mobile home immediately upon entrance into the park. Park Owner reserves the right to have skirting installed after a reasonable period of time and to bill the resident for the actual cost of same. Skirting must not display any deterioration and must enclose the area between the home and ground. If the skirting is replaced on existing homes, the new skirting must be vinyl skirting designed and manufactured specifically for use as mobile home skirting.

F. STEPS, HANDRAILS, PORCHES, DECKS, ENTRYWAYS, OR OTHER ADDITIONS TO THE HOME AND EXTERIOR STRUCTURE AND STORAGE SHEDS – All must be constructed in accordance with applicable local building codes and a building permit must be obtained. Prior to construction, the Homeowner must consult with Park Owner and must receive written approval from Park Owner of the design, color, materials, and location for said construction. Existing steps, handrails, porches, decks, windbreaks or other additions to the home and exterior structure, and storage sheds must not be in a deteriorated state of condition and must be properly constructed and safe for all proper purposes.

G. SMOKE DETECTORS – All homes in the park must have at least one (1) smoke detector installed on or near the ceiling areas within or giving access to each bedroom. The make and model of the smoke detector must be approved by the state Fire Marshall and is UL (Underwriters Laboratory) listed.

H. AESTHETIC APPEARANCE – All manufactured homes in the park shall be compatible and consistent with those in the surrounding area. Those manufactured homes that are deemed by Park Owner to be offensive in design, painting, or overall appearance may be ordered removed.

I. OTHER ASPECTS OF THE STRUCTURAL SAFETY OR SOUNDNESS OF THE HOME – The manufactured home must be mechanically sound and structurally safe. There must be no weakness or defects in the manufactured home affecting the health or safety, or potential health or safety of its occupants and their guests.

NOTICES

Except as otherwise stated herein or required by state statues, all notices required by these rules and regulations shall be delivered in writing by delivery in hand or by registered or certified mail to Park Owner at its local office or to the Homeowner at his residence.

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ENFORCEMENT

Enforcement of these rules shall be the sole responsibility and prerogative of the Park Owner. Homeowner shall have no individual right to enforce these rules. Violations should be reported in writing to the Park Owner. Any violation of a provision of these rules must be corrected within the time specified by written notice from Park Owner. The Park Owner will serve notice of the violation(s). In the event that such violation is not corrected within the time provided by law, Park Owner may terminate any rental agreement and begin legal proceedings as provided in the laws of the State.

AMENDMENTS

The Park Owner may make amendments to these rules from time to time and copies of such amendments shall be distributed to park residents. Such amendments shall become effective thirty (30) days after notice is given to Homeowners.

TERMINATION

Failure by Homeowner to comply with these Rules and Regulations or failure to comply with the terms of the Rental Agreement or State and local laws regarding manufactured home parks and landlord/tenant relations is grounds for termination of the Rental Agreement and eviction of the Homeowner and any occupants of the manufactured home. Park Owner shall provide all notices required by law prior to proceeding with a Forcible Entry and Detainer (eviction) action.

EFFECTIVE DATE

These Rules and Regulations shall become effective on April 1, 2015.