COMFORT
COMMUNITIES

STANDARDS FOR LIVING

Community:
[Property.Name()]
[Property.Address.FullAddress()]
[Property.PhoneNumber.Number()]

TABLE OF CONTENTS

MANAGEMENT	3
HOMESITE RENTAL	3
RENT PAYMENT AND OTHER FEES	6
STANDARDS FOR INCOMING MANUFACTURED HOMES	7
STANDARDS FOR REPAIR AND MAINTENANCE.	9
HOMESITE MAINTENANCE AND USE.	11
VEHICLES AND PARKING	15
GUESTS/ VISITORS	17
PETS	17
NOISE AND DISTURBANCES	19
USE OF COMMUNITY FACILITIES	19
ACCESSIBILITY TO DISABLED PERSONS	20
COMPLAINTS	21
RESPONSIBILITY	21
LAW VIOLATIONS	21
SALE OF MANUFACTURED HOMES	22
INSTALLATION AND REMOVAL OF HOMES	23
REMOVAL OF HOMES AND CLEARANCE FOR REMOVAL PROCESS	23
CONDUCT	24
FLAGS AND FLAG POLES	25
SMOKING	25
REVISION OF STANDARDS FOR LIVING	26
MAILING ADDRESS	26
WAIVER/MISCELLANEOUS	26
EMERGENCY SITUATIONS	26
SAVINGS CLAUSE	27
ACKNOWLEDGEMENT OF RECEIPT	27

STANDARDS FOR LIVING

Welcome to COMFORT COMMUNITIES. Our community (the “Community” or the “Park”) is intended to be a friendly and enjoyable place to reside. To maintain a warm, friendly, and pleasant environment, it is essential that the people within our Community respect each other and work together to continue to make our Community a pleasant place to call home. These Rules and Regulations (the “Rules”) have been adopted in order to promote the general welfare, safety, convenience and enjoyment of our Tenants and to preserve our Community from abuse, preserve and upgrade the quality of our Community, and to make a fair distribution of services and facilities. We ask that you treat your neighbors as you yourself would like to be treated. As used in these Rules (and unless otherwise specified), the terms “Tenant” and "tenant" and "Resident" and "resident" shall include tenants/residents and persons authorized by the Community to reside at the Community and the terms “space,” “site,” and “home-site” refer to each rental premise within our Community. All references to “approval” by management shall mean prior *written* approval from Community management. These Rules may be amended from time to time to sustain the purposes set forth above and as allowed by applicable law.

MANAGEMENT

A. Rental and Community information are available at the Management Office. Management Office Hours: 9:00 am - 4:00 pm except Saturdays, Sundays and all Holidays when closed. These hours are subject to change at Landlord’s sole discretion.

B. The Landlord emergency contact number is: [Property.PhoneNumber.Number()].

C. You may call the office during working hours if you wish to set up a special appointment with Management.

D. Please notify Management if you intend to be away for any extended length of time. Notify Management if you intend to be away for any extended length of time. It is the Resident’s responsibility to arrange for upkeep and maintenance of their home and home site and to notify Management of such arrangements before leaving. Should a space be in need of care, Resident may receive a notice to this effect and be given ten (10) days to remedy the situation. If not complied with, the work may be done, in which case the Resident will be charged the actual or reasonable cost of the work as additional rent. Alternatively, or additionally, the Community may terminate the Resident’s Rental Agreement.

HOMESITE RENTAL

A. Anyone desiring to reside in the Community must submit a Community-provided application for residency for approval, must meet the Community’s adopted income, credit, age-related, and criminal background screening criteria to qualify for residency, and must pay any required application fees, which are

non-refundable. Failure to receive Management's prior written approval before moving onto a space in the Community may result in Management unconditionally refusing residency, and any such persons who move into the Community will be considered trespassers. A Rental Agreement, signed by Resident and Management, is required at all COMFORT COMMUNITIES properties including, but not limited to, the Community, and applicable law. These Standards For Living, all posted Community signs, applicable law, as well as other documents, form part of the Rental Agreement and are binding on the Community and its residents. Additionally, all Residents and their occupants, guests, visitors, and invitees must comply with all federal, state, and local laws, codes, ordinances, mandates, executive orders, and the like including, but not limited to, those related to health and safety.

B. Prospective residents must complete an application to rent a home site, secure prior written management approval, and sign a Rental Agreement and a Crime Free Addendum and other relevant documents as required by the Community. All approved occupants of a home site must be added to the Rental Agreement as an occupant before they may reside in the Community. Only registered, approved tenants, who have signed a Rental Agreement with the Community and any required addenda, and registered, approved occupants may occupy a home in the Community. Additionally, the Community's practice is to maintain current, updated rental documentation. Therefore, at expiration of any Rental Agreement, Community Management reserves the right to require that a new written Rental Agreement be executed, at which time the tenant must sign a new, updated written Rental Agreement with the Community.

C. Management must interview, in person, all prospective residents. A $25.00 non-refundable application fee must be paid to the Community at the time the completed application is submitted. Prospective residents will be required to provide two forms of identification, proof of income, a copy of the sales contract on the home, proof of insurance on the home including liability coverage, and any other item(s) deemed necessary by Management. The Community provides all persons with an equal housing opportunity. The Community does business in accordance with all Federal, State, and local Fair Housing laws.

D. Failure to receive Management approval prior to the delivery of a home or purchase of a home in the Community and prior to moving in may result in Management unconditionally refusing residency. Such persons who move into the Community will be considered trespassers and must immediately vacate the Community.

E. "Guest" shall mean anyone staying with a Resident for less than thirty (30) days in any twelve (12) month period. If any person other than a Resident resides in or occupies a home for more than thirty (30) days in any twelve-month period, such person shall be considered a trespasser and must apply for residency and must

leave the Community until such application is approved and either a rental agreement or occupant addendum is signed or such person is added to the rental agreement as an additional occupant, or if not approved, may not reside in the Community. If such person does not leave the Community, both that person and that Resident will be subject to eviction.

F. "Visitor" shall mean a non-resident who stays at the home of a Resident or is a guest of a Resident but does not stay overnight.

G. Resident must be the registered owner of the home and a copy of the title to the home must be on file with the Community office before move-in. Homes in the Community must be owner occupied (with the exception of Community-associated rental homes rented to tenants by Landlord or its affiliated entities). Additionally, a copy of the title must be provided to the Community at the inception of the tenancy and again at any time upon the Community's request. Resident may not rent or sublet the home or space or any portion thereof. The term "Sublet" includes renting, a lease with an option to purchase, or any other arrangement whereby Resident transfers any interest in the home or home site and/or possession of the home or home site to any other person.

H. Home sites may only be used for single-family units and are for residential use only. No persons other than those listed in the Rental Agreement, and pre-approved in writing by the Community, may occupy a home. Maximum number of occupants per home: Two (2) persons per bedroom plus one (1) additional person per home. For purposes of this restriction, a "bedroom" is a room intended by the manufacturer of the home to be regularly used as a bedroom and all bedrooms must contain closet space. A bedroom is not a den, family room, living room, or other room that has been converted into a bedroom.

I. Definitions: "Community" shall mean the owners, agents, and Managers of the Community or the physical property. "Resident" or "resident" shall mean any person who signed a Rental Agreement and all occupants who reside on the applicable resident's home site.

J. Any proposed live-in caregiver for a disabled resident must apply for occupancy in the Community, must undergo the Community's limited criminal background screening process, and must be approved to reside in the Community before moving into any Resident's home. Additionally, the Resident and the caregiver may submit any reliable documentation required evidencing the disability and a disability-related need for the caregiver and, if approved, the Resident and the caregiver may sign a Caregiver Addendum with the Community before the proposed caregiver may reside in the Community.

K. No rent refunds will be given for partial months.

RENT PAYMENT AND OTHER FEES

A. Rents are due and payable in advance, on or before the (1st) day of each month. Late charges for delinquent rents are provided for in the Rental Agreement.

B. The Community does not accept checks, cash, or money orders. Rent must be paid via an electronic method. The Community may offer several options for electronic rent payment including, but not limited to, automatic debit/withdrawals from Resident's bank account, payment via an electronic portal provided by the Community, or payment at a pay station located at a third-party store to be identified by the Community. Residents must promptly select an electronic payment method offered by the Community and execute all required documents to authorize such payment method. If Resident utilizes automatic direct withdrawals from Resident's checking or savings account, Resident must promptly complete, execute, and deliver to the Community such documentation as the Community may require in connection therewith. Cash is never accepted. Partial payments are not accepted unless prior arrangements are made, in writing, with Management, in which Management has specifically agreed to accept the partial payment. Management is not required to enter into a partial payment arrangement. The Community's electronic records shall be conclusive evidence regarding payment status, rejection, non-acceptance, or other failure of payment.

C. Pet fees are set forth in your Rental Agreement. Pet fees are charged for each pre-approved pet residing in the Community, with a maximum of two (2) pets per home site. As set forth later herein, any pet to be kept in the Community must be pre-approved by Management in writing before being brought into the Community.

Acknowledged _____ Initial _____ Initial _____ Initial _____ Initial

D. Utilities – Charges for utilities are set forth in your Rental Agreement. For any utilities for which Resident pays the serving utility directly, Resident must establish utility service in Resident's own name and is responsible for timely paying such utility. Resident must maintain utility service at all times without interruption. For all resident-owned homes, pursuant to A.R.S. § 41-4006(E), the Community provides a utility hook-up point (usually at the meter or pedestal), and Resident is responsible for the maintenance and repairs of all water, gas, electrical, and sewage connections and lines from said Community-provided hook-up point/connection to the Resident's home, and Resident shall be responsible for any malfunction occurring between the Community-provided utility hook-up point/point of connection and the Resident's home.

E. Rents and other charges must be paid in full before removing a manufactured home from the Community or prior to the sale of the home. No one will be permitted to sign a Rental Agreement or move onto a home site if outstanding rent or other charges are owed to the Community. Payment of all charges due in relation to a home site shall be an additional condition for approval of any

application to reside on that home site. Removal of a home shall be prohibited if any monies are owed to the Community. The Community will not issue a Clearance for Removal of any home until all amounts owed on that home site are paid in full.

F. Labor fees, plus charges for material used, may, at the Community's option, be charged to the Resident if Management has to arrange for services to be performed to properly maintain the rented home site. In such case, Resident will first be given ten (10) days' written notice to cure the violation after which, if not cured, Landlord will enter Resident's space and perform the required work. The cost of this maintenance will then be added to the next monthly rent invoice as additional rent. Alternatively, or additionally, Resident may receive a notice terminating Resident's Rental Agreement.

G. All monies received are first applied to outstanding balances and charges which may have been incurred such as late fees, NSF or dishonored payment fees, utilities, maintenance charges, etc. The amount left over is then applied to current rent.

H. Insurance – Resident is responsible for insuring Resident's personal property including, but not limited to, Resident's home. Resident must carry adequate property damage insurance known as "Special Form" or "All-Risk" insurance on the home and must also maintain reasonable general public liability insurance in the amount of one hundred thousand dollars ($100,000), within thirty (30) days of Resident taking possession of the space. Resident must provide Landlord with proof of insurance within thirty (30) days of taking possession of the space and at any time upon Landlord's request. If at any time the home is damaged or destroyed, Resident remains obligated to pay space rent and any/all other fees and costs owed to Landlord. Such obligation shall only cease if this Rental Agreement is properly terminated pursuant to the terms of this Rental Agreement and applicable law, and the home is removed from the space and the space restored in compliance with this Rental Agreement, the law, and Standards for Living.

STANDARDS FOR INCOMING MANUFACTURED HOMES

A. All incoming manufactured homes must be 1998 or newer models, wood sided with shingled, peaked roofs and must have written Management approval prior to move-in. Homes must be located on-site in a uniform manner as directed by Management and have tow hitch(es) promptly removed. COMFORT COMMUNITIES reserves the right to consider other homes for installation in the Community subject to their meeting the design and appearance criteria for the overall Community.

B. Deck/Steps: Resident must install a raised deck, covered with outdoor carpet at least four (4) feet by four (4) feet, with steps covered with outdoor carpet, railings

and skirted to match home at the front door entrance to the home; must also install a three (3) feet by three (3) feet deck with steps, outdoor carpet and railing at the second entrance. Management will adjust size if home site does not allow minimum size stated. Alternatively, commercial steps that are manufactured for the manufactured home consumer may be installed in place of deck at the front door entrance. Such steps must be fully enclosed, have wood or aluminum handrails and be covered with outdoor carpet. Deck and step surface may be made of natural or synthetic wood. Natural wood will require painting or stain. Temporary steps provided by dealers must be removed within thirty (30) days of move-in.Deck railings: may be (a) manufactured aluminum type, or (b) manufactured wrought iron, or (c) custom-made of wood, in which case support posts must be at least four inches by four inches (4"x4") wood and extend to ground level at maximum intervals of forty-eight inches (48"). Horizontal rails must be at least two inches by four inches (2"x4") wood at maximum intervals of twleve inches (“12"). Alternatively, vertical rails of at least two inches by two inches (2"x2") or one inch by four inches (1”x4”) wood may be installed at maximum intervals of three and five eights of an inch (3 5/8").

C. Installation of decks/steps and rear steps, awnings and skirting, and landscaping must be completed within sixty (60) days of signing the Rental Agreement or from the date the home first occupies the home site, whichever is earlier. All such installations must comply with Federal, State, and local laws, codes and ordinances. Any required permits must be obtained by Resident from the relevant jurisdiction/agency and provided to Landlord before any work is performed. Resident is responsible for paying for any such permits.

D. Patio Awning: Resident must install a manufactured unitized aluminum awning with aluminum awning posts meeting Uniform Building Code over deck/porch of at least six (6) feet wide and a minimum of ten (10) feet long or a length that will extend five (5) feet beyond front door to protect the front door and entry deck/steps. Size requirements will be established by Management and may vary with the size of the home site and of the home.

E. Carport awning: An awning meeting the same construction requirements and at least nine (9) feet wide and forty (40) feet long is also required where space permits. Management may adjust size requirements if size of home site does not allow for minimum sizes stated. Carport awnings on homes with front parking must extend across the width of the home with center support posts and be of a length as determined by Management for that home site.

F. Skirting: Resident must install Management-approved skirting all around home and all decks, porches and additions (A) by extending home’s vertical hardboard siding to ground level, with horizontal cover molding, or (B) Full Vinyl (T-Lok type only) skirting kit. None other will be approved.

G. Sheds: One (1) storage shed from a pre-cut metal kit or built from a wooden kit,

no larger than ten feet by twelve feet (10' x 12') and eight (8) feet high may be installed subject to Management's prior written approval of shed construction, color, design and type and shed location. Storage shed color must match or compliment the home and shed must have a neat and clean appearance. All construction shall be completed within thirty (30) days of Management approval.

H. Fencing: Installation is optional, when installed, must be forty-eight inches (48") high chain link with horizontal top rail with capped posts set in concrete. Management must pre-approve type of fencing, height, materials to be used, and placement of fencing in writing prior to installation. Installation must have a professionally installed appearance and be completed within thirty (30) days of Management prior written approval.

I. Landscaping: Must be colored landscape rock. Back yard may be colored landscape rock or one fourth (¼) minus gravel. Existing grass must be removed upon sale of the home. Approval of landscaping design and items to be used must be sought and obtained in writing from Community Management before installation and all installations must be consistent with what was approved in writing.

J. All items described herein on the home and home site must be kept neat and clean and must have a professional quality appearance. Only manufactured factory-type accessories, equipment, structures, and appliances, which are similar in design and compatible in color to the home, are permitted. No "homemade" accessories, equipment, structures, or appliances may be installed unless of a professional quality and approved by the Community in writing prior to installation.

K. All utility pedestals, meters, and service connections must be accessible to Community management and employees at all times. If one of the Community's shut-off valves is located on a Resident's home site, it must be kept visible and accessible at all times.

STANDARDS FOR REPAIR AND MAINTENANCE

Residents must comply with repair and maintenance standards, which include, but are not limited to the following:

A. All of the above "Standards for Incoming Manufactured Homes" must be met. For any homes that were already installed at a COMFORT COMMUNITIES property as of January 1, 2016, when any alterations, replacements, or improvements are made on any part of the home or space, and/or at resale, the above requirements must be met. Improvements, modifications, or alterations of any kind—to the home or the space—must have prior written approval of Management and must be completed in a professional, workman-like manner and meet existing building codes. Permits must be obtained where required by the governing entity and must be provided to Landlord before any work is performed. Resident is responsible for obtaining and paying for all such permits.

B. Nothing except the original hubs and axles and tow hitches for the Resident's manufactured home may be kept under the home. Standard patio furniture designed for outdoor use, one (1) to two (2) bicycles and one (1) barbecue (all of which must be kept in an attractive and well-maintained condition) are the only items permitted to be stored outside the home. Furniture items intended for indoor use, brooms, mops, boxes, aluminum cans, building materials, appliances, tools, toys, other items that are unsightly, etc., are not permitted. All personal property of Resident must be stored in an appropriate approved storage shed or inside the home. No personal property accumulation is permitted anywhere around the home, on the home site, on driveways, patios, or on porches without prior written approval of Management.

C. Each Resident shall maintain the Resident's home site, home, and all improvements (including but not limited to the maintenance and trimming of all trees, shrubbery, lawns, and landscaping) to reflect a neat, clean, attractive, and well-kept appearance at all times. This shall include the replacement of any such items that are missing or damaged to the point that they cannot be repaired, and the repainting of the home and improvements when they are reasonably in need of repainting. The home itself must be cleaned/washed on a regular basis to ensure that it has a neat and clean appearance.

D. Exterior of manufactured home and home site, accessory structures, skirting: the following conditions are not permissible and must be immediately corrected:
(1) broken or cracked glass doors or windows; (2) visible or unsightly dents, cracks or missing parts; (3) missing, bent or dented awning support posts; (4) visible and unsightly rust, corrosion, fading, blistering, or cracking on painted surfaces; (5) Resident utility connections which leak, are unsafe, impede yard maintenance, and/or violate health or safety codes or regulations; (6) exterior carpet which has holes, is torn, dirty or loose; (7) generally dirty appearance of home or exterior fixtures; (8) exterior doors which are broken, sprung or unsightly; (9) broken, cracked or missing exterior light fixtures; (10) holiday decorations (including lights) which are not removed within thirty (30) days after the holiday; (11) aluminum foil, foil-backed window panels, or damaged or unsightly window coverings; (12) Clothes lines of any kind, clothes hanging over/on the deck, railing, fences.

E. Tenant may install a reasonably necessary commercial cooling method on the home. Tenant shall provide the size, location, electrical specifications of unit, type of equipment, and installation details to Management for written approval prior to installation. Tenant is responsible for any and all costs associated with any park upgrades including, but not limited to, upgrades to the electrical systems, to support the proposed installation.

F. Homes, sheds, decks, and steps must be painted in a color compatible with other homes in the Community. If painting, all colors must have prior written approval of Management. Management, in its sole discretion, reserves the right to deny any colors it believes to be incompatible or which would negatively impact the appearance of the Community.

G. Sewer, electrical, and gas connections must meet local codes and Community requirements. COMFORT COMMUNITIES will not be responsible for any obligations contracted by Resident for repair or maintenance to Community property. If such action is planned, Resident must first consult and receive written approval from the Community Management.

H. Residents may not alter, connect, disconnect, or repair any Community or utility company utility service. Residents are and shall remain solely responsible for service connections and related problems between service post/utility hook-up point and Resident's home including, but not limited to, maintenance of the sewer lateral to the main line. If Resident plans to do any digging in the yard, Management must be contacted first, so that placement of utility lines or pipes can be pointed out. Prior written permission from Management must be obtained before any digging commences. If Resident, its agent or contractor damages any such utility line or pipe, Resident must repair such damage at its expense. Resident shall be responsible for such repair bills incurred by the Community and must pay the full sum on the first day of the month following billing, as additional rent. The utility pedestals (meter and utility hookups including, but not limited to, telephone) must be accessible to Community Management and employees at all times.

I. To ensure a properly functioning sewer system, Residents shall not put garbage, disposable diapers, sanitary napkins, paper towels, tampons, grease and oil, foreign objects or anything else that will not dissolve into the drains or toilets of their home. The cost of clearance of stoppages or repairs of sewer lines caused by Resident’s negligence or improper usage or intentional misuse will be the responsibility of the Resident and may be charged to Resident as additional rent.

J. Because of the potential for serious property damage or personal injury, the use of a torch to remove a tow hitch is expressly prohibited. The only approved method is the use of a reciprocating saw.

K. Residents are and shall remain solely responsible for service connections and related problems between the utility service post or connection and residents’ homes including, but not limited to, maintenance of the sewer or septic lateral to the main line or septic tank, as applicable.

L. Residents shall be liable for any damage or injury caused by Resident or contractor who performs services for Resident in the Community. For any work performed on the space or home, Resident must comply with all applicable laws,

codes, and ordinances, and use a licensed, bonded, and insured contractor where required and obtain all required permits before any work commences.

HOMESITE MAINTENANCE AND USE

A. Resident shall trim, water, care for, and control growth of all plants, landscape plants, trees, palm trees and shrubs and promptly eliminate and remove weeds and debris to maintain an attractive and well-kept appearance, and to avoid fire or other health and safety hazards. Landscaping must comply with the Department of Public Safety (DPS) Crime Free Housing program. This includes but is not limited to all Crime Prevention Through Environment Design (C.P.T.E.D.) requirements. Ground cover plants (bushes and shrubs) must be maintained at a maximum height of three (3) feet so plants do not impair the view of residents. Plants under windows must be maintained at a height below the windowsill. Trees must be trimmed so lower branches are at least five (5) feet off the ground. Palm trees will be trimmed by outside vendor. Landscaping cannot interfere with lighting distribution. Landscape rock may not be allowed to spread into the street or driveway. Small gardens are permitted behind homes in back yard area. The home site must be attractively landscaped and well-maintained on all sides.

B. Homesite and authorized outdoor items must be maintained in a clean, attractive, and well-kept fashion. If Resident fails to properly maintain the space, Community may serve Resident with an appropriate notice and cause same to be performed and Resident must pay for the work on the first day of month after the work was performed, when paying rent, as additional rent. Alternatively, Resident's tenancy may be terminated.

C. Home sites remain under direct control of the Community. No business or commercial enterprises are allowed in the Community without prior written consent of Management. The Community or its address may not be used for the purpose of advertisements or sale of merchandise. No peddling or solicitation is permitted at any time. Door-to-door solicitation is prohibited. While meetings at Resident spaces are not affected by this rule, a solicitation by one (1) Resident without prior invitation of another Resident is prohibited. If you are solicited in the Community, please notify Management at once. Subletting is prohibited and renting a home to anyone via AirBNB, VRBO, or the like constitutes operating a business in the Community (in addition to unapproved subletting) in violation of this Rule and is specifically prohibited.

D. Carport sales/yard sales are not allowed, unless pre-approved in writing by management.

E. Satellite dishes not exceeding 18" in diameter are permitted and whenever possible, dishes must be located so they are not visible from streets or other public areas of the Community. Management must approve the location of the dish in advance. Such approval will take into consideration placement of the dish on the

home site so it may receive optimum signal from the satellite. The Community will condition its approval of the placement of the dish on its being unobtrusive and may require screening in the form of plants or other material to make the dish inconspicuous.

F. Large radio antennas including but not limited to CB and ham are not permitted. TV antennas are permitted but not to exceed five (5) feet above roofline and must be mounted at rear of the home. TV antennas which do not currently meet this criteria must be relocated and/or lowered upon sale of the home.

G. Garbage must be wrapped and, with other refuse, must be placed in sealed plastic trash bags and kept inside the home or storage shed until deposited in the disposal bins which are located in various areas of the Community. No outside trash bins/cans are allowed on porches, decks or yards. Large items such as furniture, appliances, etc. shall not be placed in or beside the disposal bins but must be taken to an appropriate disposal site outside the Community. Commercial or business trash may not be disposed of in the Community.

H. Driveway and concrete maintenance is the responsibility of the Resident. The driveway and all concrete on the home site must be kept clean of debris, oil, gasoline and other substances. The cost to repair, clean or replace damaged driveway, parking areas or street caused by oil or other fluids shall be the responsibility of the Resident. The cost to clean, repair, or replace a damaged driveway or other concrete (including but not limited to the pad under the home) is the Resident's responsibility.

I. Laundry may not be hung outside home including on patios, decks, carports or in yards.

J. Residents, guests, or visitors may not trespass through or onto another Resident's home site or on vacant home sites. Management has the right, however, to enter a home site at any time to inspect, ensure rule compliance, or perform services.

K. No flammable, combustible or explosive fluid, material, chemical or substance (except those customarily used for normal household purposes in quantities reasonably necessary for such purposes which shall be properly stored within the home or storage shed) may be kept on the home site.

L. Grills must be used at least 10 feet away from any building and must be placed at ground level. Grills are NOT permitted on exterior decks, balconies, or other elevated surfaces. Only gas and electric grills are allowed. Wood or charcoal-fired grills are strictly prohibited due to the fire risk associated with airborne embers.

M. All homes must display four inch (4") high or plastic house numbers in a visible location, eye-level at the corner of the patio entry. All other signs, signage, placards, banners, and the like are prohibited, except for one "For Sale" or "Open

House" sign as set forth below.

N. Because of the potential for injury or property damage, fireworks of any type are not permitted anywhere in the Community. Using any firework in the Community is cause for immediate termination of tenancy for a material and irreparable breach.

O. Trampolines, basketball hoops, Jacuzzis, spas, and swimming pools are not permitted on the home site. No standing water shall be permitted to accumulate on the home site.

P. Water is a precious resource. Use what you need, but do not waste it. Water shall not run onto other home sites, streets, or alleys. Residents must immediately repair dripping or leaking faucets, toilets, showers, hoses, water lines etc. Residents must report water leaks in the Community's lines to Management immediately.

Q. Home sites shall remain accessible to management at all times without prior notice to Residents in order to facilitate repairs/installation of utility pedestals, water/sewer lines, reading of meters, maintenance of landscaping, emergencies, etc.

R. Trees on the Tenant's space are part of the space. Pursuant to ARS §§ 33-1434/1451 (A), Tenant is responsible for maintaining trees on the space including trimming as necessary to ensure the health of the tree and to avoid safety hazards. This includes, but is not limited to, palm trees. Landlord is responsible for trees in the common areas. Tenant may not remove or disfigure a tree without written permission from Management. Unauthorized removal or destruction of a tree on the space not originally planted by Tenant constitutes destruction of valuable Landlord property and can be cause for immediate eviction.

S. There are no lot lines separating spaces. The configuration of each space is designated by Management. Each space will remain under the direct control of Management. The Community reserves the right to adjust the dimensions of each space at any time for any reason that the Community deems appropriate including, but not limited to, compliance with code setback requirements, either for existing homes, or to accommodate homes being brought into the Community. The space designated for each Resident's use shall consist of a rough approximation of the space designated on a map of the Community maintained by Landlord from time to time. However, the space is not precisely legally described and the Landlord shall not be liable for variances between the map and the actual space. Additionally, as the size of manufactured homes change and setback requirements change, the approximate boundaries between spaces may be reasonably adjusted by Landlord. Such adjustments shall not change the rental amount that Resident pays.

T. Resident must assist Landlord in maintaining the natural flow and drainage of

water onto, across, and from Resident's space. This requires that Resident do nothing that would impede the natural flow and drainage of water or assist in the build-up of water. Each Resident is required to have rain gutters on the Resident's home and to use proper watering techniques on all areas of Resident's rented home site. Each Resident shall "level" Resident's home on a consistent and regular basis. It is strongly recommended that Resident have Resident's home "leveled" at least once a year. The Community is not responsible for leveling a Resident's mobile home—Resident is entirely responsible for the maintenance of Resident's own home. Each Resident is liable for any personal injury, property damage, or other loss resulting from any change of water flow or drainage caused by Resident on or from Resident's rented home site. All water that falls on Resident's home must be channeled to the street on which the home is located, and away from any embankments, slopes, or other home sites, using a system of overhead gutters, down spouts, and down spout extensions.

U. Resident is advised that the soil on the space can expand and contract significantly when exposed to moisture and heat, including sunlight. Resident shall be responsible for any damage, repairs, maintenance, or other problems caused by expansion or contraction of the soil including, but not limited to, any leveling of the home, awning, skirting, or other accessories required, or resulting from the expansion or contraction of the soil.

VEHICLES AND PARKING

A. The speed limit in the Community is posted and must be observed to protect Residents and guests. Speeding endangers the well being and safety of persons and property. Any speeding by Residents, guests or visitors is a violation of the rules. The determination of speed will be made by Management and is conclusive and binding. Residents, guests or visitors who do not observe the speed limit and other traffic control signs will be required to park their vehicle outside the Community and may be prohibited from driving in the Community.

B. Parking for no more than two (2) conventional consumer passenger vehicles is allowed at the Resident's home site. Please apply to Community office for a special written waiver to this limitation, if justified, and if space is available. Vehicles may only be parked on the driveway at the Resident's home site and not on the landscape or other areas of the home site. Vehicles must be parked in a safe and reasonable fashion, in the discretion of Community Management, and vehicles may not block or hinder safe ingress and egress of vehicles to and from Resident's driveway or any other driveway in the Community. A licensed motorcycle or ATV constitutes one (1) vehicle provided it is used on a regular basis for travel to and from work etc. Vehicles shall not be parked on any vacant home sites or home sites for which the vehicle owner does not have prior permission to park.

C. Vehicles parked in the Community must be in operable condition, have a neat and

clean appearance, must be used on a regular basis, currently licensed, and insured. Vehicles that do not comply with the above conditions are considered unauthorized. No one may park vehicles on another resident's home site or on vacant home sites or in other unauthorized areas. No driveway shall be blocked at any time.

D. Unauthorized vehicles or vehicles parked in unauthorized areas may be towed or impounded at the vehicle owner's expense. A maximum of two (2) hours street parking is allowed for the active loading or unloading of RVs in front of the Resident's home; however, no driveway shall be blocked at any time. Otherwise, no parking is allowed in the Community's streets. On-street parking impairs emergency vehicles, mail delivery, street cleaning, and maintenance.

E. No repairs may be made on vehicles in the Community. This includes, but is not limited to, engine overhauls or replacement or tuning, brake jobs, oil changes, radiator repairs or replacement, exhaust system repairs or replacement, transmission repairs or replacement. No waste oil, grease or other fluids may be discharged anywhere in the Community. Painting vehicles is prohibited. Flat tires must be repaired immediately and no vehicle shall be left on blocks/jacks unattended.

F. Recreational vehicles (including but not limited to travel trailers, fifth wheels, truck campers, pop-ups and motor homes), boats, off-road vehicles, shells, utility trailers, commercial vehicles or buses, boat trailers, or any type of trailer used to haul or tow cargo may not be parked or stored anywhere in the Community.

G. Vehicles in excess of one (1) ton carrying capacity, other than those providing service at Management's request, or those making deliveries, are prohibited anywhere in the Community. Dirt bikes, off-road vehicles, motorized skateboards or any motorized equipment, which is not licensed, and/or street-legal may not be driven in the Community. Street legal motorcycles that do not emit excessive noise may only be ridden in or out of the Community going directly to and from the Resident's home site. Management reserves the right to prohibit the use of any noisy vehicles within the Community.

H. All motorized vehicles operated in the Community must only be driven by individuals with a valid driver's license and must have liability and property damage insurance. Lacking proof of such insurance or license, such vehicles may be categorized as unauthorized. The Community may prohibit the operation of a motorized vehicle in the Community if, upon the request of the Community, proof of such insurance covering the vehicle or a driver's license cannot be immediately obtained or provided by the Resident.

I. Vehicles (including but not limited to motorcycles) with loud mufflers will not be allowed in the Community.

J. NO OVERNIGHT PARKING ON THE STREETS. During daylight hours one guest

or visitor car may be temporarily parked on the street adjacent to the Resident's home, but may not be parked overnight.

K. Management reserves the right to restrict other vehicles and to impose other limitations on vehicles if deemed to be in the best interest of the Community or its Residents. Vehicles, equipment and accessories needed by the Owner, Management and its representatives for purposes of maintaining the Community are exempt from these restrictions.

L. Any inoperable or unauthorized vehicle may be towed out of the Community at the vehicle owner's expense. Any vehicle parked in violation of these parking rules or in violation of posted "No Parking" signs may be towed away at the vehicle owner's expense.

GUESTS / VISITORS

A. Residents are responsible for the conduct of all occupants of their home and for the conduct of all guests and visitors (see definitions on Page 1), and for their compliance with Community Rules and for charges arising from their misconduct, loss, or damage.

B. Guests are limited to a maximum stay of thirty (30) days in any twelve (12) month period. After that, they become unauthorized occupants and must vacate unless and until they submit an application for residency, are approved by Landlord in writing, and either sign a Rental Agreement with the Community, are added to the Rental Agreement as an approved occupant, or sign an occupant addendum with the Landlord and Tenant.

C. Guests and visitors must be accompanied by Resident when using any Community facility and may not bring pets into the Community. Guests may not stay on a Resident's home site when the Resident is not present. Guests may not stay in any camper, RV, travel trailer, or other unit parked on a Resident's driveway. A guest may only stay, subject to the limitations set forth herein and in Resident's Rental Agreement, in the Resident's mobile home.

D. Guests are not permitted to bring pets into the Community.

PETS

A. No pets may be acquired without prior written permission of Management. All pets must be registered at the Community office with a limit of two (2) pets per home site. Residents are subject to a pet charge of $10.00 for each pet as set forth in your Rental Agreement (these fees may be increased by the Community on proper notice to Resident). A pet is herein defined as a domestic dog or cat. Except for small birds or fish, other animals are prohibited.

B. Breeding of animals is not permitted.

C. Feeding and/or watering of stray and/or feral animals and/or wild animals is prohibited.

D. Pets cannot be left unattended with or without a leash outside the home and may not be walked in the Community unless controlled on a leash of not more than six feet (6') in length.

E. Pet droppings on or off Resident's lot must be cleaned up immediately by Resident. Pets are not allowed in common areas, laundry room, and swimming pool area or recreation center.

F. Pit bulls, Chows, Rottweilers, Dobermans, wolf-hybrids, or other breeds considered dangerous, vicious, or aggressive, or animals which exhibit such behavior in the sole discretion of Management are prohibited, as are farm type animals such as ducks, geese, rabbits, goats, chickens or pets of exotic type including, but not limited to, snakes and pot-bellied pigs. The feeding of stray animals is prohibited and doing so will establish ownership and is a violation of these Rules.

G. Pets must be licensed and inoculated in accordance with local laws and proof must be provided to Management before the pet enters the Community. A pet found in the Community unattended or without proper tags and/or registration with Management will be reported to Animal Control for pickup. No temporary kenneling or pet sitting or outside kennels are allowed.

H. Permission to keep a pet may be revoked if any violation of these Pet Rules or the Pet Agreement is observed, if the pet constitutes a nuisance, bites, attacks, threatens, behaves aggressively, or in any way interferes with others and/or causes complaint. Any pet that prevents or inhibits Management or its agents from entering upon a home site shall be considered a nuisance. Once required to leave, a pet may not be returned to the Community. In addition, violation of the Pet Agreement or valid complaints received may be grounds for termination of the Rental Agreement for behavior that disturbs or endangers the well-being of persons or property.

I. Barking, growling, snarling, crying, howling, and other such noises that are disturbing to other residents or disturb Community Management is cause for revoking permission to keep a pet, or for termination of tenancy.

J. All pets must be spayed or neutered by six months of age in order to be Community-approved. Non-conforming animals in the Community with approval on the effective date of this rule will be allowed to remain, but new animals born or brought into the Community thereafter must comply or must be removed. Resident will provide proof of spaying or neutering to Management upon request.

K. Exceptions will be made to these pet restrictions when reasonably necessary to

accommodate the needs of disabled residents. Assistive animals permitted in the Community (unless a reasonable accommodation is required related to any rule) are subject to the same rules concerning conduct, control, and clean-up as pets, and Residents with such animals in their households will be responsible for complying with those rules. Assistive animals are not subject to pet fees. Pursuant to state and federal fair housing laws, where the disability of the Residents or member of Resident's household requiring the assistive animal is not obvious or otherwise known to the Community, the Community may request reliable documentation evidencing the disability and the disability-related need for the specific assistive animal at issue.

L. Deceased pets may not be buried within the Community.

NOISE AND DISTURBANCES

A. All sources of noise shall be kept at a level so as not to disturb or cause complaint by another Resident, and so that operation of the Community is not disrupted. Loud parties, loud music, drunkenness, excessive noise disturbance, yelling or screaming, boisterous conduct, willful or careless destruction of property, reckless driving, and the like will not be tolerated. COMFORT COMMUNITIES reserves the right to determine, in its sole discretion, when or whether this Standard is violated.

USE OF COMMUNITY FACILITIES

A. The Community may have certain common areas and facilities. Use of these facilities is not guaranteed and common areas and facilities may be temporarily closed or even permanently closed for renovations, remodeling, change in use, meetings, Management use, training, maintenance, national emergencies, pandemics, epidemics, acts of God, due to force majeure, and the like, without any modification or reduction in the amount of rent paid. In no event may any Community recreational facility be used for events to which the general public is invited. In no event shall any Community social or recreational facility be considered a place of public accommodation—Community social and recreational facilities are only for the use of Residents, approved occupants, and their invited guests. All personal items and trash must be removed from the common area facility upon departure.

B. Recreational facilities are for the exclusive use of Community Residents, their guests, and their visitors. Management has the right to control and prevent access to the Community by persons deemed undesirable or to eject without notice any person who is unauthorized, creates a disturbance, causes a nuisance or damage, or in any way interferes with the operation of the Community or its facilities. Management reserves the right to trespass any non-Resident from the Community and its facilities.

C. The laundry facilities are for the sole use of Residents and will be open as posted.

Clothes should be removed from the washers and dryers as soon as the cycle is complete. Clothes dyeing is not permitted. Laundry facilities are solely for washing and drying clothes. The Community is not responsible for lost, damaged or stolen items or for malfunctioning equipment.

D. The perimeter wall and fencing is for the privacy of the Residents and adds to the peace and quiet of the Community. No one is allowed to climb on or over the fencing at any time.

E. Only non-alcoholic beverages in non-breakable containers are allowed in any recreational area or community service area at any time. The consumption of alcoholic beverages is not permitted in any common area.

F. No bicycle riding, skateboarding, or roller-skating is permitted on vacant spaces or service areas by the office. Group sports such as, but not limited to, baseball, basketball, football, or soccer games are not allowed in the Community streets. No one may play in the Community streets or in vacant lots.

G. The Community reserves the right to restrict smoking in and around any Community facility.

H. Special rules pertaining to Community facilities may be posted in each facility. Those special rules constitute a part of these Standards for Living, and violation of them will be treated as a violation of these Standards for Living. Residents must also comply with all federal, state, and local laws, codes, ordinances, executive orders, mandates, and the like, including but not limited to those related to health and safety.

ACCESSIBILITY TO DISABLED PERSONS

A. The Community is committed to providing an accessible physical environment for all Residents. The Community will make reasonable accommodations to its Rules, restrictions, and community facilities to assure that individuals with disabilities can fully enjoy their residency, and to provide all the facilities and services on the same basis to disabled individuals as non-disabled persons. Residents who feel that such an accommodation is necessary should contact Management.

COMPLAINTS

A. Complaints on any subject must be made in writing and signed and brought to or mailed to the Community office. Forms for this purpose are available from Management. Anonymous written complaints or verbal complaints will not be accepted.

RESPONSIBILITY

A. Resident acknowledges that, by becoming a Resident of the Community and

signing Resident's Rental Agreement, Resident has examined the home site and has received said site in good order and repair.

B. Resident shall be responsible for, and agrees to indemnify Management from any damage to the home site or any adjoining home site owned or under the control of the Management, which is caused by Resident, occupants of the home, guests or visitors of the Resident on the site or within the Community.

C. Residents agree to indemnify and hold the Community harmless of all actions taken by a Resident that may cause injury, death or destruction of property to the Resident or a third party.

D. Resident shall provide Management with a copy of the title of Resident's home and shall notify Management within ten (10) days of any changes affecting ownership or lien status. Resident must also provide Management with a copy of the title promptly upon request.

E. Resident shall obtain and maintain homeowners' insurance which includes liability coverage as well as coverage against the damage or loss of the home and its contents. Proof of coverage must be provided to Management before signing a Rental Agreement and at any time upon request.

F. Resident shall install and maintain working smoke detectors and a fire extinguisher in his/her home.

G. Owner or its agents shall not be held liable for loss or damage to property of Residents, guests, and visitors or for personal injury caused by fire, theft, wind, flood or any Act of God.

LAW VIOLATIONS

A. Resident, guests and visitors must abide by all federal, State, city, local, and county laws, ordinances, codes, mandates, and zoning and development regulations. Residents, guests and visitors must conduct themselves so as to not place the Community in violation of any such laws, ordinances, rules or regulations.

B. Conduct by Resident within the Community breaches the Crime Free Addendum shall constitute a violation of these Rules and grounds for immediate termination of tenancy.

C. It is recommended that licensed contractors install accessories. Improvements or accessories constructed or installed by a Resident or Resident's agent must comply with existing building codes. Prior Community approval must be sought and obtained before constructing/making any modification or improvement on the home site.

SALE OF MANUFACTURED HOMES

A. One (1) "For Sale" or “Open House” (during an open house) sign, not exceeding eighteen (18) inches by twenty-four (24) inches, may be displayed in home's front window or in front yard in a framed display. This rule does not apply to signage used by the Community to market Community home sales. No other signs, placards, banners, or the like are permitted on the Resident’s home site.

B. Current Residents must notify the Community Manager at least two (2) weeks in advance of the closing date so the buyer of the home may be considered for approval to the Community.

C. Residents cannot guarantee prospective buyers will be approved for residency. A prospective buyer has no rights of tenancy until the buyer has met all of the Community’s tenancy qualifications and has signed a Rental Agreement with the Community. If the buyer does not qualify and the sale of the home is finalized, the home must be moved from the Community at the time of sale. As an additional condition to Community approval of any buyer as a resident, the Community may require that any outstanding balance owed to the Community be paid in full. Additionally, all amounts owed to the Community must be paid before any home may be removed from the Community, and no Clearance for Removal will be issued by the Community until all amounts owed to it have been paid in full.

D. Residents must meet with Management to determine what upgrades, if any, must be done to bring the home to Community standards before the sale closes. All work must be done prior to sale or the buyer will be required to bring the home into compliance as a condition of approval for residency and will be required to sign a lease addendum to that effect.

E. Community may require a home being sold, to be removed from the Community if (1) the home cannot reasonably meet standard specifications determined by the Community for that home site, or (2) if the home is in run-down condition or in disrepair in the judgment of Management, in Management’s sole discretion.

INSTALLATIONS AND REMOVAL OF HOMES

A. A home may not be brought into the Community without Management’s prior written consent or removed from the Resident’s home site without a signed written agreement from Management showing clearance for removal and that all monies due and owing are paid in full or any other agreement between the Resident and Management authorizing installation or removal. Homes in the Community are subject to statutory liens pursuant to A.R.S. §§ 33-1451(B), 33-1481(C) and 33-1478(A), which, by the placement or maintaining of a home in the Community, are deemed consensual liens. Homeowners must use a home transporter service that is licensed, insured, and approved in advance by Management. All transporter services must contact the Management at least ten (10) days prior to any

anticipated move in or move out date and obtain the Management's written authorization to perform the move. Movers must provide a current, valid certificate of insurance to Community management. Management has the right to coordinate the moving dates and times and to reject and exclude from the Community any transporter service that does not coordinate with Management or which Management deems to be not qualified or not responsible in Management's sole discretion. Resident is responsible for all clean up charges and damages caused by their transporter service.

REMOVAL OF HOMES AND CLEARANCE FOR REMOVAL PROCESS

A. Tenants or their successors in interest may remove their homes from the park as provided in A.R.S. §§ 33-1485.01 and 33-2105, as applicable. Tenant must provide the Community with a Notice of Removal of Mobile Home from Community not less than thirty (30) days prior to move-out (this time is necessary for Management to make the arrangements to enable move-out). A form of notice is available from the Management Office.

B. Tenant must designate a person or entity that will be responsible for the move-out. If this responsible party is not licensed as a contractor by the Registrar of Contractors or the Arizona Department of Housing, a move-out deposit of $2,500.00, or the then-current maximum allowable statutory amount, less any security deposit of Tenant's then held by the Community, must be paid to the Community.

C. When the home is removed, all concrete (including but not limited to driveways, patios, and concrete pads), all landscaping, and all accessory structures such as sheds, awnings, carports, fences, Arizona rooms, and the like must also be removed unless the Community agrees otherwise in writing.

D. When a home is removed, the space must be left clean, free of trash, building materials, and construction debris.

E. When the home is removed, all holes and depressions must be filled in. The space must be graded and level and approximately the same level as adjoining lots. The space must be left in a condition as if no home had ever been placed on it, such that it is ready for the installation of a new home. If fill dirt is necessary, Tenant is responsible for supplying clean fill dirt.

CONDUCT

A. All Residents must sign and abide by the Crime Free addendum. Failure to do so will be grounds for eviction.

B. Display or use of any type of firearm (including but not limited to BB guns), slingshots, bow with arrows or any other weapons by any Resident or Resident's

guest or visitor will be grounds for eviction.

C. Resident shall be fully responsible for their own conduct and for that of their occupants, guests, visitors, and invitees. Residents and their occupants, guests, visitors, and invitees must conduct themselves in a reasonable and respectful manner at all times in the Community. Offensive or inappropriate conduct towards anyone, and/or harassment of anyone, including but not limited to other tenants, occupants, guests, visitors, invitees, or Community management, employees, vendors, or staff, will not be tolerated and is grounds for termination of tenancy. Residents, their occupants, guests, visitors, and invitees may not yell, curse at, or behave inappropriately towards Community management, vendors, or staff. Residents and their occupants, guests, visitors, and invitees must not interfere with the management or operation of the Community.

D. Although these Standards for Living are specific, it is impossible for them to deal with every possible eventuality. Therefore, basic standards of decency are applicable to all and Residents, occupants, visitors, and invitees shall conduct themselves in a reasonable manner so as not to say or do anything to adversely affect their neighbors or the ownership or Management of the Community, or to interfere with the management or operation of the Community. These Standards for Living apply to Residents, guests, visitors or any person in the Community with the permission of anyone living in the community.

E. The separate Rental Agreement, Statements of Policy, Pool Rules, Pet Agreement, Crime Free Addendum and other documents are considered to form a part of these Standards for Living.

F. Management has the right to prevent access to the Community and to remove anyone other than approved residents deemed objectionable. Objectionable persons include, but are not limited to, persons previously denied residency at the Community for reasons of prior evictions (unrelated to a non-payment of rent) or criminal history; persons not qualified for residency of the Community for reasons other than inability to pay rent; persons previously evicted from the Community for reasons other than non-payment of rent; persons engaged or previously engaged in criminal activity in the Community, known gang members or known gang associates; and persons who have previously materially violated Community rules or have been disruptive in the Community. Residents permitting guests who are objectionable to be on the premises are subject to a notice of termination of tenancy for material non-compliance with Community rules. Management reserves the right to trespass from the Community anyone who is not an approved tenant or occupant.

FLAGS AND FLAG POLES

A. Prior written permission from Community management must be obtained before adding any item to a space or the exterior of a home including, but not limited to, a

flagpole and/or flag. Obscene, offensive, or inappropriate flags will not be approved. Political flags will not be approved. Management's decision with regard to what constitutes "obscene, offensive, or inappropriate" shall be final and conclusive.

B. If approved, flags may be flown between sunrise and sunset. If flown at night, the flag must be lighted. Lighting must be installed in such a way as not to disturb neighbors.

C. Flags may not be flown in a hazardous manner. Flags must be high enough as to not obstruct the view of the road. The flag must be attached to the flagpole in a manner assuring that the flag will not become twisted around the flagpole, and in a manner that will ensure that noise from the flag and flagpole will not disturb neighbors. If noise complaints are received regarding the flag, the hardware must either be replaced with hardware that does not make excessive noise, or the flag must be removed.

D. Tenants are responsible for the presentation, care, cleaning, and maintenance of their flag and flagpole. Faded or torn flags must be promptly replaced. Flagpoles must be kept clean. If painted, paint must not be allowed to become dull. No rust is permitted. Flags will not be flown during inclement weather unless an "all weather flag" is used.

SMOKING

A. Smoking is prohibited in all buildings, common areas, and Community facilities. Additionally, smoking is prohibited within twenty (20) feet in all directions measured from each outer edge of any entrance, any open window, or any ventilation system in the Community. For purposes of this Rule, the term "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, or other tobacco product or similar lighted product in any manner or in any form. "Product" means any organic product including but not limited to marijuana (including but not limited to "medical marijuana"). "Smoking" also includes the use of "E-cigarettes" and similar devices that mimic normal smoking by the use of battery powered heating elements that create vapor, flavored or otherwise. The use of marijuana in the Community including, but not limited to, medical marijuana—is prohibited and constitutes a violation of the Tenant's Crime Free Addendum with the Community, and a violation of these Rules.

REVISION OF STANDARDS FOR LIVING

A. These Standards for Living may be revised at any time by the Community pursuant to applicable law and such revisions become effective thirty (30) days after publication, or the then-current statutorily mandated notice period. A copy thereof is posted at the Community office.

MAILING ADDRESS

A. The mailing address of the Community and Owner shall be:

Community:
[Property.Address("Mailing").FullAddress]

Owner:
Jennifer Purcell
Comfort Communities
2081 N Marshall Ave
El Cajon, CA 92020

B. Unless otherwise notified in writing by the Resident, the Resident's physical location within the Community shall be used by Management as the mailing address for the purpose of mailing notices, invoices, announcements, etc.

WAIVER/MISCELLANEOUS

A. Any failure of Landlord to require compliance with or exercise any right pursuant to these Rules and Regulations shall not be construed as a waiver by Landlord of any provision of these Rules and Regulations, and shall not affect the validity or enforceability of any provision of these Rules and Regulations.

B. Each provision of these Rules is separate and distinct and individually enforceable. In the event that any provision is declared unlawful, the enforceability of all other provisions shall not be affected.

EMERGENCY SITUATIONS

A. Emergencies involving electric or gas – contact the utility provider
[System.Ask("Emergencies involving electricity." &linefeed&"Enter Utility and phone number")]
[System.Ask("Emergencies involving gas – contact." &linefeed&"Enter Utility and phone number")]

After notifying provider, contact Community Management at [Property.PhoneNumber.Number()]

B. Emergencies involving water or sewer, please call the Community Office at: [Property.PhoneNumber.Number()]

C. In case of fire, gunshots, acts of violence, vandalism, etc., call 911, then the Community Manager.

SAVINGS CLAUSE

Each provision of these Standards for Living is separate and distinct and individually enforceable. In the event any provision is declared unlawful, the enforceability of all other provisions shall not be affected.

ACKNOWLEDGEMENT OF RECEIPT

Resident(s) acknowledges receipt of a complete copy of the COMFORT COMMUNITIES Standards for Living and agrees to abide by same.