

PARK RULES

WELCOME

IT IS OUR INTENT TO PROVIDE A PLEASANT AND COMFORTABLE COMMUNITY FOR YOU, OUR RESIDENTS. TO ACHIEVE THIS GOAL, WE HAVE ESTABLISHED RULES AND REGULATIONS FOR ALL RESIDENTS TO ABIDE BY. ALL RULES AND REGULATIONS APPLY TO RESIDENTS, OCCUPANTS AND THEIR GUESTS.

AS USED IN THESE RULES, THE TERM "MANAGEMENT DESIGNATES THE OWNER OR OTHER AGENTS OF THE OWNER; THE TERM "RESIDENT SHALL BE USED TO MEAN AND INCLUDE THE PERSONS LEASING THE SPACE FROM THE OWNER, INCLUDING THEIR FAMILY AND GUESTS; THE TERM "PARK" SHALL BE USED TO MEAN LAKESIDE MHC.

GENERAL

1. Management reserves the right to approve or reject a manufactured home because of its size, condition and/or appearance so that management may maintain the standards and appearance of the park.
2. All Residents must be approved by management before they move into the Park. A Rental Application must be filled out by every Resident or Occupant 18 years of age or older at time of move in. The Rental Application must be approved before any person becomes a Resident of the Park. This includes additional roommates that may be moving in with an existing Resident and it also includes anyone to whom you sell your mobile home to. IF AN APPLICATION FOR RESIDENCY IS FOUND TO BE FALSIFIED OR MISLEADING, IT IS GROUNDS FOR TERMINATION OF TENANCY. EVEN IF THE APPLICATION WAS OTHERWISE APPROVED AND MOVE IN HAS ALREADY OCCURRED.
3. Only the persons listed in the lease Agreement and in the Manufactured Home Occupancy Agreement may reside in your home. If there is any change in occupancy, management must be notified before a new person moves in.
4. Management must be notified if you plan on selling your home. The new buyer must be approved by management BEFORE the sales transaction is completed.
5. In case of Police, Fire or Medical emergency, call 911 immediately. Then, please call park management at: 903/235-0423 - MDunn Properties
6. Resident is responsible for obtaining utility service (electric and/or gas) for the manufactured home. Discontinuation of service is grounds for eviction from the Park.
7. Mailboxes are located at the front entry of the Park. Each Resident must contact the Post Office to arrange for a designated mailbox.
8. Each home must have a lot number address on the front of their home for emergency purposes. The Park will attach one if the Resident does not comply.
9. **NO JACUZZIS, HOT TUBS OR SWIMMING POOLS ARE PERMITTED.** Kiddie wading pools are permitted. Such pools must not be left unattended at any time unless it is secure in a fenced area.
10. **EACH RESIDENT MUST PROVIDE A CURRENT MAILING ADDRESS AND PHONE NUMBER TO MANAGEMENT.**

I. LOT MAINTENANCE

- A. LOT MAINTENANCE IS THE RESPONSIBILITY OF THE RESIDENTS. Each Resident shall maintain their lot and kept it clean with grass trimmed and weeded to maintain a well-cared-for appearance. There shall be no trash or debris in the patio areas, under the home or anywhere on the homesite. If the lot is not maintained, Park Management may, after notice, perform lot maintenance on the Resident's lot and bill the

Resident for this service. Performing this service or the offer to perform this service shall in no way relieve the Resident of the responsibility to comply with this rule.

Exception: Lawn care is included in Lot Rent at Skylark MHC.

- B. Resident shall be responsible for maintenance of any trees or other plants and bushes. Any change in or addition to existing landscaping must be pre-approved by management prior to any work being done. Resident is responsible for any damaged utility lines or pipes as a result of digging or other lot improvements.
- C. No fences shall be constructed except after written approval of Park Management.
- D. Only appropriate patio furnishings and play equipment are allowed outside of the home. Swing sets, picnic tables, and similar items must be placed on the rear half portion of the lot. No exercise equipment is allowed outside of the home. No hazardous play equipment such as trampolines are allowed unless totally enclosed by a four foot high fence with a lockable gate. In addition, homeowner must show evidence of liability insurance covering these items. No overstuffed furniture, brooms, mops, appliances etc. are allowed outside the home. Items must be kept in an orderly manner. Management reserves the right to restrict placement of objectionable items that detract from a well kept appearance.

IMPOUNDMENT: In the event Resident fails to abide by this paragraph Park Management reserves the right to impound the offending item and release same back to resident upon payment of a reasonable fee for the handling and storage of said item. If Resident does not reclaim the item within ten (10) days, Management will dispose of the item at it's sole discretion and apply any proceeds to the accrued handling and storage fee.

- E. No fuel, oil or other combustible material will be stored in any home or on any home space. This is a hazard and a violation of local fire codes.
- F. Hanging of laundry and other articles is prohibited.

II. MANUFACTURED HOME AND ACCESSORIES

- A. **SKIRTING**
A uniform manufactured skirting approved by Park Management must be installed completely around the manufactured home to include decks, porches, hitches, and any other improved additions to the home with a skirting which matches the color of the home. Installation must be completed within sixty days. Exceptions (to skirting decks and porches) may be granted by park management in it's sole discretion depending on the specific design.
- B. **DECKS**
Decks as approved by park management must be installed and constructed to the minimum size at the front entrance of the home. Decks must be raised to the level of the entrance to the home and must have steps and handrails.
- C. **STAIRS**
All homes must have rear steps and must be maintained in a good state of repair. Any additional entrance door to the home must have steps following the same description.
- D. **AWNINGS, STORAGE SHEDS AND ENCLOSURES**
All awnings, storage sheds and enclosures of any type must be pre-approved by Management PRIOR TO INSTALLATION. This includes approval of shed location.
- E. The Resident has sixty (60) days from the time of moving into the home to install the minimum accessories. Other accessories may be permitted other than those outlined above if approved in writing by the Park Management prior to the construction.
- F. It is recommended that all accessories be installed by licensed contractors. All improvements or accessories must comply with existing building codes.

III. UTILITIES

- A. All wiring and plumbing inside and outside the home must comply with the appropriate Federal, State and local requirements. Permission to alter existing park wiring or plumbing must be obtained in writing from the Park. Such alteration will be at the expense of the Resident.
- B. The Resident is responsible for all costs incidental to connection of the home to the existing Park facilities and utilities.

- C. Tampering with utility service connections (plumbing, water meters, wiring, etc.) and other Park connections is strictly forbidden. The Park should be immediately informed of the malfunction of any equipment which will be referred to the appropriate company or will be repaired by the Park.
- D. Under no circumstances will the Park be responsible for any obligations contracted by Resident for repair or maintenance to Park property regardless of the nature of the problem.
- E. The utility pedestals (meter and utility hookups) must be accessible to Management at all times.

IV. WATER USAGE

Sub-metering of water if applicable is governed by the Water Sub-metering Addendum to your lease and allows you to control your own usage but conservation is still encouraged.

V. TRASH DISPOSAL AND PENALTIES

Each Resident will be responsible for placing his/her sealed bags of trash in the Park trash dumpsters. A cooperative effort is necessary to keep trash from overflowing in one dumpster while there is space in the other.

If you send children to take trash to the dumpster be sure they know how to actually place the trash in the dumpster and are physically able to do so.

PENALTIES

Failure to securely place trash in the dumpster, littering in other common areas or failure to maintain your lot free of trash and debris will result in a series of escalating fines. Documented offenders will be assessed a ten dollar (\$10) fine for the first violation with an extra \$10 added for each repeat violation.

VI. PETS

The Park reserves the right to restrict the number and types of pets allowed. Prior permission must be obtained from Management. Residents are limited to one pet unless permission in writing is received by Management. Only pets weighing a maximum of thirty (30) pounds will be allowed.

The following rules must be observed by pet owners:

- A. Each pet must be licensed and inoculated in accordance with local laws.
- B. Pets are to be kept within the Resident's home except when the Resident has the pet on a leash and is walking the pet or has the pet on a leash on the Resident's lot under direct control of the Resident.
- C. Pets may not be tied up and left outside the home for any reason.
- D. Any pet running loose in the Park will be impounded at the pet owner's expense. No dog runs or dog houses are allowed.
- E. Any excrement left by your pet outside or under the manufactured home must be picked up immediately and disposed of by the Resident. Damage to landscaping, the Resident's space or other property will be repaired at the expense of the Resident.
- F. Guests of Residents will not be allowed to bring pets into the Park.
- G. **PETS WILL NOT BE ALLOWED TO CAUSE ANY DISTURBANCE WHICH ANNOYS NEIGHBORS. IF A PET CAUSES A DISTURBANCE. ANNOYANCE OR HARM (SUCH AS BARKING. GROWLING. HOWLING. BITING OR ANY OTHER UNUSUAL BEHAVIOR) PERMISSION TO KEEP THE PET WILL BE REVOKED. NO DANGEROUS ANIMALS ALLOWED INCLUDING ROTWEILERS, PITBULLS. CHOWS, HUSKIES. STAFFORDSHIRE TERRIERS. DOBERMAN PINCHERS. PRESA CANARIOS AND WOLF HYBRIDS.**
- H. **ANY RESIDENT WITH A PET, REGARDLESS OF TYPE OR BREED, MUST HAVE INSURANCE COVERAGE FOR THAT SPECIFIC PET.**

VII. SATELLITE DISHES AND ANTENNAS

Satellite dishes are permitted but must be pre-approved by Management who will determine the placement of the dish. Television, AM/FM aeriels will be permitted when they are attached to the rear quarter of the home. CB and

Ham radio antennas are allowed only with prior permission of the Park.

VIII. ILLEGAL ACTIVITY/DRUG USE

All illegal activity is prohibited while in the Park. Any conduct of a resident which results in arrest by law enforcement officers or which results in criminal charges may lead to eviction from the Park.

Use of any unlawful drug and/or narcotics in the Park is strictly prohibited and will be reported directly to the appropriate law enforcement agency.

The use of firearms (rifles, handguns, BB guns, slingshots, fireworks, etc.) or comparable items is prohibited in the Park.

IX. DISTURBING NOISES

Each Resident must cooperate to maintain a quiet living environment. Loud and disturbing noises are not allowed. Sound equipment and musical instruments cannot be played at a level which will disturb the tranquillity of others.

If you are bothered by noise from another resident, we recommend you try to speak to the Resident yourself, unless you feel threatened in any way. (If this is the case, contact the local police.) If it is a continual problem, contact Park Management or the police.

X. SOLICITING AND PEDDLING

Soliciting, peddling and selling within the Park is not allowed. If you are bothered by these activities, contact the police.

XI. FREEZING WEATHER

In the event of freezing weather, the following procedures are necessary to avoid damage to water pipes:

- . Drip all faucets (both hot and cold).
- . Open all cabinet doors containing water pipes. . leave thermostat at 50 degrees minimum.

XII. VEHICLES AND PARKING

All vehicles must meet legal requirements in order to be operated in the Park. No general or overnight parking is allowed on the streets of the Park.

- A. **SPEED LIMIT**
The speed limit is ten miles per hour. PLEASE WATCH FOR CHILDREN.
- B. **REGISTRATION**
All vehicles must meet State requirements in order to be operated in the Park. No one may operate a motorized vehicle in the Park unless he/she has a valid license to operate such vehicle.
- C. **No driving lessons may take place in the Park**
- D. **INSURANCE** - All motorized vehicles operated in the Park must have public liability and property damage insurance.
- E. **PARKING**
Residents may park only such number of vehicles on the parking pad that do not extend into the street. Neither Resident nor guests may park any vehicle on another Resident's parking pad or a vacant lot without express permission of that Resident or the Park, which ever is applicable. Parking is permitted at designated parking areas only. NO PARKING IN STREETS OR ON GRASS OR IN YARDS.
- F. **OTHER MOTORIZED VEHICLES**
Other motorized vehicles include: semi tractors, motorcycles, motorbikes, miniscooters, 3 or 4 wheelers, go carts, scooters, and anything else that has a motor and wheels.
 - Motorcycles, motorbikes and miniscooters used as transportation vehicles must follow all general "VEHICLES AND PARKING" rules. These vehicles may be used to enter and exit park.
 - No motorized vehicle can be driven in the Park for recreation or entertainment. This includes vehicles brought into the Park by guests.
 - All motorized vehicles must be parked on the parking pad.

- Semi tractors are not allowed without prior approval by Management.

G. REPAIRS

Minor repairs (plugs, points, changing of tire) will be allowed if there is no damage to pavement or spillage of gasoline or other potentially damaging fluids. HOWEVER. NO MAJOR REPAIR OR PAINTING OF VEHICLE IS ALLOWED.

- H. No inoperable or unsightly vehicles, tires, automotive parts or mechanical equipment will be allowed in the Park. No loud vehicles are allowed.

I. RECREATIONAL VEHICLES

Recreational vehicles include campers, trailers, motor homes and boats. These vehicles may not be parked in the Park without prior approval of Management.

XIII. GROUNDS FOR EVICTION

Any of the following shall constitute grounds for termination of tenancy and eviction:

1. Failure of the Resident to comply with local ordinances and state laws and regulations relating to manufactured homes within a reasonable time after Resident receives a notice of his/her noncompliance from the appropriate government agency.
2. Conduct of the Resident on Lakeside MHC premises which constitutes criminal activity or a substantial annoyance to other Residents.
3. Failure of the Resident to pay rent and/or other charges and penalties as specified in the Lease Agreement and these Rules and Regulations.
4. Failure of the Resident to comply with Lakeside MHC Rules and Regulations.
5. Violation of any federal, state or local law, statute or ordinance which adversely affects or is detrimental to the health, safety or welfare of Park Residents.
6. The breach or violation of any provision of the Lease Agreement.
7. Any other basis or grounds now or hereinafter provided by law:

I ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THE CURRENT PARK RULES AND REGULATIONS AND AGREE TO READ THEM AND ABIDE BY THEM.

RESIDENTS

MDunn Properties

AUTHORIZED REPRESENTATIVE

By:

DATE

DATE