

Community Rules and Regulations Managed by Suncrest Properties LLC

Dear Resident:

Your community is managed by Suncrest Properties LLC. The Community Rules and Regulations have been written for your convenience and benefit. They are hereby attached to and incorporated into your Manufactured Home Rental Agreement. The purpose of these rules and regulations are to provide for the reasonable control and use of the premises. They will help explain the rights and responsibilities of the tenants and landlord. These rules and regulations shall apply to all tenants, their families and guests.

Understanding and abiding by these rules and regulations is a prerequisite for living here. Please read them carefully and feel free to ask any questions. We would be happy to clarify any question for you. Abiding by these rules and regulations are a condition of tenancy so before you complete any home purchase or sign a lease you may want to seek legal counsel.

The Community Rules and Regulations set the tone for mutual respect and understanding of others that makes this community a good place to live. The facilities, location, and professional management provide a sound basis for happy living. We want you to enjoy living in the Community.

I/WE HEREBY ACKNOWLEDGE RECEIPT OF AND AGREE TO ABIDE BY THE RULES AND REGULATIONS OF THE COMMUNITY AS A CONDITION OF MY/OUR RESIDENCY HERE. WE FURTHER UNDERSTAND THAT THESE RULES MAY BE AMENDED FROM TIME TO TIME AS MANAGEMENT DEEMS NECESSARY, AS PER PARAGRAPH 12, "RULES AND REGULATIONS".

Signature

Date

Signature

Date

COMMUNITY RULES AND REGULATIONS
BY SUNCREST PROPERTIES LLC, MANAGER
PLEASE RETURN THIS PAGE TO THE OFFICE FOR YOUR FILE

TABLE OF CONTENTS

1. APPLICATION PROCESS
2. OCCUPANTS
3. MANUFACTURED HOME SETUP
4. MAINTENANCE OF HOME AND LOT
5. UTILITIES
6. RENT AND OTHER CHARGES
7. PETS (registration)
8. VEHICLES (registration)
9. TENANT CONDUCT, NOISE AND COMMERCIAL ACTIVITY
10. SALE OF MANUFACTURED HOME BY TENANTS. NO SUBLETTING.
11. RECREATIONAL VEHICLES
12. GENERAL MATTERS
13. AMENDMENTS

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

GENERAL, EMERGENCY AND UTILITY SUPPLIER PHONE NUMBERS

Ambulance, Fire, Police----- 911
Community Manager----- (417) 755-4517

The following rules and regulations are a part of the landlord/tenant relationship created by the parties signing the rental agreement and a tenant taking possession of a lot in the Community. A breach of these rules may result in termination of your tenancy.

(1) APPLICATION PROCESS

A. APPLICATION: Each person desiring to rent a manufactured home lot in the community (except minor children of a tenant) shall complete an application for tenancy and obtain the landlord's approval prior to occupying any lot. Each applicant accepted as a tenant in Mobile Home Community will receive (1) a copy of The Rules and Regulations and (2) a copy of their signed rental agreement. If you misplace any of these documents, please feel free to contact the manager and we'll replace them for you.

B. SCREENING : landlord uses a third party professional screening company to run background checks on potential tenants which are used to approve or deny applicants for tenancy in The Mobile Home Community. An investigation of the applicant will include (but not limited to) 1. Credit check, 2. Criminal History, 3. Verification of employment, and 4. References. A non-refundable up-front processing fee of **\$45.00** will be charged to the applicant for this service. Failure to fully complete the application for tenancy or to provide accurate information shall be cause alone to deny the application and/or terminate the lease. 5. Anyone 18 years or older living in The Mobile Home Community must submit a background check for approval with the manager.

C. CRIMINAL CONVICTIONS: Applicants with certain types of criminal convictions may not be accepted as tenants. Furthermore, any current tenant who is subsequently convicted of certain crimes which threatens the safety or welfare of the other tenants in the mobile home community shall be given notice of termination of his or her tenancy. This rule applies to any minor child, or other person(s) living in this rental, of applicants.

D. FINANCIAL: The landlord reserves the right to deny applications for tenancy due to credit history and lack of adequate financial means. Applicants approved for tenancy will submit to landlord all lien holder information on possession of lot. This shall include the following: Name, Address of Lien Holder, Telephone number and account number of loan.

E. CONFIDENTIALITY: All information about applicants and tenants is confidential. When an application for tenancy is denied, the landlord will notify the applicant. The applicant will need to contact the reporting agency regarding information contained in their file.

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

(2) OCCUPANTS

A. NUMBER OF FAMILIES: Occupancy limited to one family or three unrelated people, or one family or four unrelated people as determined by the zoning classification of the property and are based on local city and state regulations. The home size and/or number of bedrooms shall determine the maximum number of persons per home. Please talk to the Community Manager for specifications.

UNDER NO CIRCUMSTANCE IS ANYONE ALLOWED TO LIVE IN ANY STRUCTURE THAT IS NOT THE MOBILE HOME OR RV THAT IS ASSIGNED TO THE LOT (i.e Sheds, leanto's, carports, vehicles, additional campers, etc.)

B. GUESTS: Tenants are required to notify the landlord when guests are expected to stay longer than 3 days **72 hours**. Guest fees will apply to all guests staying in the mobile home community more than fifteen (15) days within any sixty **(60) day period**. Guest fees of **\$5.00 per day per person** will be charged. The landlord reserves the right to limit the number of guests and their duration. Tenants are responsible for their guests' conduct and knowledge of The Community Rules and Regulations. Guests, who do not abide by the Community Rules and Regulations or infringe on the rights of other community tenants, will be asked to leave immediately and must not return to the Community. The City and/or County Police will be called to remove any guests who fail to leave when asked by management personnel.

C. LIVE IN CARE: Live-in care providers must be approved by the landlord prior to moving in with the tenant. The tenant must provide proof that the live-in care provider is at least eighteen (18) years of age and that a physician's order has been issued to the tenant requiring a live-in care provider. Live-in care providers must comply with The Community Rules and Regulations, the tenant's rental agreement and the Landlord-Tenant Act. A live-in care provider is not a tenant of The Mobile Home Community and has no rights of tenancy.

D. CHILDREN: Tenants will be responsible for their children's actions and the actions of minor guests. If a tenant's child commits a crime of such nature that an adult would be evicted from the mobile home community, then management may elect to evict the tenant or as an alternative seek to keep the child from re-entering The Mobile Home Community. For safety purposes the following apply: a.) All children must be supervised by a parent or other adult when playing in the shared community areas. b.) Parents will make sure that there is no playing in the streets and no climbing on trees or buildings in the Community. c.) There is no walking, running or riding bikes through other tenant's property. No digging or tunneling on Community Property. Children must respect other tenants property at all times – No verbal disrespect will be tolerated by minors towards adults or vice-versa. d.) No minors are allowed to operate any motorized vehicles or ATV's without being a licensed driver.

E. INVESTMENT HOMES: Investors must make sure all their tenants have been approved by the Community Managers through Suncrest Properties Application and screening process described in Section 1, subsections A and B. Investors are responsible for the monthly lot rent, even when their home is sitting vacant. Investors are responsible for any violations received by their tenants for the

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

duration of their stay. Investors are also responsible for all maintenance, repair and utility costs to the homes they have in our communities. Tenants of the investor homes along with contact information must be on file at the office.

(3) MANUFACTURED HOME

A. APPEARANCE: The appearance of the home must be attractive, clean, painted and well maintained. Homes shall be washed annually and painted as needed and shall not be allowed to peel or become weather-beaten, faded, mildewed, or stained. The landlord has the right to approve or reject a manufactured home if its size and appearance does not conform to the standards of The Community. When a home needs to be repainted tenants must submit their color choice to the manager for approval. If the appearance of the home is in neglect and the tenant becomes unresponsive to management's request to make repairs, the lease will be non-renewed and the mobile home will need to be removed from community property (if Tenant owned).

B. MANUFACTURED HOME: All homes shall be anchored in accordance with all applicable building codes. Hitches and axles must be removed within thirty (30) days and stored out of sight under the home. Existing homes with exposed hitches are grandfathered in but highly encouraged to have them removed.

C. PORCHES AND DECKS: Each home shall have permanent stairs and decks with protective railings and handrails installed at the entrance door. Stairs and decks shall be constructed of wood or similar product. All other materials are excluded. Porch size shall be 4 feet x 4 feet for the front of the home. The landlord must approve all deck plans prior to construction including ADA compliant.

D. AWNINGS & CARPORTS: If a tenant plans to install an awning, or any other improvement hereinafter called "structure", the tenant must first obtain written approval from Suncrest Properties with request submitted to the Community Manager. The Community Manager will approve the design after consulting with Corporate, materials and location prior to installation and placement of the structure. The structure must be designed and located to ensure consistency within The Mobile Home Community. Suncrest Properties reserves the right to deny an application for any structure. All structures shall conform to local building codes and tenant or tenant's contractor is responsible for acquiring necessary permits. Neither Suncrest Properties nor their management team is responsible for obtaining any permits for tenants or tenant's contractor.

E. SHEDS: Sheds are allowed in the mobile home community but the size, type, and placement must be **PREAPPROVED** in writing by Community Manager and Suncrest Properties Partners. Shed exterior must compliment or match the color of the home and **MUST** be approved by the Community Manager.

F. A/C UNITS/ HEAT PUMPS: Window type A/C units and heat pumps are allowed only with written approval from the landlord. Window type units that require a brace must be made out of metal or

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

wood and attractively boxed-in. Window A/C Units must be removed and properly stored by Autumn.

G. ADDITIONS: Room additions increasing the footprint of the original structure of the RV or Manufactured Home is not allowed. ****Existing additions will be grandfathered**** (Exception: Porches that are not completely enclosed on Manufactured Homes only. (Such as screened porch not being used as an additional room)

(4) MAINTENANCE OF HOME AND LOT

A. HOME EXTERIOR: Tenants who own their home shall keep and maintain their home and structures, including, carports, porches, decks and storage sheds clean and in good working order at all times. Damaged or dented skirting or siding must be repaired or replaced as requested by the landlord. Any damaged portions shall be promptly repaired.

Tenants renting their home must notify park management immediately if structures including, porches, decks, skirting, siding, etc. are in a state of disrepair. If the tenant is responsible for the damage they will be billed for the repairs in the next month's rent.

B. LANDSCAPING/MAINTENANCE: All lawn care in occupied lots are the sole responsibility of the tenant. Lawns must be kept neat and trim. If management has to mow/trim a tenant lawn the tenant will be charged a minimum \$50.00 fee plus \$25/hour (1 hour minimum). All lawn mowing for vacant homes/lots and common areas will be done by the mobile home community employees or 3rd Party. Tenant shall maintain planters that have been personally altered. Materials such as: kids' toys, and recreational items of any kind shall not be permitted to accumulate or be stored on any part of the lot in plain view of the street. All trash and debris must be picked up and disposed of promptly. If the tenant allows the landscaping or driveway to become unsightly or allows accumulation of materials or debris, the Community Manager may have the landscaping needs taken care of or unsightly materials or debris removed at the expense of the tenant. If materials are hauled to the County Transfer Station Dump, fees will apply and billed to Tenant. Such expense shall be a minimum of \$50.00 (plus an hourly wage of \$25.00) and shall be billed as additional rent with the following month's rent. Debris consisting of hazardous conditions or materials will be billed at a higher rate. Repeated notices of lot maintenance violations may result in legal proceedings for eviction.

C. PLANTERS/POTS: Containers for plants can be made of terra cotta pottery, wood (painted neutral colors/stained), or of decorative plastic and limited to 5/site and must be no bigger than 2' x 2' x 2'.

D. HOLIDAY DECORATIONS: All outside holiday decorations must be removed and stored within fifteen (15) days after the holiday.

E. ADDRESS NUMBERS: All homes must have visible address numbers located on the exterior wall facing the street.

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

F. POOLS: There are no pools of any type allowed in the mobile home community.

G. TRAMPOLINES: There are no trampolines of any size allowed in the mobile home community.

(5) UTILITIES

A. WATER: Water for the Mobile Home Community is supplied by the city. Water sub-meters will eventually be installed on each tenant property and tenants will be billed back for their water/sewer usage at the rate set by the local water district or city. Once sub-meters are installed the water charge will be added to the next months rent. Until submeters are installed tenants, agree to pay their share of the Ratio Utilities Billing System (RUBS) water bill along with monthly rent.

B. TRASH: Tenants are responsible for their own trash removal. Cigarette butts may not be thrown on the ground at any time. Community Managers can and will enforce a fine for items left on site. **You are responsible for keeping your site clean and neat.** All bags of trash must be put inside trash receptacles available whether they are dumpsters or poly carts. Trash is not to be sat outside of those containers on the ground or anywhere around them.

C. UTILITY SERVICE: The landlord will not be responsible for the interruption of any utility service. Utilities may be disconnected temporarily from time to time for repair, alterations or additions. No one shall impede or obstruct access to any manhole, shut-off valve, utility line, or meter. FOR SAFETY REASONS, "NO DIGGING SHALL OCCUR ON COMMUNITY PROPERTY WITHOUT COMMUNITY MANAGER KNOWLEDGE AND APPROVAL AND PROPER UTILITY LOCATES".

D. UTILITY HOOK-UPS: Tenants who own their home shall be responsible to maintain all utility connections necessary to service their home including: electrical, water, septic, TV cable, and telephone, provided for at each lot. Tenants will repair all leaking/dripping fixtures immediately.

E. UTILITY LINE MAINTENANCE: "ALL UTILITY PROBLEMS MUST BE REPORTED TO MANAGEMENT".

1). Tenants must weather proof their utility service connections above ground level with heat tape and insulation and shall be held responsible for any broken pipes due to freezing. 2). Any clogged or disconnected sewer lines must be reported to the landlord immediately. If a tenant fails to notify management of a problem but instead calls a company for a repair, the tenant will be responsible for all costs incurred to make the repair. 3). Tenants will not make repairs to Community water lines, meters or valves, below ground level. Any and all damage to the community water lines or water meters will be billed to the tenant. 4.) **"Only"** human waste and toilet paper are to be flushed through the tight lines to the sewer. Tenants will be held financially responsible for acts of negligence when it comes to clogging tight lines to the sewer. Most tight lines are clogged by tenants flushing grease, hygiene products, kitty litter or paper towels down their toilets.

(6) RENT AND OTHER CHARGES

Revision 7/2021

Tenant Initials ____ Tenant Initials ____

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

A. RENT: Rent is due and payable on the 1st day of each calendar month. Rent is paid online through the Suncrest Properties resident portal (ACH is free, but credit card does charge a small convenience fee) or through the RetailCash program at participating retailers. Under no circumstances will the Community Manager accept cash payments directly. In the event the 1st day of the calendar month falls on a Sunday rents will be due the next day. Rent must be received No Later than 5:00 pm on the 5th day of each month to avoid late fee's and charges. Checks are to be made out to: _____. Rent received after the 5th day of the month shall be subject to a late charge of **\$30.00** on the 6th day with an additional charge of **\$5.00 per day after the 6th** day of the month until the rent is paid in full. Checks returned by the bank for any reason shall result in an additional **\$35.00** charge. Managers may require all future rent payments to be paid in the form of a cashier's check or online, if a NSF check is received. Partial rent payments will be accepted, however partial rent payments are treated as non-payment until rent is fully paid. All payments received will be applied to the oldest charges first before current month's rent and utilities. If not paid in full, this could result in late fee accumulation.

B. SERVICE FEES: Any time a tenant is served with a "Notice to Comply" by registered mail, as provided for in the rental agreement, rules and regulations or landlord/tenant act, a service fee of twenty five dollars (**\$25.00**) will be charged to the tenant and must be paid with next month's rent. All service fees, late fees and other charges incurred by the tenant or assessed against the tenant's lot will be added to the monthly rent bill.

C. SECURITY DEPOSIT REFUNDS: The security deposit refund will be returned to tenant on or before thirty (30) days of moving out at the end of the lease. The lot must be vacated and clean with all personal belongings removed. All utility bills need to be paid in full and a forwarding address needs to be on file with the park manager. If damage exceeds normal wear and tear the tenant will receive the amount left over (if any) after itemized repairs are complete. The tenant will receive a copy of the itemized repair list with the cost of materials and labor. Any tenant moving out without giving 30 day notice, will forfeit their security deposit.

D. LEGAL FEES: Tenants are responsible for all legal fees or other costs related to the enforcement of The Community Rules and Regulations, the rental agreement, and the Landlord Tenant Act.

E. EXTRA COSTS: Suncrest Properties reserves the right to pass on to the tenants a pro-rata share of any increase in property taxes, utility expenses and/or assessments which may occur during the rental period.

(7) PETS

A. PET REGULATIONS: Pets are approved on a restricted bases. Dogs that are bigger in size (exceeding 50 lbs) must be approved by Community Manager. Limit 2 pets per unit unless Community Manager approves. Domestic pets less than 50 pounds are permitted within the park. All

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

other pets must be approved by management. Pets must be kept inside the home, or on a leash at all times. No unattended tethering of animals will be allowed within the mobile home community and will result in revocation of Pet Policy Privileges. Community Manager approval is necessary for any pets in 'Property Owned' homes at a fee of \$15 per month per pet. No feeding stray animals to include stray cats, dogs, wild animals, etc. that are not approved to be in the community at any time.

No vicious animals are allowed on the premises at any time (no matter the breed). Due to insurance purposes, the following breeds are not permitted: Pit Bull, Staffordshire Terriers, Rottweilers, German Shepherds, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Great Danes, Alaskan Malamutes, Siberian Huskies, etc.

Exception for registered service animals only - certification of the dog being a service dog from a licensed physician or mental health professional must be presented to the manager to be in the tenant file along with proof of certified training certification. Therapy dogs (emotional support) are not covered under ADA protections.

Tenants are responsible for their pets at all times. Pets are not permitted to be unattended in the park or create any nuisance. If your pet defecates on the premises, it's your responsibility as its owner to pick it up and dispose of it properly.

Residents will follow all local animal control rules and regulations.

(8) VEHICLES “Must be registered with mobile home community manager”

A. DRIVING: SLOW and SAFE!! All Tenants, guest, friends and/or family members, when operating a motor vehicle in the Community, must drive with safety in mind and at speeds not to exceed **10 MPH**. **Be Careful and on alert for walking or running children.**

B. PARKING: Tenants are permitted to have two motor vehicles in the Mobile Home Community as follows: 1.) Tenant must be the owner of the vehicles. 2.) Vehicles shall not be parked on the lawn or in the streets or any other area that is not designated for parking. Fire ordinances and The Community Rules and Regulations require that streets remain clear at all times for emergency vehicles. 3.) Vehicles must not block any tenant's driveway.

C. COMMERCIAL VEHICLES: No commercial trucks over one ton and no buses will be allowed in The Mobile Home Community. If you must have your work vehicle at home, please discuss with the Community Manager to gain an exception.

D. VEHICLE REPAIRS: 1.) No major repairs to cars or recreational vehicles shall be permitted in The mobile home community. Major repairs are repairs requiring more than six (6) hours to complete. Flat

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

fires must be repaired within seventy-two (72) hours. 2.) No vehicle will be permitted on jack stands or other types of lifting devices. 3.) The use of spray equipment is not permitted within The mobile home community unless approved by management. 4.) Vehicles dripping oil or other fluids must be repaired immediately to avoid contamination of the soil or groundwater and prevent damage to the asphalt or pavement. Tenants are liable for any damage that their vehicles cause to the roads or parking areas.

E. MOTORCYCLES: Motorcycles are conditionally permitted in the community. All motorcycles must be street legal and have adequate mufflers. Motorcycles must be licensed and shall be used for transportation only on designated roads and shall not be operated in a hazardous manner. Riding go-carts, mini-bikes, motor scooters, dirt bikes, three wheelers, and four wheelers is prohibited in the mobile home community.

F. LICENSING: All vehicles in the mobile home community shall have a current license, be properly insured and in road worthy condition. Inoperative vehicles shall not be stored on community property. Inoperable vehicles may be towed away at the owner's expense. Inoperable is defined as "any vehicle that cannot be run legally or physically on state, city or county roads and streets. All motorized vehicles must be current with, at least, the states minimum liability insurance for each vehicle.

G. EXTRA VEHICLES: Tenants may request additional parking which will be approved on a case by case basis. If approved, \$20/vehicle per month fee will apply, if your interested contact the community manager for availability and details

(9) TENANT CONDUCT, NOISE AND COMMERCIAL ACTIVITY

A. PARTIES AND NOISE: Loud parties or excessive volume of radios, televisions or musical instruments is not allowed. Tenants will be required to maintain noise at a reasonable level at all times. The hours between **9:00 pm and 8:00 am** shall be considered, "quiet hours". Loud stereo systems in vehicles and loud "boom boxes" are not allowed. Use of illegal drugs/substances or distribution/storage of illegal drugs on the property or in homes will render the lease null and void and constitute immediate eviction proceedings to commence.

B. PUBLIC INTOXICATION: Public intoxication, disorderly conduct, fighting, profane language, and boisterous parties are not allowed. Any person causing a disturbance or being a nuisance may be evicted from the mobile home community.

C. BUSINESS ACTIVITY: Tenants may not operate any business or commercial activity in the mobile home community. No soliciting, peddling or commercial enterprises shall be allowed in the mobile home Community without prior written permission from the community manager. Specifically, no day care or other commercial or professional child care uses are permitted. If you are contacted by a

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

salesperson, ask to see the salesperson's written authorization. If the salesperson does not have authorization, please call and inform the community manager.

D. YARD SALES: Garage and yard sales ARE allowed in Community with written approval from the community manager. All items which are displayed for sale must be removed the same day as the sale.

(10) SALE OF MANUFACTURED HOME BY TENANTS (NO SUBLETTING)

A. SUBLETTING: Subletting of a lot or home is prohibited. Exception is Investor-owners with approval within the community. Giving accommodations to roomers or lodgers is also prohibited (no AirBNB). ALL NEW TENANTS MUST PASS A BACKGROUND CHECK RAN BY SUNCREST. For violations of this provision, the landlord may terminate tenancy. Any person living in the mobile home Community without the community manager's prior written approval or without a signed rental agreement must leave the community.

B. INTENT TO SELL: Subject to Paragraph 18 of the Rental Agreement! For tenant who own their home - they shall notify the Community Manager of their intent to sell their home. Tenant may place (1) "For Sale" sign on the front of their home and (1) on the side of their home if the home is on a corner lot. Said signs shall not exceed 18"x 24" in size. No "For Sale" signs may be placed on the lot. The landlord must approve all other posting of signs in advance. Suncrest Capital will have right of first refusal for any tenant owned home sale in the MHC. Suncrest Capital will have 7 days to match or exceed any offer received by home seller.

C. SALE OF HOME: Subject to Paragraph 18 of the Rental Agreement! If a prospective purchaser/buyer desires to leave the home in place and become a tenant of the mobile home Community, the buyer shall complete and submit an application for tenancy to the community manager for processing, as outlined in paragraph 1, (a), (b), (c) & (d). a screening fee of \$45.00 will be charged. Approval of the prospective buyer will not be unreasonably withheld and base solely on credit and criminal back ground checks and financial worthiness. The buyer may not occupy the purchased home on the lot until: 1). Buyer has been approved for tenancy by the community manager, 2). Title has transferred, 3). Paid the security deposit, and 4.) Has signed a rental agreement.

(11) RECREATIONAL VEHICLES/TRAILERS

A. STORAGE ON LOT: Unless you have community manager written approval, recreational vehicles including motor homes, campers, boats, utility trailers, and other recreational vehicles may not be stored on the tenant's lot or in the streets except for loading and unloading. Any approved exceptions made, must conform to local and state licensing and must be in good repair. Suncrest reserves the right to cancel any exceptions due to varying circumstances.

Revision 7/2021

Tenant Initials ____ Tenant Initials ____

COMMUNITY RULES AND REGULATIONS BY SUNCREST PROPERTIES LLC, MANAGER

(12) GENERAL MATTERS

A. ABSENCE FROM THE COMMUNITY: Tenants shall notify the community manager of any extended absence of more than 15 days.

B. FIREWORKS, FIREARMS, BONFIRES: The use or display of fireworks, firearms, BB guns, pellet guns, archery equipment, paint ball guns, air soft guns, wrist rockets, knives, or other potentially dangerous devices is not permitted in the mobile home community. In addition to the fire ordnances, bonfires are prohibited within community.

C. VISITORS: Community Managers reserve the right to remove any guest or visitors from the community who violates the community rules, federal, state, or local laws or ordinances. Community Managers may prohibit visitors from using the community facilities for violation of these guidelines.

D. ACCESS: Management and Maintenance reserves the right of access onto all lots at all reasonable times for the purpose of inspecting, maintaining, and making repairs.

E. PROPANE TANKS: No portable propane tanks allowed for utilities

F. WINTER PREPARATION: Make sure water hose is tight at ends, heat tape installed from home connection to the ground and hose and spigot insulated. Any damage to park utilities as a result of negligence will be repaired at tenant's expense.

G. INSURANCE: Suncrest Managed Properties requires tenants to obtain/retain insurance on mobile homes that they own and to provide proof of insurance when asked. Tenants who rent must obtain renters insurance as the park owners and management are not responsible for any damage or theft of tenants belongings. A copy of the renters insurance must be given to the community manager prior to occupancy.

H. INDEMNITY AND LIABILITY: Suncrest Managed Properties, it's assigned agents, and Community Managers will not be held liable for accidents or injury of any kind to tenant, occupant or their visitors. In addition, they will not be held liable for any damage to recreational vehicles, personal vehicles or personal property including loss of mail, packages, money, jewelry or valuables of any kind.

I. EARLY TERMINATION FEE: If tenant is entitled to terminate this lease early pursuant to the provisions contained in local and state laws, tenant shall pay an early termination fee equal to the monthly rental amount.

(13) AMENDMENTS

**COMMUNITY RULES AND REGULATIONS
BY SUNCREST PROPERTIES LLC, MANAGER**

A. AMENDMENTS: The landlord shall have the right to amend Suncrest Managed Properties Rules and Regulations at any time with thirty (30) days written notice.