

# Meadowbrook

## RULES & REGULATIONS

A MHC SENIOR  
COMMUNITY



# **RULES AND REGULATIONS**

## **TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>SUBJECT</u></b>	<b><u>PAGE</u></b>
<b>A.</b>	<b>RESIDENCY REQUIREMENTS</b>	<b>1</b>
	<b>OCCUPANCY</b>	<b>1-2</b>
	<b>GUESTS</b>	<b>2-3</b>
	<b>SUBLETTING</b>	<b>2-3</b>
<b>B.</b>	<b>MANUFACTURED HOMES-QUALITY STANDARDS</b>	<b>3-4</b>
<b>C.</b>	<b>STORAGE SHEDS</b>	<b>4-5</b>
<b>D.</b>	<b>MAINTENANCE OF HOME SITE</b>	<b>5-7</b>
<b>E.</b>	<b>MOTOR VEHICLES</b>	<b>7-8</b>
<b>F.</b>	<b>ANIMALS</b>	<b>8-9</b>
<b>G.</b>	<b>TV ANTENNAS/SATELLITE DISHES</b>	<b>10</b>
<b>H.</b>	<b>SALE OF MANUFACTURED HOMES</b>	<b>10</b>
<b>I.</b>	<b>OUTSIDE CONSTRUCTION</b>	<b>10</b>
<b>J.</b>	<b>NOISE; UNACCEPTABLE CONDUCT</b>	<b>11</b>
<b>K.</b>	<b>COMMERCIAL ENTERPRISES</b>	<b>11</b>
<b>L.</b>	<b>DAMAGE</b>	<b>11</b>
<b>M.</b>	<b>COMMON AREA DECORUM AND CONDUCT</b>	<b>11</b>
<b>N.</b>	<b>RENT; LATE CHARGES AND INSUFFICIENT FUNDS CHECK</b>	<b>11-12</b>
<b>O.</b>	<b>OTHER AGREEMENTS</b>	<b>12</b>
	<b>RESIDENT'S CERTIFICATE</b>	<b>13</b>

## **RULES AND REGULATIONS**

### **A GUIDE FOR RESIDENTS OF MEADOWBROOK A MANUFACTURED HOME COMMUNITY**

Following are the Rules and Regulations of Meadowbrook, A Manufactured Home Community 8301 Mission Gorge Rd., Santee, California 92071 (the "COMMUNITY"). These Rules and Regulations are implemented pursuant to California Civil Code Section 798.25 and are applicable to all Residents, upon proper notice. Management reserves the right to supplement and amend these Rules as allowed by law. Although Management will take reasonable steps to enforce these Rules in a reasonable fashion, from and after their effective date, the manner and method of enforcement lies solely within the discretion of Management. There is no guarantee that these Rules will always be enforced to the exact satisfaction of any particular Resident. Since Management personnel and resources are limited, Residents should notify Management, in writing, of any Rules violation which Residents believe to require the attention of Management.

As used herein, the term "MANAGEMENT" means, collectively, MHC Financing Limited Partnership II, an Illinois limited partnership that is the beneficial owner of the COMMUNITY, and MHC Management Limited Partnership; an Illinois limited partnership that is the manager of the COMMUNITY, together with their respective agents, employees and managers. MANAGEMENT is affiliated with Manufactured Home Communities, Inc.

#### **Other word usage:**

(a) His, Her: Any reference to his or her is intended to include the other and is not limited to any particular gender. (b) Park, Community: Any reference to Park or community refers to Meadowbrook. (c) Manager: Any reference to Manager refers to the Resident Manager. (d) Management: Any reference to Management refers to the owners and operators of the Park, including the Resident Manager. (e) Resident: Any reference to a resident refers to a person who resides in the Park, and is subject to a rental agreement or lease. (f) Home, Mobilehome: Any reference to home or mobilehome refers to the Resident's mobilehome that is subject to a rental agreement or lease. (g) Guests: Any reference to a guest refers to a person who is present at the invitation of a resident, but who has not signed a rental agreement or have any other rights of tenancy. (h) Rental Agreement: Any reference to "rental agreement" refers to the lease or rental agreement between Park and Resident. (i) Lot, Homesite: Any reference to lot or homesite refers to the area upon which the Resident's mobilehome rests, which area is described by a specific number in the Rental Agreement or Lease.

#### **A. RESIDENCY REQUIREMENTS / OCCUPANCY / GUEST / SUBLETTING**

1. Housing for Older Persons. Meadowbrook is operated as housing for older persons, pursuant to state and federal law. Occupancy is limited to households where at least one occupant is 55 years of age or older, to the extent required by state and federal law. All

additional household members must be at least 45 years of age. No person may reside in the Park without prior written approval of Management.

2. ALL RESIDENTS must be approved by Management in writing, and must be registered at the office, and their names included on a Meadowbrook Lease or Rental Agreement, unless specifically exempt from this requirement by law.
3. The number of RESIDENTS per mobile home should be limited to two (2) persons per bedroom plus 1 additional person. A bedroom is a room designed into the mobile home as a bedroom and those rooms added to the mobile homes as bedrooms, under a building permit. Porches, cabanas, living rooms, dining rooms, etc, are not bedrooms.
4. Under no circumstances shall RESIDENT allow a guest to reside in RESIDENT's manufactured home while RESIDENT is away for more than fourteen (14) days, without MANAGEMENT's prior written approval. Guests of a RESIDENT may stay a maximum of (14) consecutive days in a month, but no more than thirty (30) days in a twelve month period.
5. RESIDENT must acquaint all guests with these Rules and Regulations. Any violation of these Rules and Regulations by a guest or visitor of any RESIDENT shall be deemed a violation of such Rules and Regulations by the RESIDENT. Guests must be accompanied by RESIDENT or must carry a "Guest Pass" at all times. RESIDENT is personally responsible for all actions and conduct of RESIDENT's guests and is liable for any property damage or personal injury caused or contributed to by RESIDENT's guests. Guests under the age of eighteen (18) must be supervised by an adult at all times while in the COMMUNITY. MANAGEMENT may require that guests who refuse to abide by these Rules and Regulations leave the COMMUNITY.
6. Each guests' visits must not exceed thirty (30) days per calendar year, subject to California Civil Code Section 798.34.
7. Residents may not let guests use or occupy their mobile homes during their absence, except for house sitting, not to exceed 30 days. House sitters must be registered at the office and have management approval.
8. Mobile home OWNER/RESIDENT assumes all responsibilities for the actions of their guests. Playing in the streets is not allowed at any time.
9. Guests using the swimming pool, clubhouse, or other facilities or social functions in the park must be accompanied by the host RESIDENT or have a "Guest Pass" which the host may obtain at the park office. Persons under eighteen (18) years of age are not permitted to use the sauna or billiard room. Recreational facilities are used at the sole risk of the user.
10. RESIDENT may not rent or sublet RESIDENT's manufactured home or home site to a second party or assign RESIDENT's interest under RESIDENT's Manufactured Home Site Rental Agreement without MANAGEMENT's prior written approval, and any such sublease or assignment entered into without MANAGEMENT's prior written approval shall be null and void.

11. Renters must meet the community's age requirements. Please refer to above.
12. Renters must be approved by park management before taking occupancy, and must sign the park Rules and Regulations. Renters to be approved by management, must meet the same criteria as if they were applying for residency as a homeowner.
13. Renting or any use of a mobile home by any person not named on a current lease or rental agreement, during any period when a 'RESIDENT' is not residing in the mobile home, is permitted only when a RESIDENT or his/her heirs/estate has been unable to sell the home, listed on the open market, after at least three (3) consecutive months attempting to find a qualified buyer.

## **B. MANUFACTURED HOMES - QUALITY STANDARDS**

1. The location, installation, and ongoing maintenance of all manufactured homes and related structures, must comply with all applicable governmental laws, codes and regulations.
2. No manufactured home may be moved into the COMMUNITY, or be transferred to a new RESIDENT within the COMMUNITY, unless the size, condition, appearance and design thereof have been approved in writing by MANAGEMENT in accordance with the quality standards set forth in these Rules and Regulations. Only homes manufactured since 1985; that have compatible architectural standards will be allowed to be brought into the community. MANAGEMENT may reject any manufactured home if the same does not meet the reasonable requirements of MANAGEMENT as to its size, condition, appearance, design, location and compatibility with the COMMUNITY and other manufactured homes therein. RESIDENT must install awnings and skirting on the manufactured home within thirty (30) days following the set up of the manufactured home on the home site. Awning requirements: minimum of ten (10) feet by forty (40) feet on driveway side (starting at the front of the home). Patio awnings must be unitized from the front of the home to at least the end of the patio, as the lot dimensions allow. Skirting is subject to the prior written approval of MANAGEMENT. The skirting may not be composed of any highly combustible material. Similarly, no unfinished, unsafe or highly combustible materials may be used for any repair or patch work on the exterior of the manufactured home or other home site improvements. RESIDENT is responsible for any damage to other manufactured homes or the COMMUNITY caused by RESIDENT or the mover. Hitches must be removed from the manufactured home within thirty (30) days of set up.
3. Skirting and awnings shall be painted and be of a similar design and compatible in color to the manufactured home. Exceptions may be made if exception is consistent with the outside appearance of the manufactured home.

4. All manufactured homes must continue to meet all applicable laws, codes and regulations as such may be amended from time to time. Under state law, RESIDENT's tenancy may be terminated for failure of RESIDENT to comply with local ordinances and state laws and regulations relating to manufactured homes, or with these Rules and Regulations.
5. No unauthorized structures may be erected on any home site. Permission to erect any structure must be obtained in writing from MANAGEMENT in advance. A City of Santee and/or Department of Housing Building Permit must be obtained by the homeowner for any such structures if required by local ordinance.
6. All permits and approvals required for the installation or removal of a manufactured home must be obtained by RESIDENT in advance of such installation or removal.
7. A home that is new to the COMMUNITY must be completely set up within 60 days of the home being placed on the homesite. Temporary wooden steps are not permitted after sixty (60) days from move-in date.
8. All manufactured homes moved into the COMMUNITY must be at least fourteen (14) feet wide. Upon the sale or transfer of any manufactured home located in the COMMUNITY, excluding transfer, pursuant to death, divorce, marriage; or upon any change of the RESIDENT(S) residing in a manufactured home (which change must be approved by MANAGEMENT). MANAGEMENT may require that any such manufactured home not in compliance with these Rules and Regulations, based upon the age, size, condition, appearance, location or design of the manufactured home, or the capacity of the home site to accommodate a larger manufactured home, may be removed from the COMMUNITY. FOR RESIDENT'S PROTECTION, MANAGEMENT'S DETERMINATION UNDER THE PROVISIONS OF THIS RULE SHOULD BE OBTAINED BEFORE THE SALE OR TRANSFER OF RESIDENT'S MANUFACTURED HOME OR ANY PROPOSED CHANGE OF RESIDENTS.

\_\_\_\_\_ (RESIDENT's Initials)

9. RESIDENT must maintain the exterior of RESIDENT's manufactured home at RESIDENT's sole expense in a clean, neat and attractive condition, as determined by MANAGEMENT in its discretion including paint and repair. Color selection must be approved by MANAGEMENT in writing prior to exterior painting of any manufactured home or structure.
10. No aluminum foil or metallic coverings are permitted in windows or doors. Only professionally manufactured materials designed as window coverings may be used.

### C. STORAGE SHEDS

1. RESIDENT, at RESIDENT's expense, may construct and maintain in good condition and repair a storage shed on RESIDENT's home site. Location of storage sheds must be approved in writing by MANAGEMENT in advance. There may be no more than two (2)

\_\_\_\_\_ (RESIDENT's Initials)

sheds to a home site, not to exceed one hundred (100) square feet. The shed must be constructed of materials approved in writing by MANAGEMENT.

2. There may be no sleeping facilities within the storage shed.
3. Any damage caused by storage sheds or their construction or removal shall be the sole responsibility of RESIDENT.

#### **D. MAINTENANCE OF HOME SITE**

1. RESIDENT must maintain the home site and all sheds, carports and improvements thereon at RESIDENT's sole expense in a clean, neat and attractive condition as determined by MANAGEMENT in its discretion. RESIDENT must arrange for home site care when absent from the COMMUNITY for an extended period of time. In the event RESIDENT fails to maintain the home site, MANAGEMENT, upon fourteen (14) days prior written notice, may take such steps as are necessary to provide the necessary maintenance, and all expenses incurred by MANAGEMENT in so doing must be paid by RESIDENT on the next rental payment date after submission of a statement for such charges by MANAGEMENT to RESIDENT.
2. All trash, debris, brooms, ladders, building materials and similar items must be kept out of sight. Trash shall be removed at regularly scheduled intervals as specified by the current trash provider. Trash must be placed in containers satisfactory to MANAGEMENT and the current trash provider. This subsection applies to reasonable amounts of household trash; RESIDENT, at RESIDENT's sole expense; must arrange for the removal of all other items.
3. RESIDENT is responsible for the maintenance and upkeep of all landscaping items on the home site in a neat and orderly manner at all times. Landscaping on the home site is the responsibility of RESIDENT and is to be completed within thirty (30) days of move-in date. Weed and pest control on the home site is the responsibility of RESIDENT.
4. The entire lot shall be landscaped. Landscaping consists of all plant life, including ground cover and planters, irrigation systems (above and below ground), fences, windbreaks, trellises, and pots which are visible from other lots or the public areas.
  - a. The ground must be kept free of weeds and be covered with grass, shrubs, plants, bark, rock, cinders, or otherwise attractively planted.
  - b. All plants shall be trimmed, pruned, and edged to maintain the shape, control growth, and to present a neat attractive appearance.
  - c. No tree or shrub may be removed without prior written approval of management, except that the RESIDENT may remove and replace dead or damaged plants. Homeowner is responsible for the maintenance of all trees and shrubs, including the root systems.
  - d. Palm trees in excess of 15 feet will have the palm fronds removed approximately once

per year by MANAGEMENT, at MANAGEMENT's expense.

- e. The RESIDENT is responsible for the cost and repair of all damage caused by Resident, Resident's agent and/or Resident's contractor, to underground utilities and drainage facilities. Easements for the installation and maintenance of utilities and drainage facilities have been reserved throughout the park. Within these easements, no structure, planting, or other material will be permitted which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easement. Management must be consulted as to the location of underground utilities prior to any digging in excess of twelve inches in depth.
  - f. Landscaping shall be completed within sixty (60) days of setting a mobile home or completion of a major alteration to an existing mobile home.
5. MANAGEMENT must approve all home site landscaping plans and any digging, in order to protect underground utility lines, pipes and cables and RESIDENTS' safety.
  6. UNAPPROVED MATERIALS. The following materials shall not be used on the exterior of the mobile home, additions, improvements, or any location on the lot where they would be visible from another homesite or from the common area:
    - a. Roll shades, hanging shades or drapes of bamboo, reed, match stick, wood, canvas, cloth, fiberglass, or any similar material.
    - b. Panels, screens, or sections attached to and extending between sections of the mobile home and/or other structures made of the above-described material or of corrugated metal, opaque or colored fiberglass sheeting, lath or wood.
    - c. Fence material such as chain link, wood, or wrought iron may be used in fence construction upon approval by management. Fence is NOT to exceed FORTY-EIGHT (48) inches in height.
  7. Owners of existing homes are encouraged to upgrade their homes to meet these standards; however, such upgrades are not required of current owners unless it is necessary for the health and safety of the RESIDENTS.
  8. Only customary outdoor patio/lawn furniture and accessories may be left outside on a porch or patio. Carports, porches and general areas around the home site may not be used for storage purposes. Tools and other outdoor materials must be stored in a storage shed.
  9. All outside lighting must be of a type so as not to be objectionable to neighbors or constitute a traffic hazard, as determined by MANAGEMENT. Outside fluorescent lighting shall not be visible from the street or visible by the neighbors.
  10. Air Conditioners. Prior written approval of MANAGEMENT is required for the location and installation of air conditioners and evaporative coolers.



- a. Window type units are prohibited.
  - b. All units must be plumbed so they do not drain under a mobile home.
11. Appliances are not permitted outside the home. Washing machines, dryers, refrigerators, freezers, spas, hot tubs, etc. may be installed only inside homes or storage sheds.
  12. Windscreens, green houses, glass houses, and similar structures are prohibited.
  13. Mail boxes must be attached to a single metal post of one and ¾ inches in diameter and must be painted black. The tube attached to the post must be white. Mailboxes are owned by MANAGEMENT, but maintained by RESIDENT.

## **E. MOTOR VEHICLES**

1. All drivers must observe speed limits and stop signs as posted within the COMMUNITY. The COMMUNITY speed limit is ten (10) miles per hour and applies to all vehicles. Please drive "slowly and carefully" through the community at all times.
2. Parking
  - a. Each home site may have only the number of motor vehicles that can be parked in the carport.
  - b. Guest and visitor vehicles must be parked in areas as designated by MANAGEMENT. RESIDENTS are responsible for ensuring that their guests and visitors comply with this requirement.
  - c. No vehicles may be parked in or on common areas except as specifically authorized in writing by MANAGEMENT in advance.
  - d. Illegally parked vehicles may be removed, at MANAGEMENT's discretion, at the risk and expense of the vehicle's owner.
  - e. No vehicles may be parked on the street. Parking on the streets is prohibited, except for pick-up and deliveries.
  - f. Trailers, motor homes, campers, boats and other large vehicles are permitted to park in front of the manufactured home for short periods of time (maximum four (4) hours and never overnight) for loading and unloading. Such vehicles are not permitted within the home site. At other times, such vehicles must be parked in the COMMUNITY storage area designated for these units (to the extent space is available within such storage area), except as otherwise authorized in writing by MANAGEMENT in advance. No person may sleep or live in any type of recreational vehicle within the COMMUNITY.
  - g. No permanent utility connections may be made to recreational vehicles within the storage facilities.

- h. Assigned parking is provided for recreational vehicles, boats, trailers, etc., on a first come, first served basis. All vehicles in the storage area must be clearly marked with the owner's name and home site number. All vehicles must have current license plate, registration and proof of liability insurance, and must be fully operable. A monthly storage fee may be charged as applicable.
  - i. Parking which blocks easy ingress or egress of other RESIDENTS or emergency vehicles is prohibited.
3. Vehicles must be kept well maintained. The immobilization of any vehicle for major repairing or overhauling is prohibited anywhere in the COMMUNITY.
  4. Golf carts may be driven by RESIDENTS only, and must be stored on the carport side of the home.
  5. No excessively noisy vehicles are allowed within the COMMUNITY.
  6. Motorcycles may not be operated in the COMMUNITY.
  7. There may be no overnight sleeping within the COMMUNITY except within RESIDENTS' manufactured homes. No overnight sleeping is allowed in any motor vehicle, camper or camping trailer.
  8. Toters, commercial vehicles, trucks (other than standard pick-up trucks), construction or farm equipment may not be stored, parked or kept within the COMMUNITY. MANAGEMENT may remove any prohibited vehicles from the COMMUNITY if RESIDENT fails to do so; and all expenses incurred by MANAGEMENT in so doing must be paid by RESIDENT with the next rental payment after submission of a statement for such charges by MANAGEMENT to RESIDENT.
  9. Any vehicle which drips oil, gasoline or any other fluid must be repaired immediately by RESIDENT, and any damage caused by such dripping fluid must be cleaned and/or repaired by RESIDENT. Oil changing is prohibited within the COMMUNITY.
  10. Washing vehicles on streets or in carports is prohibited. However, a car wash bay is provided for RESIDENTS' convenience.

**F. ANIMALS**

1. No animals may be kept in the COMMUNITY except as pets, and then only with the prior written permission of MANAGEMENT. Animals must be registered and identified as to owner in the COMMUNITY office. Animals must be inoculated and licensed according to all applicable laws and regulations, and must wear license tags, if required by applicable law.
2. Animals must be leashed or kept within the confines of RESIDENT's home site. Animals may not be walked within the COMMUNITY. Pets are not allowed outside the home site except in

the company of their owner. Under no circumstances are pets allowed in common areas of the COMMUNITY.

3. RESIDENT is responsible for the immediate removal of all pet litter from RESIDENT's home site or any other location within the COMMUNITY where littering has occurred. RESIDENTS are responsible for any damage caused by their animals.

4. No temporary pet sitting or care of animals not owned by RESIDENTS is permitted.

5. Noisy or unruly animals, animals considered dangerous or vicious by MANAGEMENT, and animals with respect to which other RESIDENTS file justifiable complaints with MANAGEMENT must be removed from the COMMUNITY. No animal which has been removed from the COMMUNITY under this rule shall thereafter again be permitted within the COMMUNITY without MANAGEMENT's prior written consent.

6. No more than two (2) pets are allowed per homesite.

7. All pets must be approved by MANAGEMENT in writing before the pet's owner moves into the COMMUNITY, or before RESIDENT obtains a pet after move-in. Pets belonging to guests must be confined to the applicable RESIDENT's home site.

8. Pets may not be left outside. Pets may not run loose. No doghouses or other outside animal shelters are permitted.

8. Exceptions will be made when reasonably necessary to allow handicapped RESIDENTS' to have assistive animals reasonably required to enable them to reside in the COMMUNITY. RESIDENTS are responsible for the conduct of assistive animals living on their homesite and for cleaning up after such animals.

## **G. TV ANTENNAS/SATELLITE DISHES**

1. One (1) FM antenna not to exceed eighteen (18) inches in height may be installed on the home. Such installation must be in accordance with the reasonable requirements of MANAGEMENT and all applicable laws, codes and regulations. Antennas must be mounted at the rear of the manufactured home. No antennas may be installed except upon the prior written approval of MANAGEMENT. Any transmitting which interferes with the reception of other RESIDENTS is strictly prohibited.
2. One (1) satellite dish thirty-nine (39) inches or less in diameter may be installed on the home. The dish must be located at the rear of the manufactured home. The height of the dish may not exceed the eaves of the manufactured home. RESIDENT will ensure all dishes comply with current FCC Regulations.

## **H. SALE OF MANUFACTURED HOMES**

1. In the event RESIDENT elects to sell his or her manufactured home, one (1) "For Sale" sign is allowed, see California Civil Code section 798.70. No other "For Sale" sign nor any other sign of any nature, relating to the sale of the manufactured home or for any purpose, shall be permitted on the home site. EXCEPTION: An "OPEN HOUSE" sign may be posted on the homesite, while actively being monitored by owner/agent during business hours, 9AM-6PM. RESIDENT ACKNOWLEDGES THAT THE SALE OF THE MANUFACTURED HOME DOES NOT INCLUDE A TRANSFER OF THE HOME SITE TO THE BUYER UNLESS THE BUYER (i) IS APPROVED BY MANAGEMENT AS A RESIDENT IN ACCORDANCE WITH MANAGEMENT'S PRE-QUALIFICATION PROCEDURES AND STANDARDS, (ii) SIGNS A MANUFACTURED HOME SITE RENTAL AGREEMENT, AND (iii) MEETS ALL OTHER CONDITIONS AND REQUIREMENTS AS SET FORTH IN THESE RULES AND REGULATIONS AND IN THE MANUFACTURED HOME SITE RENTAL AGREEMENT.
2. Residents must notify management and sign an "INTENT TO SELL" form.

\_\_\_\_\_ (RESIDENT's Initials)

## **I. OUTSIDE CONSTRUCTION**

1. Any construction or repairs, other than routine home improvements or yard maintenance, must be approved in writing by MANAGEMENT in advance.
2. RESIDENT may not, and shall not have the power or authority to, allow the COMMUNITY or any improvements therein to become subject to any mechanics', laborers' or materialmen's liens.
3. RESIDENT should not give instructions to, or make requests of, the COMMUNITY's maintenance personnel. All requests should be made in writing directly to MANAGEMENT.

\_\_\_\_\_ (RESIDENT's Initials)

**J. NOISE; UNACCEPTABLE CONDUCT**

Please refer to California Civil Code section 798.56(b)

**K. COMMERCIAL ENTERPRISES**

No commercial enterprise or business of any nature may be conducted by RESIDENT in the COMMUNITY without the prior written approval of MANAGEMENT, nor may advertising materials be distributed or posted within the COMMUNITY without MANAGEMENT's prior written approval. This restriction applies to the delivery of handbills of any nature, although MANAGEMENT may distribute written materials to RESIDENTS.

**L. DAMAGE**

Any damage caused by any RESIDENT, or by any visitor, guest, agent or representative of such RESIDENT, or by any of their property (storage shed, TV antenna, etc.) to the person or property of another shall be the sole responsibility of the applicable RESIDENT.

**M. COMMON AREA DECORUM AND CONDUCT**

MANAGEMENT has established separate rules and guidelines for behavior and conduct of RESIDENTS, visitors and guests within common areas such as swimming pools, clubhouses and recreation facilities. These rules and guidelines are posted in each common area where they are applicable, and may be changed from time to time by MANAGEMENT. Any separately posted rules are incorporated herein by reference and shall be enforceable as rules and regulations of the COMMUNITY. MANAGEMENT will undertake to make the common areas and recreational facilities of the COMMUNITY conveniently available and open to RESIDENTS at reasonable times. RESIDENT is responsible for the behavior and conduct of all guests visiting RESIDENT. Repeated or serious violations of rules and guidelines applicable to common areas by RESIDENTS, visitors or guests are grounds for eviction or for denial of use of that facility to such RESIDENTS, visitors or guests, at the discretion of MANAGEMENT. Violation of any applicable laws or regulations within common areas of the COMMUNITY shall also constitute grounds for eviction.

**N. RENT; LATE CHARGES AND INSUFFICIENT FUNDS CHECK**

\_\_\_\_\_ (RESIDENT's Initials)

11  
10/29/98

Home site rent is due and payable in advance, without demand or notice, on the first (1st) day of each calendar month. Rent becomes delinquent if not paid on or before the sixth (6th) day of the month. Late charges will be assessed per RESIDENT's Manufactured Home Site Rental Agreement. If RESIDENT's Manufactured Home Site Rental Agreement does not contain a provision for late charges. The late charge will be \$20 or five (5) %, whichever is greater. The same amount (in addition) will be charged for checks returned by the bank for any reason.

**O. OTHER AGREEMENTS**

**ALL AGREEMENTS BETWEEN MANAGEMENT AND RESIDENT MUST BE IN WRITING.**

**RESIDENT'S CERTIFICATE**

I/We have received copies of and have read and fully understand the Manufactured Home Site Rental Agreement and these Rules and Regulations, and agree to abide by all provisions thereof. I/We understand that any breach of the Manufactured Home Site Rental Agreement or of these Rules and Regulations by me/us, members of my/our family or my/our guests or visitors may result in the termination of my/our tenancy, in accordance with applicable law. I/We agree that, should any such matter be referred to an attorney for legal action, then I/we shall be liable for legal costs incurred by MANAGEMENT, including reasonable attorneys' fees.

\_\_\_\_\_

Date

\_\_\_\_\_

RESIDENT's Signature

\_\_\_\_\_

Date

\_\_\_\_\_

RESIDENT's Signature

\_\_\_\_\_

Date

\_\_\_\_\_

RESIDENT's Signature