

PEACEFUL ACRES PARK - RULES AND REGULATIONS

All Tenants residing on the Park without lease shall do so based on a month to month tenancy. Any tenancy may be terminated at the option of either the Park Owner or the Tenant by giving 30 days written notice of intent to do so. Without 30 day notice deposit may be forfeit. Lease is in effect when application is accepted to a lot at the park with Park written notice sent and security deposit received from Tenant.

Only persons who are listed on the Tenant Application/Lease Forms may permanently reside in the tenant's mobile home. If additional persons move into the mobile home, these persons must be approved by the Park Manager and names must be added to the tenant application form. All tenants must notify the Park Manager regarding any temporary residents who the tenant expects will be a resident for more than two weeks. The duration of such temporary residency must be approved in advance by the Park Manager. All permanent and temporary residents and guests must abide by the Park Rules and Regulations.

Violation of any of the Park Rules and Regulations will constitute reasonable cause for the eviction of the violator and violator's mobile home from the Park.

**- NO APPLICANTS WITH FELONY RECORDS
WILL BE ACCEPTED AS TENANTS AT THE PARK. -**

RENTAL PAYMENTS AND OTHER RESPONSIBILITIES OF TENANTS

Each tenant must pay the first month's plus a security deposit unless written owner waiver. Upon vacating the leased premises, the security deposit shall be returned to the tenant, within 15 days, less any charges for damages or cleanup to the leased premises, rent arrearages, or charges treated as rent arrearages. Resident agrees to leave a forwarding address with the Park Manager to facilitate the return of the security deposit.

Each month's rental is due and payable in advance on or on the first day (1st) of each month. Tenants shall be granted a grace period of five days (5th) for the payment of each month's rental, however, upon expiration of the grace period, a late payment charge of Seventy-Five Dollars (\$75.00) will be added to tenant rental balance. All Park rental leases have a due day of the 1st of each month. The grace period is intended as a kindness before a late fee is charged. It is not a free pass to skip paying rent on time every single month. Returned Checks: A charge of One Hundred Dollars (\$100.00) per check shall be imposed for any tenant's check which is returned for any reason. These charges will be treated as rent in arrears if not paid immediately. Three late fees in any twelve month period may result in the lease termination.

If a tenant wishes to remove his or her home from the Park, he or she must give written notice to the Park Manager at least thirty days prior to the last day of occupancy. Each tenant shall remain liable for the payment of rent until the home is removed from the Park. Homes may not be removed from the Park unless or until all rent, which includes, fees, charges and assessments, are paid in full to the Park Owner. Mobile Homes may only be moved by a licensed mobile home mover with proper equipment. The Park Owner may use any means necessary to enforce this rule.

A tenant may not sublease his lot nor may a tenant lease his or her mobile home to another person(s) without having first obtained the prior written consent of the Park Owner. Unless alternative arrangements are made, the owner of a mobile home stored in the Park for any reason shall be charged the normal monthly lot rental for such home. Any fines or penalties which are assessed against the Park Owner by any municipal, state or federal authority because of a

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violation(s) by a tenant of any municipal, state or federal laws or regulations shall be reimbursed by tenant to the Park Owner and each tenant agrees to indemnify the Park Owner against such fines and penalties, and against related expenses incurred in connection therewith. Any amounts owed in accordance with this section shall be treated as rent in arrears for all purposes under these rules. Each tenant agrees to maintain liability insurance coverage for the leased premises. The Park Owner is not responsible for damage, injury or loss by accident, theft, fire, malicious mischief, or acts of God, to either the property or person of any tenant, tenant's family member or guest. Each tenant assumes all such risks.

RULES OF CONDUCT FOR TENANTS AND GUESTS AND GENERAL OCCUPANCY RULES

Tenants shall be responsible for the conduct of members of their family and guests and shall be liable for any damage which is caused to park property or the property of others whether such damage is done intentionally or accidentally and will be financially responsible for any such damage. Physical, emotional, doxing, internet mobbing, or terroristic threats toward other park residents or staff are grounds for termination of lease, and eviction. Charges for such damage, if not paid shall be treated as rent in arrears. Children are not permitted to play on or around park property, equipment, other tenants' property or vacant rental spaces. All tenants must refrain from loud activities between the hours of 10:00 PM and 8:00 AM. Drunkenness, fighting, profanity, nudity, and loud, boisterous or immoral conduct will not be tolerated. No alcoholic beverages may be served or consumed publicly or in the common areas. Any excessive noise which is annoying to other tenants is prohibited at all times. Any violation of any of the provisions of the "The Controlled Substance, Drug, Device and Cosmetic Act" including the illegal sale, distribution or possession of any drug in violation of The Act on any portion of the Park's property shall be considered a violation of these rules and regulations and grounds for eviction. We maintain a zero tolerance for drug abuse. Any tenant who is convicted of a felony, regardless of where or when the felony is committed, shall be subject to eviction.

Penetration of the ground anywhere within the Park by the driving of stakes, digging of holes or by any other means is strictly prohibited due to the possibility of damaging underground utilities. Any desired landscaping, including the installation of fences, which must be chain link or picket and be no more than four (4) feet in height, by a tenant must be approved in advance by the Park Manager by written statement.

Tampering with the fuses or the electric service to your mobile home is strictly forbidden. Please contact the Park Manager or a licensed electrician if any electrical repairs are required.

Fires of any kind are prohibited in the Park, except commercially manufactured fire pits are allowed in tenant yard.

Firearms, BB guns, pellet guns, sling shots, bows and arrows and any and all other weapons or similar devices which emit projectiles may not be discharged in the Park at any time, excepting events of statutory self-defense.

Fireworks or other explosives are absolutely prohibited in the Park at all times.

No advertisement of any type shall be permitted in the Park excluding "For Sale" signs for the sale of a tenant's mobile home, if applicable. Soliciting is prohibited in the Park.

Animals - Animals AND CATS:

a. All Animals must be registered with the Park Manager. Registration includes Animal name, breed, and rabies vaccination document from vet.

b. Each home may have no more than two (2) Animals and three (3) cats.

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c. The following breeds of Animals are prohibited from living in the Park: Pit Bulls, Rotweilers, Akitas, German Shepards, and Doberman Pinchers or any mixture of these breeds.

d. Animals must be removed within 15 days from the premises if any of the following rules are not practiced: Animals must not be a nuisance or a menace to other residents. Excessive Animal noise or odor is not permitted. Animals may not be tied or staked outside of tenants' mobile homes at any time unless, and only for so long as, the Animal owner is outside with and supervising the Animal. Current rabies vaccinations are required for outdoor animals.

e. Animals are prohibited from running loose. All Animals must be on a leash at all times when outside of tenant's mobile homes yards. Animal owners must clean up and dispose of all Animal waste in commons areas.

f. Any animal attack on people **will require the removal** of that animal from the park within 15 days.

TENANT RESPONSIBILITIES

Every tenant is required to advise the Park Manager if he or she intends to leave his or her mobile home for greater than three weeks. The Park Manager shall be advised of date of departure and the date of return. Each tenant further agrees to leave a telephone number and a forwarding address with the Park Manager to enable the Park Manager to contact the tenant in case of emergency.

Fines for Failure to Follow Park Rules: Claimed ignorance of any of these rules and regulations will not constitute reasonable cause for noncompliance. Noncompliance with any of these rules and regulations shall result in eviction and/or fines. A. First Violation of Park Rules and Regulations — Written Warning B. Second Violation of Park Rules and Regulations— \$75 Fine or Eviction C. Third Violation of Park Rules and Regulations— \$150 Fine or Eviction

Any fines charged in connection with this Section shall be considered rent in arrears and shall subject the tenant to eviction proceedings as set forth in these Rules. Tenants shall mow their own lots.

Overgrown or trashy ignored lots will be cleaned or mowed at \$100 per incident by the Park.

Any State violations must be resolved by tenants within 30 days of notification.

Swimming pools, hot tubs, or similar at the park require written approval from the manager. Small child wading pools are allowed. Gardening or landscaping are permitted if water conservation methods are used (drip irrigation, driplines, or natural rainfall).

AUTOMOBILES AND OTHER VEHICLES.

The speed limit and stop signs, which are posted throughout the Park, must be observed at all times.

Only drivers who possess valid licenses are permitted to operate motor vehicles within the Park.

No loitering is permitted by tenants or others on non-rental parts of the mobile home park or other tenants lots.

Tenants must prohibit guests from occupying neighbor's parking areas.

All vehicles must be parked in designated parking pads. Parking of vehicles on lawns or patio areas is forbidden.

No major repairing, painting or overhauling of vehicles is permitted on Park property. Minor repairs are permitted for short periods of time.

Excessively noisy automobiles or motorcycles will not be permitted in the Park.

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Speeding Minibikes, ATVs, UTVs, or motorcycles are prohibited in the Park. The north meadow and east tree burn area are not authorized for tenant recreational use.

Tenants may keep only operative, licensed motor vehicles in the Park. Inoperative, unlicensed, or unsightly vehicles and vehicles of nonresidents that are in the Park will be towed away at the tenant's expense.

Park storage space may be rented for unlicensed vehicles at \$75 per month. All guests must comply with these vehicle rules and regulations and with all of the other Rules and Regulations of the Park.

- ALL TENANTS MUST ACCEPT PARK EMERGENCY NOTIFICATION TEXT/SMS INVITATION. -

SIGNATURES OF THE PARTIES TO THIS RULES & REGULATIONS AGREEMENT

LANDLORD: OIKIA 821 LLC, dba Peaceful Acres Park

Sign:

Date:

LESSEE:

Sign:

Date:

LESSEE:

Sign:

Date: