C&G PROPERTIES

210 E 17th Ave
Schuyler, NE 68661
Office: 402-809-1008

LOT LEASE AGREEMENT

This Lot Lease Agreement ("Lease") is entered into on _____, between C&G Properties, Inc. ("Management") and _____ ("Tenant") for the lease of the manufactured home Lot located at _____.

DEFINITIONS

Management means C&G Properties, Inc., the owner of the Property, and any person authorized by Management to act on its behalf.

Tenant means a person who signs this Agreement as a Tenant. Each Tenant is jointly and severally responsible for all rent, charges, damages, and other obligations under this Agreement.

Occupant means any person residing at the Property who is not a Tenant. An Occupant is not a party to this Agreement and has no contractual right to possess the Property independent of Tenant(s), renew or extend this Agreement, assume or continue the tenancy, or require Management to enter into an Agreement with the Occupant.

Guest means any person temporarily visiting Tenant(s) or Occupants. A Guest is not a Tenant or Occupant and has no contractual right to reside at or possess the Property.

If Tenant(s) voluntarily or involuntarily vacate or abandon the Property, terminate this Agreement, or otherwise lose the legal right to possession of the Property, all Occupants and Guests shall also vacate the Property. The continued presence of an Occupant or Guest does not create any right to assume or continue the tenancy under this Agreement.

1. MONTHLY RENT & TERMS OF AGREEMENT

Tenant(s) agrees to pay rent in the amount of $_____ per month for the continued use of the Property. Rent shall be paid monthly as provided in this Agreement. This Agreement begins on _____ and ends on _____ and is for a term of one (1) year.

In addition to monthly rent, Tenant(s) shall pay all recurring monthly charges required by this Agreement, including any applicable utility or trash service charges.

Management or Tenant(s) may terminate this Agreement without cause by providing the other party with at least sixty (60) days' written notice.

The sixty (60) day notice requirement does not limit Management's right to terminate this Agreement, recover possession of the Property, or pursue any other remedy for nonpayment of rent, violation of this Agreement, or other cause as permitted by applicable law.

If Tenant(s) fails to provide the required sixty (60) days' written notice of termination, Tenant(s) shall be charged an insufficient-notice fee of $200 upon vacating the Property. This fee is due because of Tenant(s)' failure to comply with the notice requirements of this Agreement and is separate from rent, damage to the Property, cleaning costs, utility charges, and other amounts owed under this Agreement.

Unless terminated by either party, this Agreement shall automatically renew for successive one (1) year terms.

Management may change the rent, charges, or other terms of this Agreement by providing Tenant(s) with at least sixty (60) days' written notice before the effective date of the change, subject to applicable law.

Tenant(s)' continued occupancy of the Property after the effective date of the change constitutes acceptance of the change.

Tenant(s) shall remain responsible for rent and other amounts due under this Agreement until the tenancy has terminated and possession of the Property has been returned to Management.

2. UTILITIES & TRASH SERVICES

Unless a reimbursement provision below is checked, Tenant(s) shall establish and pay all utilities and trash services

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billed directly by the applicable utility or service provider. Tenant(s) shall establish all required services in Tenant(s)' name and provide Management with proof that such services have been established before Management delivers possession of the Property to Tenant(s). Such services shall be maintained continuously during the entire tenancy until possession of the Property is returned to Management.

If Management is required to pay, transfer, establish, or maintain a utility or trash service because of Tenant(s)' failure to comply with this Section, Tenant(s) shall reimburse Management for all amounts paid or incurred and shall be charged an additional $50.00 service fee.

The following reimbursement provisions, if checked, apply to the Water & Sewer and Trash services provided by Management. Each charge is due with monthly rent and is subject to the payment and late-fee provisions of this Agreement.

☑ **Water & Sewer Reimbursement** - Tenant(s) agree that Management provides or pays for water and sewer service to the Property each month. Tenant(s) shall pay Management a recurring monthly water and sewer charge of $ 50.00 .

☑ **Trash Reimbursement** - Tenant(s) agree that Management provides or pays for trash service to the Property each month. Tenant(s) shall pay Management a recurring monthly trash service charge of $ 15.00 .

3. SECURITY DEPOSIT

$_____ shall be held by Management as a security deposit. The security deposit may be applied upon termination of the tenancy or return of possession of the Property to Management to unpaid rent, unpaid charges, damage to the Property beyond ordinary wear and tear, cleaning costs, and other amounts owed by Tenant(s) as permitted by applicable law.

Before termination of the tenancy and return of possession of the Property, the security deposit shall not be applied to rent, damage, repairs, cleaning, unpaid charges, or other amounts owed by Tenant(s). Tenant(s) shall pay such amounts when due and may not require Management to deduct them from the security deposit.

Upon termination of the tenancy and return of possession of the Property to Management, Management shall return the security deposit, less any lawful deductions, and provide Tenant(s) with a written itemization of any amounts withheld within fourteen (14) days, or by the next business day if the fourteenth day falls on a Saturday, Sunday, or legal holiday, as permitted by applicable law.

Tenant(s) shall remain responsible for all damage, repair costs, cleaning costs, unpaid rent, unpaid charges, and other amounts owed under this Agreement, regardless of whether such amounts exceed the security deposit.

4. ASSIGNMENT BY MANAGEMENT

Management may sell, assign, or transfer its ownership or interest in the Property or this Agreement. Upon such sale, assignment, or transfer, the successor owner or property manager shall succeed to Management's rights and obligations under this Agreement, and Tenant(s) agree to recognize and perform all obligations under this Agreement in favor of the successor owner or property manager.

5. ASSIGNMENT, TRANSFERS, AND SUBLEASING

Tenant(s) shall not assign this Agreement, transfer this Agreement, sublease the Property, or otherwise permit another person to assume the tenancy without Management's prior written approval.

Any approved assignment, transfer, or sublease shall not relieve Tenant(s) of any obligations under this Agreement unless Management expressly agrees otherwise in writing.

Any unauthorized assignment, transfer, assumption of the tenancy, or sublease shall constitute a material violation of this Agreement.

6. SALE OF MANUFACTURED HOME AND BUYER APPROVAL

Tenant(s) shall provide Management with written notice before selling or otherwise transferring ownership of the manufactured home, including the name of the prospective purchaser and the proposed terms of sale.

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Management shall have the right to approve or disapprove the prospective purchaser as a tenant within ten (10) days after receiving notice of the intended sale, in accordance with Neb. Rev. Stat. § 76-1495. Any disapproval shall be reasonable, provided in writing, and delivered as required by applicable law. A purchaser intending to keep the manufactured home within the community must obtain Management's approval and enter into a separate lot rental agreement before occupying the homesite. Approval of a purchaser as a tenant shall not constitute approval of any assignment of the existing Tenant's lease.

Right of First Refusal. Before completing a sale of the manufactured home to a third party, Tenant(s) shall provide Management with a copy of any bona fide written offer that Tenant(s) intend to accept, including the purchase price and all material terms. Management shall have ten (10) days after receipt to elect in writing to purchase the manufactured home on the same material terms. If Management declines or does not respond within that period, Tenant(s) may proceed with the proposed sale, subject to applicable law and Management's lawful approval of the purchaser as a tenant if the home will remain in the community. If the proposed sale is not completed, or if the price or other material terms are changed in favor of the third party, the manufactured home shall again be subject to Management's right of first refusal.

7. OCCUPANCY AND USE OF PROPERTY

The Property shall be used only for residential purposes and may be occupied and used only by Tenant(s) and approved Occupants. No other person may occupy or use the Property without Management's prior written approval. Tenant(s) shall promptly notify Management of any person who begins residing at the Property and obtain Management's prior written approval before permitting that person to become an Occupant.

For safety and to prevent overcrowding, Management reserves the right to approve or deny proposed additional Tenant(s) or Occupants based on the size and configuration of the Property, applicable occupancy requirements, and reasonable health and safety considerations. All occupancy decisions shall be made in accordance with applicable law.

Guests may stay at the Property no more than seven (7) consecutive days. Repeated or rotating Guests used to avoid the occupancy requirements of this Agreement are prohibited.

Tenant(s) shall not use or permit the Property to be used for any unlawful purpose or in violation of any city, state, or federal law.

Tenant(s) shall be responsible for ensuring that all Occupants and Guests comply with this Agreement and applicable Rules & Regulations. Any violation of this Agreement or applicable Rules & Regulations by an Occupant or Guest shall be considered a violation by Tenant(s) and may result in termination of the tenancy as provided in Section 11.

No pets or animals are permitted on the Property without Management's prior written approval, except as required by applicable law. Unauthorized pets or animals shall constitute a violation of this Agreement.

No vehicle maintenance shall be performed on the Property. Tenant(s) shall not leave motor oil or other automotive fluids on the Property or discharge such materials onto the ground or into any storm drain.

8. PAYMENT DUE DATES AND METHODS

Rent and recurring monthly charges are due in full on the first (1st) day of each month. Tenant(s) shall have through the fifth (5th) day of the month to make payment without assessment of a late fee. This grace period applies only to late fees and does not limit Management’s rights under this Agreement.

Payments may be made through Management's online payment portal, with Tenant(s) responsible for any applicable portal fees, or by check mailed to C&G Properties, Inc., 210 E 17th Ave, Schuyler, NE 68661. Payments made by check must be received by Management on or before the applicable due date. A check that is mailed but not received by the due date shall be considered late.

9. LATE FEES AND APPLICATION OF PAYMENTS

If rent and recurring monthly charges are not paid in full by the fifth (5th) day of the month, Tenant(s) shall be charged a $50.00 late fee on the sixth (6th) day of the month plus an additional $5.00 per day thereafter until paid in full.

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Other amounts owed under this Agreement shall be due on the date specified by Management. Failure to pay any such amount when due shall result in a $50.00 late fee per occurrence.

Returned or dishonored payments shall incur a $50.00 service charge plus charges incurred by Management. Management may require another approved payment method after a returned or dishonored payment.

No partial payments will be accepted by Management. Payments received by Management shall be applied first to late fees and returned-payment charges, then to repair charges and all other amounts owed under this Agreement, then to recurring monthly charges, and last to rent.

10. NONPAYMENT AND EVICTION
If Tenant(s) fails to pay any rent, recurring monthly charges, or other amounts due under this Agreement when due, Management may provide Tenant(s) seven (7) calendar days' written notice to pay the amount due, as permitted by applicable law.

If Tenant(s) fails to pay the amount due in full within the seven (7) calendar days, Management may terminate the tenancy and proceed with eviction through lawful proceedings, as permitted by applicable law.
Tenant(s) shall remain responsible for unpaid rent, recurring monthly charges, late fees, court costs, service fees, and other amounts recoverable under this Agreement and applicable law.

11. VIOLATIONS OF AGREEMENT AND EVICTION
A material violation of this Agreement or the Rules & Regulations by Tenant(s), an Occupant, or a Guest shall be sufficient cause for termination of the tenancy.

Management may provide Tenant(s) written notice of the violation. Unless otherwise permitted by law, Tenant(s) shall have fourteen (14) days to correct the violation to the satisfaction of Management, and the tenancy shall terminate not less than thirty (30) days after receipt of the notice if the violation is not corrected.

If substantially the same violation occurs within six (6) months after prior written notice, Management may terminate the tenancy upon fourteen (14) days' written notice without another opportunity to correct the violation.

For violent criminal activity, the illegal sale of controlled substances, threats to the health or safety of others, or other conduct qualifying for expedited termination under applicable law, Management may terminate the tenancy as permitted by this Agreement and applicable law.

Upon termination of the tenancy, Tenant(s) shall immediately vacate and return possession of the Property to Management. Management may recover possession of the Property and pursue any other remedies available under this Agreement and applicable law. Tenant(s) shall remain responsible for rent and other amounts due until Management receives possession of the Property and shall remain responsible thereafter for all amounts recoverable under this Agreement and applicable law.

12. UNAUTHORIZED OCCUPANCY AND ABANDONMENT
Tenant(s) shall not assign or transfer their rights under this Agreement, or permit another person to assume occupancy of the Property following Tenant(s)' permanent departure, without Management's prior written consent, subject to applicable law. The continued occupancy of the Property by an unauthorized person, including a family member, roommate, or guest, shall not automatically establish a new tenancy or prevent Management from pursuing lawful termination, possession, or abandonment procedures. Acceptance of rent or other payments from such person shall not, by itself, constitute Management's consent to a new tenancy or assignment of this Agreement.

13. ABANDONED PROPERTY
For purposes of this Agreement, abandonment may be established in accordance with Neb. Rev. Stat. § 76-14,109 when Tenant(s) have defaulted in the payment of rent and have been absent from the Property for thirty (30) days or longer, or have reasonably indicated by words or actions an intention not to continue the tenancy. The continued presence of an Occupant or Guest shall not, by itself, establish a new tenancy or prevent Management from pursuing lawful abandonment or possession procedures.

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Any Tenant-owned manufactured home, personal Property, or other improvements remaining after Tenant(s) surrender, eviction, or abandon the Property may be handled by Management in accordance with applicable law. Tenant(s) shall be responsible for all reasonable costs incurred by Management in storing, securing, removing, transporting, disposing of, or otherwise handling the manufactured home, personal Property, or improvements, as permitted by applicable law.

14. CONDITION OF PROPERTY & REPAIRS
Tenant(s) acknowledges having had the opportunity to inspect the Property before entering into this Agreement.

Tenant(s) shall be solely responsible for the maintenance, repair, and replacement of the Tenant-owned manufactured home and all components thereof, including, but not limited to, the roof, siding, windows, doors, plumbing, heating, air conditioning, electrical system, water heater, appliances, skirting, steps, decks, porches, sheds, and any other improvements owned by Tenant(s).

Tenant(s) shall promptly notify Management of any condition affecting the leased lot or any water, sewer, or utility line for which Management is legally responsible.
Management shall be responsible for subsurface water and sewer line repairs outside the Property for which Management is legally responsible. However, Tenant(s) shall be responsible for all costs to clear or repair any water or sewer line clogged or damaged by Tenant(s), Occupants, or Guests, including clogs caused by grease, wipes, paper towels, feminine hygiene products, diapers, or other improper items.

15. MANAGEMENT'S RIGHT TO ENTER
Except as otherwise permitted by applicable law or with Tenant(s)' consent, Management shall provide Tenant(s) at least twenty-four (24) hours' notice before entering the Property for inspections, maintenance, repairs, services, or other lawful purposes.

A request for maintenance, repairs, or service by Tenant(s), Occupants, or Guests constitutes consent for Management and its employees, contractors, or service providers to enter the Property at reasonable times as necessary without Management providing twenty-four (24) hours' notice to inspect, perform, and complete the requested work until the matter is resolved.

Management may enter the Property without prior notice in an emergency and may provide access to law enforcement officers, emergency personnel, or governmental authorities as permitted or required by applicable law.

16. LAWN CARE & LANDSCAPING
Tenant(s) is responsible for mowing and maintaining the lawn within the Property boundaries and shall keep all grass and weeds reasonably trimmed to no more than five (5) inches in height. If Tenant(s) fail to mow or maintain the lawn as required, Management may perform or arrange for the work to be performed, and Tenant(s) shall reimburse Management for a lawn maintenance charge of $30.00 per occurrence.

Tenant(s) shall not park or drive on any portion of the lawn at any time. Tenant(s) shall reimburse Management for the cost of repairing any lawn damage caused by Tenant(s), Occupants, Guests, or their vehicles.

Tenant(s) shall not plant, remove, or alter any trees, shrubs, landscaping, flower beds, gardens, or other vegetation, nor install edging, decorative rock, landscape timbers, retaining walls, fences, or other landscaping improvements without Management's prior written approval. Any approved landscaping shall be maintained by Tenant(s) throughout the tenancy. Upon termination of this Agreement, Management may require Tenant(s) to remove the landscaping and restore the Property to its original condition at Tenant(s)' expense or may permit the landscaping to remain without compensation to Tenant(s).

17. SNOW AND ICE REMOVAL
Tenant(s) is responsible for removing snow and ice from their driveways, designated parking areas, steps, decks, porches, walkways, and other areas within the Property used for pedestrian or vehicle access.

Tenant(s) shall not pile or deposit snow in any manner that obstructs streets, sidewalks, drainage, fire hydrants, utility equipment, mailboxes, or access to neighboring Properties or common areas.

Tenant(s) shall indemnify and hold Management harmless from claims arising from Tenant(s)' failure to adequately

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remove snow and ice as required by this Agreement.

18. SMOKE DETECTORS
Tenant(s) acknowledge that the Tenant-owned manufactured home is solely the responsibility of Tenant(s). Tenant(s) shall be responsible for installing, testing, maintaining, repairing, and replacing all smoke detectors required by applicable law and for replacing batteries as necessary to keep such smoke detectors operational.

Tenant(s) assumes all responsibility for any damages, injuries, losses, claims, or liabilities resulting from the removal, disconnection, disabling, misuse, or failure to maintain any smoke detector in an operational condition. Tenant(s) shall indemnify and hold Management harmless from any such claims, damages, losses, liabilities, or expenses to the extent permitted by applicable law.

19. PEST CONTROL
Tenant(s) shall maintain the Property and their personal Property in a clean and sanitary condition that does not attract or harbor rodents, insects, or other pests.

Tenant(s), at their own expense, shall promptly address any pest infestation affecting the Property and shall promptly notify Management if the infestation may affect neighboring Properties or other residents.

If Tenant(s) fail to promptly address a pest infestation affecting the Property, Management may arrange for pest control treatment, and Tenant(s) shall reimburse Management for all costs incurred.

20. NON-OPERATIONAL VEHICLES
Any junk car, truck, van, trailer, or other vehicle that is inoperable, has flat tires, has a dead battery, is not currently licensed, registered, or insured as required by law, or otherwise cannot be lawfully operated on a public roadway may be towed, at Tenant(s)' expense, at Management's discretion. Management shall not be responsible for any damage resulting from such towing.

If snow removal or other Property maintenance requires a vehicle to be moved, and Tenant(s) fail to move the vehicle upon request, Management may have the vehicle towed, at Tenant(s)' expense, and shall not be responsible for any damage resulting from such towing.

21. RECREATIONAL EQUIPMENT
Tenant(s) shall not install or use swimming pools, hot tubs, trampolines, swing sets, motorized ATVs, dirt bikes, go-karts, or other recreational equipment or recreational structures on the Property without Management's prior written approval.

Any recreational equipment approved by Management shall be installed, maintained, and used solely at Tenant(s)' own risk. Tenant(s) shall be solely responsible for the supervision, maintenance, and safe operation of such equipment and shall indemnify and hold Management harmless from any claims, injuries, damages, losses, liabilities, or expenses arising from the installation, maintenance, ownership, or use of the equipment.

Management may require the removal of any recreational equipment at any time. If Tenant(s) fail to remove the equipment upon Management's request, Management may remove or arrange for the removal of the equipment at Tenant(s)' expense. Unauthorized recreational equipment shall constitute a violation of this Agreement.

22. MOBILE HOME TITLE, INSURANCE COVERAGE, & TAXES
Because the manufactured home is owned by Tenant(s), Tenant(s) are responsible for complying with the title, insurance, and tax requirements applicable to the Tenant-owned manufactured home as set forth in this Section.

Mobile Home Title. Before taking possession of the Property, Tenant(s) shall provide Management with a copy of the current certificate of title for the Tenant-owned manufactured home. If ownership of the manufactured home changes during the tenancy, Tenant(s) shall provide Management with a copy of the updated certificate of title or other evidence of ownership within ten (10) days of the transfer. Management shall waive the certificate of title documentation requirement if and only while the manufactured home is being purchased under a Contract for Title with Management.

Insurance Coverage. Tenant(s) acknowledge that the Tenant-owned manufactured home, personal Property, and belongings are not covered by Management's insurance. Tenant(s) shall maintain insurance covering the Tenant-owned manufactured home and personal liability insurance with limits of not less than $100,000 per occurrence throughout the tenancy. The

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insurance required by this Section shall be maintained by the titled owner(s) of the manufactured home or shall identify the titled owner(s) as a named insured. Before taking possession of the Property, and upon each policy renewal thereafter, Tenant(s) shall provide Management with proof of the required insurance.

When the manufactured home is being purchased under a Contract for Title with Management, the insurance requirements of the applicable Promissory Note and Security Agreement shall also apply, including the requirements for protecting Management's interest in the manufactured home.

Taxes. Tenant(s) shall timely pay all applicable personal property taxes or manufactured home taxes on the Tenant-owned manufactured home and shall provide Management with proof of payment within ten (10) days after payment each year. When the manufactured home is being purchased under a Contract for Title with Management, property taxes shall instead be paid and reimbursed in accordance with the applicable Promissory Note and Security Agreement.

Failure to maintain or provide the title, insurance, or tax documentation required by this Section, or failure to otherwise comply with this Section, shall constitute a violation of this Agreement.

23. PROPERTY RULES & REGULATIONS

If Management provides Tenant(s) with Rules & Regulations applicable to the Property, such Rules & Regulations are incorporated into this Agreement and made a part of it. Tenant(s), Occupants, and Guests shall comply with all applicable Rules & Regulations. A violation of any applicable Rules & Regulations shall constitute a violation of this Agreement.

Management may adopt, amend, repeal, or replace reasonable Rules & Regulations by providing Tenant(s) at least sixty (60) days' written notice before the changes become effective, unless a shorter notice period is permitted by applicable law. Any such Rules & Regulations shall be consistent with this Agreement and applicable law.

☑ Tenant(s) acknowledge receipt of and agree to comply with the applicable Rules & Regulations titled: Cairo Manufactured Home Community Park Rules & Regulations.

24. MANAGEMENT OFFICE HOURS & COMMUNICATIONS

Management's normal office hours are 8:00 AM to 4:00 PM Central Time, Monday through Friday. Tenant(s) shall contact Management during normal office hours at 402-809-1008 for all questions regarding the tenancy, lease matters, payments, or other routine business. Text messages to this telephone number are not accepted and shall not constitute notice or a maintenance request under this Agreement.

All non-emergency maintenance requests shall be submitted through Management's designated online maintenance request system. Telephone calls, voicemail messages, emails, and text messages do not constitute a maintenance request unless Management expressly acknowledges and accepts the request in writing. Requests submitted outside normal office hours will be reviewed during normal business hours.

After-hours maintenance requests should be limited to emergencies involving an active fire, gas leak, major water leak or flooding, complete loss of heat during cold weather, complete loss of electrical service affecting the entire Property, sewer backup, or other conditions creating an immediate threat to life, safety, or significant Property damage.

Emergencies requiring police, fire, or emergency medical services shall be reported by calling 911.

Management is not a 24-hour service provider and will not respond to non-emergency communications or maintenance requests received outside normal office hours.

25. ADDITIONAL PROVISIONS

The following additional provisions, if any, are incorporated into and made a part of this Agreement:

_____

_____

_____

26. ENTIRE AGREEMENT

This Agreement, together with any written addenda, exhibits, or Rules & Regulations incorporated into this Agreement, constitutes the entire agreement between Management and Tenant(s) regarding the Property. Any prior oral or written agreements, representations, or understandings regarding the Property are superseded by this Agreement. Any modification to this Agreement must be in writing and signed by Management and Tenant(s), unless otherwise permitted by applicable law.
(Signatures on next page)

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SIGNATURES

By signing below, Tenant(s) acknowledge having read and understood this Agreement, having had the opportunity to ask questions and seek legal advice, and agreeing to comply with this Agreement and any applicable Rules & Regulations.

Tenant (Print): _____ Tenant (Signature): _____ Date: _____
Tenant Phone: _____ Tenant Email: _____
Tenant Driver's License: _____ Social Security #: _____

Tenant (Print): _____ Tenant (Signature): _____ Date: _____
Tenant Phone: _____ Tenant Email: _____
Tenant Driver's License: _____ Social Security #: _____

Tenant (Print): _____ Tenant (Signature): _____ Date: _____
Tenant Phone: _____ Tenant Email: _____
Tenant Driver's License: _____ Social Security #: _____

Management: _____ Date: _____

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CAIRO MANUFACTURED HOME COMMUNITY

PARK RULES & REGULATIONS

These Park Rules & Regulations ("Rules") are established to promote the safety, cleanliness, appearance, and peaceful enjoyment of Cairo Manufactured Home Community ("Community") located in Cairo, Nebraska.

These Rules apply to all residents, occupants, guests, visitors, and invitees within the Community. Each resident is responsible for ensuring that all occupants, guests, visitors, and invitees associated with the resident comply with these Rules.

Violation of these Rules may constitute a violation of the applicable Lease Agreement and may result in enforcement action as permitted by the Lease Agreement and applicable law.

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1. OCCUPANTS AND GUESTS

Only persons approved by Management and identified as authorized occupants may reside in a home within the Community.

Residents must notify Management before allowing any additional person to establish residency within the Community. Any person required by Management to complete an application or screening process must be approved before establishing residency.

A guest is a person temporarily visiting an authorized resident and who maintains a permanent residence elsewhere. Guests may not use temporary visits to establish residency within the Community or circumvent Management's application and approval requirements.

Residents are responsible for ensuring that their occupants, guests, visitors, and invitees comply with these Rules and are legally and financially responsible for any violation of these Rules or damage to property caused by such persons.

2. CONDUCT, NOISE, AND COMMUNITY DISTURBANCES

Residents and other persons within the Community shall conduct themselves in a manner that does not disturb the peaceful enjoyment, safety, or comfort of other residents.

Excessive noise, loud music, unnecessary vehicle noise, shouting, fighting, threatening behavior, harassment, disorderly conduct, public disturbances, or other conduct that unreasonably interferes with other residents is prohibited.

Quiet hours are from 10:00 p.m. to 8:00 a.m. During quiet hours, residents and their occupants, guests, visitors, and invitees shall not create noise that is audible outside the resident's home or that disturbs the peaceful enjoyment of other residents.

Parties or gatherings that create excessive noise, traffic, parking problems, disturbances, property damage, or require law enforcement intervention are prohibited.

Illegal activity, vandalism, and intentional damage to property are prohibited within the Community.

3. CHILDREN AND SUPERVISION

Children shall be appropriately supervised while within the Community and shall not play in Community streets, parking areas, vacant Lots, utility areas, or other locations where their activities may create a safety hazard or interfere with other residents or Community operations.

Under no circumstances shall children enter or play beneath any manufactured home within the Community.
Children shall not enter upon or play on another resident's Lot without permission.

4. PETS AND ANIMALS

Pets and animals are prohibited within the Community unless expressly approved in writing by Management.

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Management may approve an animal that is continuously kept inside the resident's home in an aquarium, cage, or other appropriate enclosure.

Any approval is specific to the individual animal and may be conditioned or withdrawn if the animal creates noise, odors, unsanitary conditions, property damage, a safety concern, or interference with other residents.

Any animal expressly authorized in writing by Management as of the effective date of these Rules may remain subject to the conditions of its authorization.

Authorization applies only to the specific approved animal and does not permit the replacement of the animal or the acquisition of another animal.

5. LOTS, CLEANLINESS, AND OUTDOOR STORAGE
Residents shall maintain their Lots in a clean, sanitary, safe, and reasonably attractive condition. Trash, garbage, discarded furniture, appliances, automotive parts, building materials, scrap materials, and other refuse may not be stored on or around a Lot.

All manufactured homes shall have skirting installed and maintained in good condition and in compliance with applicable local zoning and other governmental requirements. Skirting shall be properly secured and kept free of missing, damaged, loose, or open sections. Openings necessary for ventilation, utility access, or other legitimate purposes shall be properly screened, covered, or otherwise protected when not in use.

Personal property, including toys, bicycles, lawn equipment, garden hoses, and similar items, shall be stored inside the home or in an approved enclosed storage structure when not in use. Porches, decks, patios, and areas surrounding or beneath homes shall not be used for storage.

Grills, outdoor furniture, and other items designed for outdoor use may remain outside when kept clean, orderly, and in good condition. Furniture and other household items designed for indoor use may not be stored or used outdoors.

Residents shall not allow conditions that create a fire, health, or safety hazard, attract pests, or unreasonably interfere with neighboring residents. Management may require the removal, cleanup, repair, or proper storage of items or conditions that violate this section.

6. LAWN CARE
Residents are responsible for mowing and maintaining the lawn within their Lot and shall keep all grass and weeds reasonably trimmed and no more than five (5) inches in height.

If a resident fails to mow or maintain the lawn as required, Management may perform or arrange for the work to be performed and assess a charge of $50.00 per occurrence.

7. SNOW AND ICE REMOVAL
Residents are responsible for removing snow and ice from their designated parking areas and from steps, decks, porches, walkways, and other areas used to access their homes.

Residents shall not place or pile snow in Community streets, driveways, or other areas where it may interfere with traffic, drainage, Community operations, or access to another Lot.

8. IMPROVEMENTS, LANDSCAPING, AND EXTERIOR CHANGES
Prior written approval from Management is required before installing, constructing, removing, or materially altering any shed, fence, deck, porch, steps, awning, carport, satellite dish, exterior structure, concrete, landscaping feature, garden, tree, shrub, or other improvement to a Lot.

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Residents shall obtain any permits or governmental approvals required for work they perform or arrange to have performed after Management's approval.

Residents may not dig, excavate, drive stakes, install posts, disturb the ground, or cut, trim, damage, or remove trees without prior written approval from Management.

Any approved improvement or alteration must be maintained in a safe and reasonably attractive condition. Management's approval does not make Management responsible for its construction, maintenance, repair, safety, or compliance with applicable law.

Any approved improvement shall remain the responsibility of the resident unless otherwise agreed in writing by Management.

9. PEST CONTROL

Residents shall maintain their homes, personal property, and Lots in a clean and sanitary condition that does not attract or harbor rodents, insects, or other pests.

Residents, at their own expense, shall promptly address pest infestations originating from or existing within their home, personal property, or Lot and shall notify Management when an infestation may affect neighboring homes, Community property, or other residents.

If a resident fails to promptly address a pest infestation affecting the resident's home or Lot, Management may arrange for pest control treatment and assess the cost to the resident.

10. WATER & SEWER UTILITIES

Residents shall use the Community's water and sewer systems in a reasonable manner and shall not damage, misuse, tamper with, alter, obstruct, or interfere with any Community utility system or equipment.

Residents shall immediately notify Management of any known or suspected water leak, sewer backup, slow drainage, broken utility connection, damaged utility equipment, or other condition that may affect Community property or utility systems.

Grease, oil, diapers, wipes, sanitary products, paper towels, food waste, chemicals, hazardous materials, or other materials likely to damage or obstruct the sewer system shall not be placed into sinks, drains, or toilets.

Residents may be responsible for the cost of clearing or repairing sewer lines or other damage to the Community's utility systems caused by misuse, negligence, or violation of these Rules.

Residents may not perform, authorize, or hire another person to perform repairs or modifications to Community-owned water or sewer systems without prior written authorization from Management.

11. TRASH DISPOSAL

Trash shall be placed only in containers or collection areas designated by Management. Community trash containers may be used only for normal household garbage generated by residents of the Community.

Furniture, mattresses, appliances, tires, construction materials, automotive parts, hazardous materials, and other large or prohibited items may not be placed in or beside Community trash containers. Residents shall arrange and pay for the proper disposal of such items.

No person who does not reside within the Community may use Community trash containers or disposal facilities. Burning trash, leaves, or other refuse within the Community is strictly prohibited.

12. VEHICLES, PARKING, AND TRAFFIC

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The speed limit within the Community is ten (10) miles per hour. Vehicles shall be parked only in designated parking areas associated with the resident's Lot or other areas approved by Management. Parking or driving on lawns, yards, vacant Lots, or other areas not designated for vehicle use is strictly prohibited.

Unless otherwise approved by Management, no more than two (2) vehicles belonging to or regularly used by residents of a Lot may be kept within the Community. Vehicles must be operable, properly licensed, insured, and currently registered. Residents shall provide proof of current registration and insurance upon reasonable request by Management.

Vehicle maintenance, repairs, dismantling, and fluid changes are prohibited. Motor oil, antifreeze, fuel, chemicals, or other automotive fluids may not be drained, dumped, or disposed of within the Community. Vehicles may not be used for storage.

Residents shall move vehicles when reasonably requested by Management for snow removal, maintenance, utility work, emergency access, or other Community operations.

Vehicles violating these Rules may be removed or towed as permitted by law and at the vehicle owner's expense.

13. RECREATIONAL VEHICLES AND EQUIPMENT

Boats, campers, motor homes, recreational vehicles, unattached trailers, commercial vehicles, off-road vehicles, and similar equipment may not be stored within the Community without prior written approval from Management.

ATVs, dirt bikes, snowmobiles, and other off-road recreational vehicles may not be operated within the Community without prior written approval from Management.

Swimming pools, hot tubs, trampolines, and other large recreational equipment may not be installed or used within the Community without prior written approval from Management.

14. FIRE SAFETY, HAZARDOUS MATERIALS, AND WEAPONS

Open fires, burning of refuse, discharge of fireworks, and other activities creating an unreasonable fire hazard are strictly prohibited within the Community.

Gas and charcoal grills may be used in a safe manner and at a reasonable distance from homes, structures, vehicles, and combustible materials.

Residents shall not store hazardous, explosive, highly flammable, or unlawful materials within their residence or anywhere within the Community.

The discharge of firearms, BB guns, pellet guns, air rifles, bows, slingshots, or similar weapons within the Community is prohibited.

No person shall engage in any activity within the Community that creates a substantial risk of fire, explosion, injury, or damage to persons or property.

15. ENFORCEMENT OF PARK RULES

Management reserves the right to change, add, delete, or amend these Rules from time to time. Notice of any change, addition, deletion, or amendment shall be provided to residents at least sixty (60) days before becoming effective, except when a shorter notice period is authorized in accordance with applicable law.

When a resident fails to correct a violation within the time allowed by Management or applicable law, Management may take reasonable action to correct the violation when permitted by the Lease Agreement and applicable law.

Residents shall be responsible for the reasonable costs incurred by Management to clean, repair, remove, tow, dispose of, or otherwise correct conditions caused by the resident, occupants, guests, visitors, invitees, approved animals, or personal property.

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Management's failure to enforce a Rule on one occasion does not waive Management's right to enforce that Rule or any other Rule in the future.

Any exception to these Rules must be approved in writing by Management.

ACKNOWLEDGMENT

The undersigned Resident(s) acknowledge receipt of these Park Rules & Regulations and agree to comply with them. Resident(s) understand that these Rules are incorporated into and made part of the Resident's applicable Lease Agreement.

Resident (Print): _____

Resident (Signature): _____ Date: _____

Resident (Print): _____

Resident (Signature): _____ Date: _____

Management: _____ Date: _____

SAMPLE