

Rules and Regulations

Lot _____

These rules have been established for the common good of the entire community. Hopefully they are logical, meaningful and helpful. In general, be a good neighbor by respecting the property of others and contributing to the peaceful enjoyment of all. Please read and abide by the following:

Section 1 Maintenance and Appearance Of Manufactured Home, Site Improvements and Lot

- 1.1 STRUCTURES.** Resident shall at all times keep their home, other structures and site in good repair and appearance. Each home shall have a 4 inch visible lot number located at the left front of the home. Management reserves the right (but not the duty) to install or replace the lot numbers. Any exterior changes to the home or to the lot such as siding, shutters, roofing, windows, sheds, awnings, and the like requires written approval from Park Management before the work is started. Altering any original color of paint must be pre-approved in writing by Park Management. All exterior paint must be of flat sheen. Carports, awnings, rafters, shed, corner boards, gutters, downspouts shall be "painted out" to match the home. Any Resident whose home sustains fire, wind or other damage such that it is not habitable shall restore the home within thirty (30) days. If the Resident does not restore the home within thirty (30) days management may declare the home abandoned and exercise its abandoned home rights under the law.
- 1.2 SKIRTING.** All residents must have factory designed skirting on their homes. All residents must maintain existing skirting so that, at all times, it is secure, neat and free from dirt, damage, or defect. New skirting or skirting being completely replaced shall be vinyl (one color) installed vertically with a two-tract system. The color must be harmonious with the color of the home and approved by Park Management in writing. Skirting shall not be removed from the home except for purposes of repair and inspection of the home.
- 1.3 WINDOWS/DOORS.** Windows must be in good repair, with no broken glass or plastic covering inside or outside. Sheets, blankets, and wood are not permitted to cover windows or doors. Exterior doors must be in working condition and good repair. Screen doors must be kept closed when not in use. No plastic covers are permitted over doors or broken windows except on a temporary basis. All repairs must be made promptly and within a reasonable time. Replacement windows and doors require written Park Management approval.
- 1.4 SIDING & ROOFING** All homes must have vinyl siding to blend in with the other homes in the community. All existing metal sided homes must be removed or have vinyl siding installed at the time any resident goes to sell their home as a condition of resale. Home siding must be maintained to a good appearance without denting, cracking, fading, rusting, and peeling paint. Shingles must be maintained in good repair without gapping, cracking, and/or peeling. Missing shingles must be replaced within 30 days. All shingles must be of uniform consistency and style.
- 1.5 AWNINGS & ENCLOSURES.** Awnings and enclosures may only be manufactured from aluminum, manufactured for use on mobile homes, anchored securely with adequate posts and designed for wind and snow loads for northeastern United States. Homemade awnings, enclosures, dented roof panels, bent posts, down spouts, peeling paint, fading, rusty screws, or other similar conditions are not permitted. Residents who wish to install an awning or enclosure must receive written permission from Park management to do so and must also determine whether any permit is required from the municipality before any purchase or construction commences.
- 1.6 SHEDS.** All new sheds must be made of wood, manufactured, sold complete, color matched to your home and transported into the park on a truck or trailer as a finished product. Homemade/kit sheds are not permitted. All existing metal/plastic sheds must be removed at the time any resident goes to sell their home as a condition of resale. Shed, size, and its location must be approved in writing by Park Management, so as to insure conformance with its surroundings and so that it is not located over underground utilities. Ground must be covered by plywood from the road to the site to prevent ruts in the yard or damage to underground utilities. Sheds must be kept free of rotted wood, dents, rusty screws, fading, and must be kept painted. All sheds must be on a concrete slab. Only one shed allowed per lot. If two sheds are existing, one must be removed at the time the home goes up for resale. Shed doors must be closed when not in use.

- 1.7 STEPS/DECKS.** Written approval must be received from Park Management before steps/railings and/or decks are purchased and/or installed. Residents must ensure that any installation is in compliance with all building codes. All wooden structures such as decks, hand railings, etc. shall be painted, preserved or stained as necessary to prevent their visual and physical deterioration and to maintain their good repair and appearance. Rotted wood must be promptly replaced. All decks must be enclosed with skirting to match the home.
- 1.8 OIL/PROPANE TANK.** Oil tanks are not permitted in the park. Propane tank locations must be approved by Park Management. Propane tanks must be kept painted, rust free, level, above ground and must be located away from underground utilities.
- 1.9 HITCHES/AXLES.** Hitches and axles must remain with home. Any hitches which are not removable must be kept painted.
- 1.10 HEAT TAPES.** Heat tape must be of a type that is safe for use on plastic waterlines and must be kept in working condition with proper insulation over the heat cable. Resident is responsible for repair and maintenance of heat tapes. If Resident's heat tape is not working, Park Management reserves the right to perform whatever means necessary at the Resident's expense to keep the water feed line from freezing.
- 1.11 WATER.** Residents must report any water leak to Park Management. Leaking faucets must be repaired promptly. An unreported water leak/leaky faucets shall be deemed a violation of these rules. Park Management reserves the right to inspect any mobile home without notice for leaking faucets and/or water running. Residents may not run water to prevent pipes from freezing, or for any other reason. If water is leaking and/or being wasted, Park Management reserves the right to disconnect Residents water until the leak is repaired at Residents cost. The Resident shall assume the cost for any water shutoff and reconnections. Outside water faucets must be installed through the sidewall of your home and cannot be connected to your main water feed line. Hoses must have a nozzle on the end. Washing of vehicles other than your own are prohibited. No Resident shall do laundry for anyone who is not a Resident of the park. Sprinklers or watering of grass is prohibited. Park Management reserves the right to restrict the use of water when water supplies are limited. All homes must be equipped with water saving features including but not limited to sink aerators; flow restricting shower heads; and water saving toilets and appliances.
- 1.12 UTILITIES.** It is the Resident's responsibility to maintain their electrical line from their home to the bottom of the outside breaker or fuse. The water line from the buried valve, and the sewer line from the inside of the home to the point of entry into the sewer main. Resident should not flush paper towels, sanitary napkins or other such items that may block or interfere with the good working condition of the sewer system or that is considered hazardous, toxic or caustic. Any expense in cleaning or repairing the electric utilities, sewer line or frozen water lines caused by Resident's negligence or misuse will be charged to Resident. Park Management reserves the right to install outside light posts on any Residents lot. The cost of operating such lights shall be borne by the Resident.
- 1.13 CABLE/SATELLITE.** Resident shall contract directly with the telephone and cable television provider for any such services that Resident desires. The Park has no service or maintenance responsibility for these utilities. All wires must be kept out of sight. Wiring cannot be installed through the side of your home. Satellite dishes should be installed in an area which is visually hidden and/or not readily visible from the street (i.e. the back of the home) with advance approval by park management. Contact Park Management prior to any installation. In all instances where practical, all wires must be run under the home and where visible, painted to match the home. Antennas are not permitted in the park.
- 1.14 LANDSCAPING.** Resident is responsible to maintain (trim/cut) all lawn areas, flowers, trees and shrubbery on Resident's lot. Lawns must be mowed, and trimmed regularly and as needed not to exceed a height of three (3) inches. Artificial plants, flowers, foliage are prohibited in the community. Additionally, Resident is responsible to keep all debris, including sweep-able debris, on sidewalks, curb/gutter and roadway(s) that are immediately adjacent to Resident's lot (collectively "Resident's area"). Resident is also responsible for all weeds, seeds, leaves, needles, fungus, vines, rhizomes, trees and branches that may fall upon or appear upon resident's area, home, property or other structure, even though their origin may be from other than Resident's area. Residents

shall not plant anything in the ground on their lot without prior written approval from Park Management. Residents moving from the community will not be permitted to remove trees, bushes, plants, or other shrubbery from their lot without prior written approval from Park Management. However, the Park reserves the right to require all structures erected on Resident's lot, landscaping and soil excavations, be removed and/or repaired at Resident's expense when Resident moves from Park. If a Resident desires a garden he or she shall obtain prior written permission from Park Management. Park Management reserves the right to require Residents to remove damaged decayed and/or dead trees and/or bushes. If a resident is not maintaining landscaping/grass cutting, the park management reserves the right to notify residents of its intent to perform landscaping/grass cutting at the Resident's expense, in which event Resident shall complete required landscaping/grass cutting within 72 hours of receiving that notice.

- 1.15 MOLD.** The growth of mold/fungi or any discoloration is not permitted anywhere on any structure maintained by the Resident, including or not limited to the home and/or its siding, skirting, steps, deck, and sheds. Resident acknowledges that he/she has had a full opportunity to inspect the homesite and has found the homesite to be in good and sanitary order, condition and repair in all respects. Resident acknowledges that he/she understand that mold is a microscopic organism commonly found everywhere (indoors and outdoors). Mold can form from the intrusion of moisture or water in or around the home or homesite. Residents are advised to keep the interior and exterior of their home clean and dry, have air well circulated and to promptly repair leaks and/or moisture events. Resident waives any claims against the Community associated with infiltration or mold into or onto their home.
- 1.16 ABSENTEE MAINTENANCE.** Should Resident be absent for one week or more, Resident shall arrange for the reliable weekly care and maintenance of their area during their absence.
- 1.17 PERSONAL PROPERTY, CLUTTER & DEBRIS.** Resident's lots are to be kept clean, orderly and free from trash, litter and stored items at all times. Toys, including bicycles, when not actively being used are not to be left in the streets, sidewalks, in front yard of Resident's lot or in any other location which is reasonably visible from the street. Items other than conventional outdoor furniture shall be stored inside of Resident's shed or home. All garbage must be placed in approved garbage cans with a secured lid and should be stored out of sight. No storage of any kind will be permitted under any mobile home. Any condition which constitutes a breeding condition for rodents or insects or creates a risk of fire or other hazard must be immediately eliminated by the Resident.
- 1.18 DRIVEWAYS/SNOW REMOVAL.** Each Resident is responsible for repairing and maintaining their designated parking area. Residents are responsible for the sealing of their driveways, if there is damage because of gas, oil or other leakage. Park Management reserves the right (but not the duty) to repair and/or seal the driveway at a reasonable cost to the tenant. After any snowfall, Residents are responsible for the removal of ice and snow from their designated parking area and in and around their lots without discarding snow onto the street. If for any reason the Park Management has to move or tow a Residents car to perform snow removal, the Resident will be responsible for any cost and any damage occurred.
- 1.19 SIGNS, DECORATIONS & DISPLAYS.** No signs of any type are permitted in the park. Holiday decorations shall be displayed only within a month of the celebrated holiday. Artificial plants, flowers, and foliage are prohibited in the community. Ornamental decorations should be displayed only in the scale and quantity so as not to be distasteful to others. Park Management reserves the right to limit the number and content of any decoration or other ornament displayed. Signs erected by Park Management are excused from this rule. See section 2.3 & 7.1 below.

Section 2

Optional Improvements - Lot & Home

- 2.1 AIR CONDITIONERS.** Air conditioners must be kept in good repair and painted, with no rusting, peeling, or unsightly covers and must be installed in a neat and workmanlike fashion and at a location that is not unsightly (such as the front of the home). For safety and asthenic reasons no new window AC units are permitted. Inside portable units are to be used in their place. Existing AC window units may be maintained until home resale by the resident, or until January 1, 2014, at the earlier of which time they must be eliminated.

- 2.2 CLOTHESLINE.** Umbrella clotheslines are the only type of clotheslines permitted. Location must be approved by Park Management in writing. Umbrella clothes lines must be maintained, straight, painted, and free of rust with lines in good and proper repair. Umbrella clothesline must be stowed when not in use.
- 2.3 FLAGS, FLAGPOLES AND BANNERS.** Unless approved in writing by Park Management, permanently installed flagpoles, temporary flagpoles are prohibited. Park Management reserves the right in its sole discretion and without cause, to prohibit or restrict the content of flag(s) and banner(s), and to revoke permission to display any flag(s), banner(s) or flagpoles. See sections 1.19.
- 2.4 FENCES/LATTICE.** New fences or lattice may not be erected anywhere in the community. Existing fences/lattice may remain in the community at the sole discretion and opinion of Park Management. Existing Fences/Lattice may be maintained until home resale by the resident, or until January 1, 2014, at the earlier of which time they must be eliminated
- 2.5 POOLS/HOT TUBS.** No pools, kiddie pools, hot tubs, or other recreational water toys allowed in the park at any time.

Section 3 Vehicles, Parking & Traffic

- 3.1 PARKING.** Overnight Resident parking is limited to Resident's driveway only. Guests may park in the off street guest parking areas, as long as they do not block neighboring driveways or restrict traffic flow within the Park.
- 3.2 VEHICLES.** Resident shall have the right to park not more than two (2) vehicles in designated parking area, unless a home is occupied, by more than two (2) licensed operators, in which event Resident may park not more than three (3) vehicles if there is a designated parking area available and provisions are made with Park Management in writing. Management reserves the right to restrict any vehicle (including any motorcycle) from entering or remaining in the park if it is loud, noisy, dilapidated or is in an unsafe condition. No commercial vehicles of any type are allowed in the park. Parking of immobilized or disabled vehicles is prohibited on the premises. All vehicles in the park must have a current inspection sticker and license plate. Repair and maintenance of any vehicles (including but not limited to boats and motorcycles) are not allowed. If for any reason the Park Management has to move or tow a Residents car, the Resident will be responsible for any cost and any damage occurred. No oil or non-biodegradable substance should be deposited in any street drain, sewer system, or grounds within the park.
- 3.3 RECREATIONAL VEHICLES, BOATS & TRAILERS.** Motorhomes, travel trailers, boats, campers, and all other trailers including those for boats, cars, utility and horses (collectively "RV"), are not allowed to be stored or parked on Resident's lot or parking area.
- 3.4 SPEED LIMITS/ONE WAY.** Resident is responsible for all guests. Resident and guests shall obey 5 mph speed limit, one way and stop signs at all times. Reckless driving is prohibited. Resident shall not permit an unlicensed driver or minors under the age of 16 to drive or operate any motorized vehicle on the park premises. No vehicles are permitted to be driven across any park property other than the macadam areas.

Section 4 Pets

- 4.1 CATS AND DOGS.** Subject to approval of Park Management, a Resident may only have one (1) dog or cat and there will be a fee of \$5 per month for all pets. All pets must be registered with Park Management and be current on all vaccinations. All pets must be kept on a non-retractable leash no longer then six (6) feet at all times. A dog, for purposes hereof, shall be limited to those which specie's average height at maturity does not exceed approximately fifteen (15) inches from the shoulder down. Any breed of dog that has known or suspected

aggressive tendencies, an intimidating appearance or with generally unacceptable attitudes or behaviors will not be allowed. Outside dog runs, roaming pets and pets that are left outside of the home, whether tied up or fenced in, are not allowed. Noisy, howling, whining, frequently barking, unmanageable, aggressive or unruly pets will not be allowed in the Park. Excreta (pet droppings), must be promptly cleaned up by Resident. Park Management reserves the right to revoke permission for any Resident to keep any pet, without cause. Resident's failure to remove a pet from the Park after notice shall be grounds for termination of the Resident's tenancy. Park Management reserves the right to waive, on a case by case basis, any of the aforementioned restrictions and in the case of "service dogs".

- 4.2 OTHER PETS.** Generally, other pets such as birds, fish, guinea pigs and small reptiles are allowed inside of the Resident's home if they are a quiet nature only. Snakes with teeth or venom, lizards with teeth or venom, snapping turtles, alligators, crocodiles, piranha fish and other potentially dangerous or potentially frightening creatures are not allowed.
- 4.3 RESPONSIBILITY.** The Resident is responsible for safe keeping of and assumes all risks and liabilities for the actions of the pets, including potential cost of capture, captivity, disposition and damage to persons or property caused by the pet.

Section 5 Residents, Guests, and Registration

- 5.1 RESIDENTS.** Any person who is not registered with Park Management as an approved occupant of a home may not reside in a Resident's home for more than seven (7) consecutive days or thirty (30) days in any year without written permission from Park Management. Anyone who resides in a home for a period of time greater than authorized by the rules will have to apply for occupancy within the home. Due to the size of bedrooms in manufactured homes, and because of manufacturer safety recommendations, Park Management prefers that residents limit occupancy of their home to two (2) persons per bedroom per home. Denied applicants may not reside in the park. At the discretion of Park Management, any Resident who at any time pleads guilty to or who is convicted of any offense against a person or property must immediately leave the community whether that offense occurs inside or outside of the community. Park Management reserves the right to check public records at any time. Residents may be required to update registration from time to time; the current occupants of the home, including minor children; a current phone number for all occupants of the home; identification of pets residing in the home; vehicle information for all vehicles and an emergency contact number.
- 5.2 GUESTS.** The Resident is responsible for insuring that the guest complies with all rules and regulations of the Community. A violation of any rule or regulation of the Community by the guest can be grounds for termination of the Resident's tenancy in the park. Park Management reserves the right to require the removal from the park, any guest or invitee of any Resident and also to prohibit that guest from again entering the park. Anyone who has been previously evicted or prohibited by notice from entering into the park may not visit or reside with the Resident without written advance notice from Park Management.
- 5.3 REGISTRATION.** Anyone desiring to move into the community must fill out an application and consent to a criminal and/or credit background check, and must be approved by Park Management before occupancy in the park. Management reserves the right to approve or disapprove all applicants based on character references, credit references, and/or background checks and/or based upon any other non-discriminatory criteria. The application process can take up to a week to reach a decision and there will be a fee charged for application processing.
- 5.4 RENTAL.** Rental and/or subletting of the home by Resident without specific written permission from Park Management, is prohibited. Homes must be Resident occupied. Homes owned by Park Management are excluded from this provision

Section 6 Conduct & Responsibility

- 6.1 GENERAL CONDUCT.** Defined for purposes hereof, outrageous conduct is, in the sole opinion and discretion of Park Management, conduct that would offend the sensibility of other people or persons, which includes but is not limited to drunkenness, criminal activity, improper conduct, immoral conduct, conduct which causes a disturbance or annoyance to others, discharging of or threatening to discharge firearms, threatening with any other weapon including knives, fighting, making vulgar expressions including gestures and signs, using foul or threatening language, violence, vandalism, defacing or destruction of property, theft of property, intimidating with the threat of personal or property harm, manufacture or storage or distribution or use of non-prescribed hard drugs or controlled substances, etc. Bow and arrows, bb guns, rifles, pistols, pellet guns, paintball guns, air guns, and similar weapons are prohibited from being carried, used, or discharged anywhere in the park. Fireworks are not permitted anywhere in the park. Minor children must be supervised by an adult at all times outside of their home. Outrageous conduct by Resident or Guests of any Resident will not be tolerated and may result in termination of Resident's tenancy. The sale or use of illegal drugs in the community is grounds for immediate eviction.
- 6.2 RESPONSIBILITY.** Residents assume all responsibilities of any kind associated with their personal property(s) or person(s) in connection with occupancy. This includes responsibility for the conduct of a resident's guest and children. Residents must indemnify and hold management harmless against any claims made against management arising out of the conduct of the residents, their guests and/or children.
- 6.3 DAMAGE.** Resident is responsible, directly and indirectly in the case of those parties working for the Resident, for any expense as a result of damage caused to the lot, or the community such as curbing, landscaping, streets, utilities, etc. Management reserves the right to require a contractor providing services to any resident to provide proof of proper insurance.
- 6.4 NOISE.** No Resident, Guest or pet shall cause any loud or disturbing noises at any time. This prohibition includes, but is not limited to, parties, radios, televisions, stereo equipment, chain saws, children, toys, games, arguments, vehicles, motorcycles, etc. Quiet time for the Park is between 10:00 PM and 7:00 AM Eastern time; consequently, tolerance for noise between these hours will be substantially limited. Violation of this provision will be determined by the sole opinion and discretion of Park Management.
- 6.5 FIRE.** Open fires or burning are not permitted at any time, at any location in the community. Residents may only have a fully contained, fully supervised fire of the following type: charcoal or gas grill.
- 6.6 RECREATION.** For safety reasons, riding bicycles, skates, scooters, skateboards, etc. is not allowed near any entrance or exit of the Park. Bicycle riders within the park must obey posted traffic signs, wear a helmet at all times and minors must be accompanied by an adult. Operation of non-conventional vehicles, such as mini-bikes, dune buggies, snowmobiles, go-carts, motorized scooters and the like within the park is prohibited at any time within the park.
- 6.7 BASKETBALL/PLAY SETS.** The installation of permanent or temporary basketball hoop and/or children's play sets are prohibited in the park.
- 6.8 WALKING AT NIGHT.** For visibility and safety, Resident agrees to carry a portable light source when walking at night and also to provide a portable light source to Resident's Guests as necessary.
- 6.9 SECURITY.** The Park has no regular security service and it is not necessarily the Park Manager's responsibility to perform security work. Should a Resident have security issues, it is incumbent upon that Resident to contact the local Police or Fire department, accordingly. The Park is not responsible for theft, vandalism, loss or damage to Resident's person, Guests or property.

- 6.10 BUSINESS.** Operating any type of business is prohibited in the Community. No yard sales allowed. Door to door solicitation is not allowed except with specific written permission from Park Management and then only for a limited time and purpose. Commercial advertising within the Community is prohibited except for the displaying of “For Sale” signs on homes.
- 6.11 DOMAIN.** No tenants shall trespass, cross over, or through another tenant’s lot without consent of such other tenant.
- 6.12 COMPLAINTS.** Complaints must be in writing and will be kept confidential except as required to prosecute a case in court. In order for Park Management to investigate any complaint from any Resident, the Resident needs to specify what the complaint is, the time and date when it happened, sign and date it, and drop it off promptly in the park office.
- 6.13 PARK CARE.** Care and respect shall be given to all physical aspects of the Park, including but not limited to streets, sidewalks, trees, landscaping, signage, fences, decorations and equipment. Park Management may prohibit any specific activity of any person, guest, occupant or Resident, without cause. Residents, guests and invitees are not allowed to deface, vandalize, alter or climb upon any of the Park property.
- 6.14 WILDLIFE.** Disturbing, feeding, capturing, injuring and/or killing any wildlife is prohibited.

Section 7 Sale of Manufactured Home

- 7.1 FOR SALE SIGNS.** One (1) for sale sign store bought not exceeding 8 x10 may be displayed in a window after approval from Park Management.
- 7.2 INSPECTION.** All homes must have an inspection done by Park Management prior to putting the home up for sale. Everything on the inspection checklist must be completed before the home is put up for sale. Park Management does not inspect homes for structural integrity or code compliance for any reason other than to ensure substantial compliance with park rules. All pre HUD homes at the time of resale must either be removed from the community or pass a full home inspection by a state licensed inspector.
- 7.3 HOME TO REMAIN.** Park Management reserves the right to approve or disapprove of any prospective purchaser of the home, if the home is to remain in the park. The current Resident will continue to be responsible for all provisions of the lease agreement and the rules and regulations, regardless of whether or not the resident is currently living in the home until such time as the prospective purchaser has been approved and assumes said responsibility.
- 7.4 HOME TO BE REMOVED.** Resident is responsible for all damage during the removal of the home and shall promptly reimburse the park for any expense or loss incurred by the park as a result of damage to any site improvements on lot, landscaping, curbs, streets, sidewalks, common areas, utilities and/or any neighboring property(s).
- 7.5 SITE IMPROVEMENTS.** All landscaping and site improvements made to or upon the lot, except as otherwise specifically agreed to in writing between Resident and the park, shall, upon termination of tenancy, become property of the park. However, Park Management reserves the right to require all structures erected on Resident’s lot, including landscaping and soil excavations, be removed and/or repaired at Residents expense when Resident moves from park.
- 7.6 FORWARDING ADDRESS/PERMIT.** Resident (and former Resident as applicable) agrees to promptly provide its new address and telephone number to the park and get a moving out permit from the township building as soon as the information is known, for the express purpose of concluding the party’s mutual business.

7.7 RIGHT OF FIRST REFUSAL. If the Resident desires to sell their home they hereby grant Park Management the right of first refusal to purchase said home at the same price and upon the same terms and conditions as offered to the Resident by any third party. Park Management may exercise such right of first refusal by purchasing the home within seventy-two (72) hours after receiving written notice from tenant of the name, address, and telephone number of the prospective purchaser and the terms and conditions of the proposed sale.

7.8 OUTSTANDING BALANCES. All outstanding balances/rent owed must be paid prior to selling your home.

Section 8 RENT

8.1 TERMS OF RENT. Park rent is due on the first (1st) day of each month and can be paid in advance. Rent may be increased by Park Management from time to time. Residents will receive at least thirty (30) days written notice of any rent increase. Pre or post dated checks will not be allowed.

8.2 LATE CHARGES. There shall be a late charge of \$10.00 for rent received after the fifth of the month and a late charge of \$1.00 per day for rent which remains unpaid after the tenth day of the month for which it is due.

8.3 RETURNED CHECKS. Any check returned from the bank for any reason will be subject to a service charge and the Resident must make the check good with a cash payment or a bank check, including a service charge, immediately upon being notified of any returned check.

8.4 ADDITIONAL RENT. Any bill for additional services provided by management in accordance with these Rules shall be due as additional rent and will be due within thirty (30) days from the date of billing.

Section 10 CHANGES IN REGULATIONS

Attached hereto and made a part hereof is a copy of a Notice required by Pennsylvania Act 261 of 1976. The Resident acknowledges receipt of a copy of the Notice concurrent with your receipt of these Rules and your execution of a Lease.

The owners and operators of the Park may, in their sole discretion, modify, amend, or add to the Rules and Regulations at any time to include changes of and/or the imposition of new fees, charges or assessments. Residents will be advised of changes in the Rules and Regulations not less than thirty (30) days in advance by mailing and by posting in the Park Office.

Park Managements failure to enforce any rule shall not be deemed to be a waiver of the Park's right to enforce a rule regardless of how long the violation has lasted or continues.

Management does not want to evict anyone from the Park, but any violation of these regulations may make an eviction necessary.

Any and all other matters or questions not specifically covered by the preceding rules and regulations shall be determined by Park Management whose determination shall be binding upon the Resident.