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The Ridges Community Rules

1.1 RULES AND POLICIES

1. LESSEE shall keep the exterior of the mobile home and lot surrounding same in a neat and clean condition. Any condition that tends to degrade the park will not be tolerated. LESSEE shall keep space mowed and trimmed, mobile home shall be underpinned (skirted) within three months from date of lease and maintained for the duration of the lease. If LESSEE fails to keep their leased space neat and clean (subject to Manager's discretion), then LESSOR will have the space cleaned and charge all associated costs back to the LESSEE. Should this occur and LESSEE fails to pay the associated clean up costs, the LEASE Agreement will be subject to termination.

2. Tenant is responsible for disposal of garbage.

3. No storage buildings or additions to mobile home shall be placed on the premises without prior consent and approval of the owner. (Park ownership).

4. NO more than two motor vehicles are permitted per family. All vehicles will be in operating condition and have a valid state license plate. No major repairs allowed. Any vehicle not in use will be removed from the park. No Loud mufflers.

5. No dogs, cats or other OUTSIDE pets. No animal shall be tied up outside of mobile home, no pet shall run free in the park AT ANY TIME, NO OUTSIDE KENNELS OR PENS ARE PERMITTED. Violators of this policy are subject to having their animal removed and / or their lease terminated.

6. Lessee shall be responsible for the conduct and actions of their children, guests, visitors, and be responsible for any damage caused to other property by the aforementioned parties.

7. Lessee shall be responsible for payment of all taxes whether real or personal levied on the mobile home by any governmental authority.

8. Lessee shall not assign this lease nor sublet said premises. Only 1 (one) family per mobile permitted.

9. Lessee shall not commit or allow any nuisance to be committed on the premises, including loud or obnoxious music and / or conduct or any other act (for example, stereos, TV's, computers, video games, etc) which would disturb the peace and tranquility of other tenants of the community.

10. No commercial enterprise, solicitations for business, nor sales parties of any type are allowed.

11. Speed Limit is 15 mph. Small children shall not be left unattended at any time you are using streets and rented space, or park equipment. The park shall not be held liable at any time for personal injury or property damage.

12. No children's pools, no water slides and no trampolines are permitted.

13. No firearms of any type will be discharged on park property including air rifles / pellet guns.

14. Parking on lawns and throwing trash from vehicles is prohibited.

15. NO motor cycles, three wheelers, four wheelers, go-karts and off road vehicles are permitted for recreational use inside the park.

16. Either party (Leasor or Lessee, park owner or tenant) may terminate this lease without cause upon giving the other party thirty (30) days written notice in advance of the next rental period.

17. Should Lessee become in default in the payment of any monthly installment of lot rent or breach any other covenant or agreement herein contained and said breach not be remedied after ten (10) days written notice, then at option of Lessor, this lease may be terminated.

18. Should Lessee continue to occupy the premises beyond the term herein provided for, then Lessee shall be considered only a tenant at will and subject to appropriate legal action.

19. Upon termination of this lease by either party or for whatever cause, Lessee shall promptly remove the mobile home and all accessories belonging to same and upon Lessee's failure to do

so, Lessor shall be entitled to have said home removed at Lessee's expense.

20. Lessor may recover reasonable attorney's fees and court cost from Lessee for any willful noncompliance with this agreement by Lessee.

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