

**Blue Bonnet Mobile Home Park
Rules and Regulations**

Application for Residency.

1. All persons desiring residency in this park must make application for acceptance and meet the required standards and credit checks.

2. The applicant's mobile home must be of adequate square footage for his/her family and be of good appearance and in good repair. The park management reserves the right to approve or reject any mobile home. A photo may be required. The number of occupants is limited as follows: two bedroom mobile home is limited to three (3) occupants; three bedroom mobile home is limited to four (4) occupants unless prior written consent of Park management has been obtained.

3. Tenants may not SUB-LEASE their homes without prior written consent of Park management.

Tenants intending to use the mobile home as a rental unit must move the mobile home out of the park.

Tenants who desire to sell their mobile home must contact the park management first. Older mobile homes may have to be moved when sold. If sold, the new owner must be approved by the park management in order for the mobile home to remain in the Blue Bonnet Mobile Home Park. If the new owner does not meet the required standards and credit checks, the new owner will have to move the mobile home from the Park.

If the Tenant sells the mobile home and owner finances it, the Tenant (the lien holder) is responsible for the lot rent.

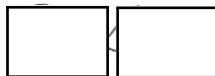
Installation of Mobile Home.

1. The set-up and removal of the mobile home shall be done in accordance with Park rules. In addition to the 30 day written notice tenants must give to terminate the lease agreement and end the obligation to pay rent, two day (working days) notice must be given before moving the mobile home out of the park.

2. Tenants are responsible for furnishing the necessary materials for the blocking of their mobile home and are responsible for the blocking the mobile home in accordance with park rules.

3. Tenants are responsible for hooking up the utilities to their mobile home.

4. All mobile homes must be tied down within three (3) days of moving into the Park.



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5. All mobile homes must be skirted with an approved manufactured mobile home skirting (vinyl or aluminum with a top and bottom rail) within ninety (90) days after the mobile home is set up. Park management must approve the material and color.

Maintenance.

1. Tenants are required to maintain the appearance of the outside of their mobile home. This includes, but is not limited to, keeping steps and decks in good repair - i.e. replacing broken boards and painting, replacing skirting panels that fall off or are damaged, washing or painting the outside of your mobile home.

2. All trash must be picked up.

3. All garbage must be deposited in the designated garbage collection site in a neat and orderly fashion.

4. All brooms, gardening tools, ladders, building materials or similar items and/or materials must be kept out of sight. They may be stacked NEATLY under the mobile home.

5. All lawns, shrubs, trees, paving and other landscaping installed or done by the Tenant become part of the Park and shall remain upon the site at the termination of occupancy unless written approvals is obtained from the Park management. Please check with Park management before digging due to underground lines and pipes.

6. Fences on individual sites are allowed with prior Park management approval as to design, materials used and placement.

7. Tenant shall be responsible for all damages to leased premises caused by Tenant, his/her guests, overnight visitors or invitees and shall make all repairs necessary to repair said damages.

Additions to Mobile Homes/Storage Buildings.

1. Any and all additions to the mobile home must be approved in advance by the Park management.

2. Each tenant is encouraged to have a storage building.

- a. The storage building should be of a compatible color with the mobile home and must be anchored.
- b. Construction and location of the storage building must be approved by the Park management.
- c. There shall be no sleeping facilities in the storage building.

Utilities:

1. Water service is included in the lot rent payment. However the State has standards for how much water each mobile home should use in a given 24 hour period. These standards control the water system and septic system designs and maintenance. Therefore each Tenant must take reasonable precautions in their use of water.
 - a. Outside faucets must be cut off when not in use.
 - b. Water leaks in the mobile home or under the mobile home must be fixed immediately by the Tenant.
2. Sewer service is include in the lot rent payment. However this is provided for the purposed intended. Therefore no grease, sanitary napkins, disposable diapers or other improper articles shall be deposited therein. The cost of repairing any damage to the septic system resulting from misuse shall be the responsibility of Tenant. Tenant will be billed for such repairs, with payment due immediately upon receipt of said bill.
3. Damage to water lines or sewer lines due to Tenant negligence will be the responsibility of Tenant. Tenant will be billed for such repairs, with payment due immediately upon receipt of said bill.
4. It is recommended that each mobile home's water heater have a back flow preventer to prevent water heater damage. When the Park water system is shut off for repairs, the Park is not responsible for water heater damage.

Children:

1. Parents are expected to exercise strict control of their children's conduct at all times and will be held responsible for any damage caused by them to others, other person's property, the Park or its possessions..
2. Children are to play at their home or at the homes of friends. When visiting other residents they are to use the roads to get to their friend's house and not cut through other tenants yards. They are not to be in the yards of other tenants unless they have been invited.
3. Riding of bicycles and tricycles are permitted on the roads. However parents are urged to caution their children to the dangers of bicycles/tricycles and vehicles. All bicycles, tricycles and toys are to be kept in a neat order on the Tenant's yard. If any such items are found in the roads or on a vacant yard, they will be brought to the Park management office; and if not claimed within 15 days, donated to charity.

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Guests.

1. Guests and overnight visitors are permitted. Overnight visitors are defined as individuals who stay less than 14 days in any six (6) month period.
2. Tenant(s) are responsible for the behavior of their guests and overnight visitors, such behavior including but not limited to insuring that their guests and overnight visitors obeys the Park's rules and regulations.
3. Park management reserves the right to remove from the Park any guest/overnight visitor/invitee of any Tenant whose conduct is improper or in violation of these rules and regulations

Pets.

1. All pets must be approved by the Park management.
2. All pets must be on a lease at all times. No pet may run loose
3. If kept outside, a house for the animal may be constructed. Any such house must be approved by Park management.
4. No animal shall be allowed to outside making noise.
5. All pets must have been vaccinated for rabies. Tenants must provide Park management with a rabies certificate on a yearly basis.

Automobiles.

1. NO MORE THAN 2 CARS OR TRUCKS per mobile home, without prior approval of management. NO VEHICLES LARGER THAN 1 TON OR COMMERCIAL VEHICLES OR BOATS OR RV'S are allowed in the Park or can be stored in the Park without prior written approval of Park management.
2. Junk vehicles or unlicensed vehicles are not permitted in the park. Any such vehicle must be removed within seventy two (72) hours of it's ceasing to work or the expiration of its state registration.
3. The immobilization of any vehicle for major repairing or overhauling is prohibited within the Park. Major repair or overhaul is defined as repairs/work lasting longer than 15 days.

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4. The speed limit is 15 miles per hour on the Park road(s).
5. When entering the Park, music in all vehicles must be turned down. Tenants and guests are not permitted to play music from their vehicles loud enough to disturb other tenants, either while driving through the park or parked in a driveway.
6. Motorcycles must conform to the above rules.

Miscellaneous.

1. **NOISE LEVEL.** Tenants should consider other tenants when playing TVS, stereos, radios, etc. After 10:00 p.m. Sunday through Thursday, and after 12:00 a.m. Friday through Saturday, the blaring volume of said audio equipment will not be permitted. There shall be no lawnmowers or loud audio equipment prior to 8:00 a.m.
2. **FIREWORKS.** Fireworks will not be tolerated in the Park without prior approval of Park management. They are a fire hazard and are extremely dangerous.
3. **FIRES.** No open fires are allowed. Charcoal grills do not constitute an open fire.
4. **FIREARMS.** NO RESIDENT or their GUESTS may discharge any type of firearm within the boundaries of the park or the adjacent fields. This includes any caliber gun (BB., 22's or anything else). Bow and arrows of any type are included in this restriction.
5. **DRUGS.** Drugs and other illegal activities will not tolerated within the Park. Anyone found in possession of or dealing illicit substances will be expelled from the Park and property authorities will be immediately notified.
6. **QUIET ENJOYMENT.** Each Tenant is entitled to the quiet enjoyment of their mobile home and lot. Excessive use of intoxicating beverages, boisterous conduct, disturbances of the peace, and willful or careless destruction of property are not permitted.

Park management reserves the right to remove from the Park any guest/overnight visitor/invitee of any Tenant whose conduct is improper or in violation of these rules and regulations.

7. **OCCUPANCY.** The Tenant shall not occupy or use, or permit any portion of the leased premises to be occupied or used for any business or purpose which is unlawful in part or in whole or deemed to be disreputable in any manner, or extra hazardous on account of fire.

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8. **CRIMINAL ACTIVITIES.** Criminal activities may be the cause for eviction with Park management reserving the right, at its sole discretion, as to the enforcement of this provision.

9. **LIABILITY FOR DAMAGE OR INJURY.** The Park is not responsible for fire, theft, or Acts of God, causing damage to any mobile home, car, or other personal property belonging to the Tenant and their guests/overnight visitors/invitees. Tenant shall indemnify and hold the Park harmless against any and all fines, suits, claims, demands, damage actions, or causes of actions, costs and expenses, including reasonable attorney's fees for the defense thereof, arising from the conduct of/negligence of/use of the leased premises by the Tenant or his/her guests, overnight visitors or invitees.

Amendments.

1. Park management reserves the right to rescind, add, amend or change the Park rules after thirty (30) days notice of Tenants.

READ, UNDERSTOOD, AND AGREED TO:

[Signature box]

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Date

Date

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