

Exhibit "A"
Heritage Oaks
Park Rules and Regulations
(Rev. 12.7.10)

- 1) The Tenant shall be responsible for replacing the air conditioning filter as needed, but no less than monthly. If Tenant's failure to replace the filter causes any damage to the air conditioning unit, Tenant shall be responsible for the cost of any repair.
- 2) The Tenant's garbage cans shall not remain on the street. There are dumpsters on site to be utilized for garbage disposal. Debris, garbage and any other items not in the lease agreement shall be removed in a timely manner. Boxes must be broken down before being placed in the trash containers. Furniture, mattresses, machinery and tires must not be placed in the trash containers or left at dumpster sites and is strictly the Tenant's responsibility to dispose of properly.
- 3) Tenant shall be responsible for the cost of repairs to any plumbing if the source of the problem is a foreign object in the toilet or drain.
- 4) The speed limit in the park is 10 miles per hour.
- 5) The following are not permitted in Heritage Oaks Mobile Home Park or on the Leased Premises: boats, trailers, semi-trucks, RVs, tractor trailers, mini-bikes, 3 wheelers or 4 wheelers, construction equipment and farm equipment.
- 6) Vehicles: No inoperable vehicles shall be kept on property at any time. All vehicles on property are to have a current registration tag. Repairing or overhauling of vehicles, rendering it inoperable for more than (3) days is not permitted. Parking additional work vehicles, trucks, tractor trailers or any other type of vehicle is not permitted. Vehicles found to be in disrepair, parked on blocks or jacks of any kind are not permitted within the community or on any lot. Vehicles will be towed at owner's expense upon non-compliance. Motorcycles are permitted in the community; however, they must have adequate mufflers. They shall be used as transportation only on designated roads and shall not be operated in a hazardous manner by racing, etc. Riding unlicensed mopeds or motorcycles is prohibited. Riding go-carts, mini-bikes, dirt bikes, three wheelers, or four-wheelers within the community is strictly prohibited.
- 7) The Landlord acknowledges that at this time there are not paved areas for parking. There will be DESIGNATED areas for parking and all tenants are to park in those areas ONLY. No loud vehicles or music is permitted at any time.
- 8) Fire Extinguishers and smoke detectors shall be kept in the premises, and Tenant shall notify Landlord of the need to replace either.
- 9) Self cleaning ranges must be cleaned prior to Tenant's vacating the Leased Premises.

10) Tenant shall return all keys to the unit and key to the mailbox to the Landlord upon vacating the Leased Premises.

11) Tenant shall keep the yard and porch patio free of trash or any other unsightly items. Tenant is responsible for maintaining their lot in a presentable condition at all times and shall water any landscaping and maintain the yard in an attractive manner. Planting of shrubs, bushes, etc. are welcome if contained to and within each individual lot in a neat manner. Large climbing plants or vines are contained in a manner as to keep away from the mobile home itself and any of the utility hookups around the mobile home. Grass around each lot is to be maintained by the Tenant of each lot within the community, unless prior arrangements have been made with management.

No dumping of any kind, which could result in dead lawn is allowed. Any lawn reseeding or sodding will be charged to the Tenant responsible for the damage. Obstacles that would hinder lawn maintenance shall be removed from the lot prior to the day of mowing. Exterior garden hoses are to be kept in a manner as to insure neatness and not to interfere with mowing activities. Heritage Oaks Mobile Home Park will not be held liable for any and all damages associated with mowing or lawn care.

12) The underneath of homes are not to be used as storage and side skirts must be present at all times. No storage will be permitted underneath porches as it constitutes safety issues with state regulations. Examples of prohibited items are: gas/oil cans, coolers, boxes, fixtures, tires, toys and any containers that will hold open water or flammable liquids. Hazardous materials cannot be stored on the lot at any time. EPA regulations will determine the definition for hazardous materials.

13) PETS OTHER THAN EXPRESSLY APPROVED ARE STRICTLY PROHIBITED AND NEVER ALLOWED IN OR ON THE LEASED PREMISES. The Landlord will allow up to two pets (dogs and cats only) which are specifically approved by the Landlord, in Landlord's sole and absolute discretion. Tenant will be charged and hereby agrees to pay a \$100.00 pet fee per pet NON REFUNDABLE deposit to the Landlord. The Landlord will not approve any other species of pets nor the following breeds of dogs (whether pure bred or partial breeds): Rottweiler, Doberman Pinscher, Pit bull, wolf hybrid breeds and Chows.

The Tenant is responsible for cleaning up after the pet. The grounds are to be clean after your pet has used them! If you are observed failing to properly clean up after your pet or your lot is not cleaned, Management will correct the deficiency at a minimal cost of \$30.00 to the Tenant. Payment will be made separately from the rent and due immediately upon receipt of the notice. Tenants failing to rectify the issue will be given an eviction notice and those with RVs will be immediately evicted without refund of any remaining lot rent.

14) Park safety is our number one goal. Children must be accompanied by an adult if out of their yards. The office area, to include the laundry facility and house, storage or

other homes are off limits. This responsibility is solely the parents and any damage such as digging, leaving water faucets on, vandalism or safety issues will be turned over to proper authorities. Playing in the street is unsafe due to traffic and parents or guardians are responsible to enforce this.

15) Alcohol and Drugs: No public drinking of alcohol of any kind is allowed in any designated common area or driving areas within the community.

- a. Intoxication, disorderly conduct, profane language, and boisterous parties will not be tolerated. Any person engaging in the above conduct is subject to eviction and/or criminal prosecution.
- b. Illegal drug use will result in immediate eviction from the community, and all legal recourse will be initiated.
- c. There is no smoking inside the park facilities. This includes the office and laundry area, as well as the bathroom. Residents will properly dispose of cigarette butts. Disposing of them on the ground around your porches, homes, office and laundry will not be permitted.

16) Any alterations to lots such as sheds, porches, etc., must be preapproved by management. (See your lease). No clotheslines are allowed within the park and nothing shall be hung on fences of the community. No changes to the exterior of any mobile home or lot located within the community are permitted without written expressed consent in advance from Management.

17) Report any illegal activity directly to the Escambia County Sheriff's Department dispatch at (850) 436-9620. Any Tenant found to be conducting illegal activities on the property will be evicted and may face criminal charges and prosecution.

18) Occupancy / Guest: Maximum occupancy of 2 persons per bedroom, per unit of each mobile home in the community. Guests may stay a maximum of 2 weeks in a 365 day period. Guests must be reported and checked in with Management. In the event that guests will be staying longer than 2 weeks, an additional rent charge of \$250.00 per month per person will be required. Failure to follow this will result in the guest receiving a "No Trespass" order from the Escambia County Sheriff's Department.

19) Tenants agree to insure their conduct, and that of their guests conforms to the laws of the city, county, state, and all government authority.

- a. In the event that Tenant or anyone occupying the premises allocated to him is guilty of any act which amounts to nuisance, or is in violation of any ordinance or performs any act which results in damage or destruction to the premises, the Management of the community shall have full authority to re-enter and possess said premises with or without legal process upon 7 day written notice (not excluding weekends or holidays).
- b. Quiet Time: Quiet time shall be observed within the community from 9 p.m. to 7 a.m. weekdays and 10 p.m. to 9 a.m. on weekends.

- c. There will be NO discharge of firearms, air guns, fireworks, or any other weapons in the park. Tenants will not disturb or harass other Tenants. Eviction procedures will be served to anyone who disturbs other Tenants.

20) Parent's Responsibilities: Children's toys must not be allowed to lie about on lawns when not being utilized and no house type furniture is to be used outside. Tenants are responsible for their children's actions. Children are not to disturb neighbors, go through lots or abuse property.

21) Swimming pools, trampolines, basketball goals, swing sets are NOT permitted in the community. Bicycles are to be stored in the designated driving areas only. Storage of bicycles must be maintained in an orderly manner.

22) This mobile home community reserves the right to refuse admittance to anyone as a resident of the community. The Management of Heritage Oaks Mobile Home Park community reserves the right of discretion on or concerning any rule or restriction mentioned within this document, or to amend these rules, regulations or restrictions as deemed necessary from time to time.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Manager: _____

Date: _____