



ADDENDUM A RULES AND REGULATIONS

NOTICE - Approvals are based on information provided on application - NO CHANGES WILL BE MADE TO OCCUPANCY OR PET ADMITTANCE WITHIN 6 months of lease acceptance. Changes are subject to admin fees. Unauthorized Occupants / Animals are subject to \$500 fine and/or lease termination.

NOTE - If tenant is under Lease to Own Contract with 3rd party - rules regarding rent payment apply to Owner of Home.

1. Tenant is responsible and held accountable for EVERYONE living in OR visiting the household.
2. Landlord reserves the right to make changes to this document as they see fit. Tenant understands the most current version of this document will be emailed to the primary tenant listed on the account using the most recent information provided.
3. **Under no circumstance will disrespect and/or threatening language be tolerated. Management reserves the right to immediately terminate agreement to ensure safety of self and community.**
4. Violation of privacy, public intoxication, immoral conduct, disturbance of the peace, any criminal activity, any drug activity and/or any police activity may result in immediate termination of lease agreement.
5. Any complaint and/or suggestion to be recognized by Landlord must be in writing. Landlord is not obligated to respond to a verbal or telephone complaint.
6. Rent will only be accepted in the form of a electronic payment as described in Addendum B. NO CASH WILL BE ACCEPTED. Landlord does NOT issue receipts for payments. Tenant is encouraged to utilize TENANT WEB ACCESS to view transactions. Accounts in a "PAY OR VACATE" status lose the ability to make partial payments and must pay with certified funds (a \$25 handling fee will be applied)
7. ALL pets / animals must be PRE approved by Landlord. Pet Decal must be prominently displayed. **Tenant is responsible for cleaning up pet waste.** DO NOT FEED STRAYS. (See Addendum C)
8. Disturbing noise / Disturbing the peace is not permitted at any time. Radio / TV / Conversations should not audible outside the home / vehicle.
9. No peddling, soliciting, or any form of commercial enterprise will be permitted.
10. No home based business that would solicit traffic to the property.
11. Tenant may not drive rods, stakes, pipe and the like into the ground or dig in an area without first checking with the Landlord. There are many types of underground installations that might be endangered by indiscriminate action.

12. Tenant is responsible for maintaining the interior and exterior appearance of their respective area. Outdoor furniture, toys, lawn decor should be kept neat and free from damage.
13. Porches and Patios are to be kept clean and free from clutter, leaves & straw. (on, around and beneath) Storage of bottles, paint cans, boxes, tires, tools and/or equipment around the home or patio is not permitted.
14. Tenant is responsible to ensure all litter is disposed of. **Limbs and yard debris should be piled curbside for pick up each Monday.**
15. Tenant Owned Homes - Roofs are to be kept clean and free of pine straw and rust and siding is to be clean and free from mold/mildew. All homes are required to have skirting. Skirting must be in tact with minimal damage (minimal weed eater damage acceptable)
16. Placement of television antennas, cables and/or satellite dishes must be PRE approved by Landlord. NO DIVICES ATTACHED TO ROOF / EXTERIOR OF HOME.
17. White window blinds are the ONLY acceptable covering visible from the outside. Blinds should be kept clean and free from damage. Towels and Sheets should not be displayed in windows. Damaged mini blinds will be replaced at tenants expense (\$50 per blind).
18. All posted speed limits and parking signs must be observed at all times. Speeding / reckless driving will result in \$100 fine. Habitual violation may result in lease termination. Please protect our community and the families who live here.
19. Landlord may display "For Sale," "For Rent," "Vacancy" or similar signs on or about the Property during the last thirty (30) days of Lease.
20. Tenant shall not place **ANY** signage (political, no trespass, beware of dog, etc) or advertisement on the Property without written consent from Landlord.
21. Waterbeds are NOT allowed in Park Owned Homes.
22. NO swimming pools or Trampolines- no matter the size.
23. NO ATVs, RVs, Campers, Boats - no matter the size allowed on the Property. **GOLF CARTS ARE PERMITTED and must obey all posted signs.**
24. NO utility vehicles, commercial vehicles or BIG RIGS. No units having more than 6 tires allowed on the Property. Violators will be towed at owners expense. This is the ONLY notice provided.
25. Tenant and visitors are to park and occupy only the parking area designated/assigned to their address. No parking on or driving across the grass at any time.
26. Storage buildings, kennels and fences must be Pre-approved by Landlord.
27. No outside clotheslines. Do not hang items over porch railing.
28. No discharging fireworks and firearms on the Property.
29. Tenants and visitors are prohibited from washing automobiles on the Property.

30. Storage of unregistered or inoperable automobiles is NOT permitted at any time and will be towed at owners expense. This is the ONLY notice provided.
31. Children under tenant's care are to be supervised at ALL times. Tenant is responsible for damage caused by children under their care.
32. Each tenant is responsible for placing his/her household garbage in the dumpster provided. Garbage should be in a TIED bag. Garbage should NOT be left outside of home. Fines will apply. This is the ONLY notice provided.
33. Tenants should use extreme care not to clog toilets and sewer lines. ONLY FLUSH PEE, POOP and PUKE - NOTHING ELSE. Under no circumstances should sanitary napkins, coffee grounds, oatmeal, paper towels, grease, and the like be discharged in toilets or drains. Obstruction between units and the sanitary sewer will be removed at the tenant's expense. This is the ONLY notice provided.
34. Tenants may **NOT** set fire / burn **ANY THING** at **ANY TIME** on the Property.
35. Grills must be moved at least 10 feet from home and NEVER unattended when in use. Grills must be covered and stored neatly when not in use.
36. Tenants will remain responsible for any rent that becomes due until a Move Out Inspection has been completed and the key have been returned to manager.
37. Tenants will notify Landlord immediately if ANY information changes that contradicts or supersedes information provided on application.
38. Landlord reserves the right to add additional rules and regulations and to make changes as necessary. Landlord will supply the updated document via email. It is not necessary for landlord to collect tenant/occupant's signatures on updated document. Tenant is responsible for ensuring current and valid email and phone number is on file.

Tenants have read, understands, and agrees to abide by all rules and regulations expressed and implied.