



1. ALL AHIA Community Rules

1.1 RULES AND POLICIES

1. Moving a person or pet into the home when they were not on the originally approved application, is a breach of the lease agreement and is cause for eviction. They must have management pre-approval before being allowed to reside in the home.
2. 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. 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. [notice: no old/spare tires or rims are to be found stored on the property at any time/ TENANT MAY NOT REMOVE UNDERPINNING AT ANY TIME/ OR USE UNDERNEATH THE HOME FOR STORAGE]
3. Tenant is responsible for disposal of GARBAGE.
4. No STORAGE BUILDINGS or additions to mobile home shall be placed on the premises without prior consent and approval of the owner. (Park ownership).
5. 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. A BOAT IS CONSIDERED ONE OF YOUR 2 VEHICLES. No 18 wheelers, or semi cabs allowed on the property.
6. WINDOW COVERINGS must be blinds or curtains (without symbols). No blankets hung as a window covering.
7. No open fires, no FIRE PITS allowed on premises. GAS GRILLS are allowed, however, MUST BE USED AND STORED AT REAR OF DECK IN GRASS, as per our fire insurance policy.
8. No SATELLITE DISHES.
9. 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. PLEASE NOTE: PET-SITTING / VISITING IS CONSIDERED AN UNAUTHORIZED PET AND CAUSE FOR EVICTION.
NO FEEDING STRAY ANIMALS OR LEAVING ANY PET FOOD OR WATER OUTSIDE (this attracts wildlife and pests).
10. 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. No unsupervised children may roam the community.
11. LESSOR shall be responsible for payment of all taxes whether real or personal levied on the mobile home by any governmental authority.
12. Lessee shall not assign this lease nor SUBLET said premises. Only 1 (ONE) FAMILY per mobile home permitted (maximum of

2 adults / 2 vehicles).

13. 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. THIS ALSO INCLUDES NO LOUD YELLING SUCH AS ARGUING, FOUL LANGUAGE, OR RACIST REMARKS.
14. No FIREWORKS are allowed to be lit, burned, or 'set off' on the Magnolia Ridge Community Property.
15. No commercial enterprise, solicitations for business, nor sales parties of any type are allowed.
16. 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.
17. No children's POOLS, no water slides and no TRAMPOLINES, no BASKETBALL GOALS are permitted.
18. No FIREARMS of any type will be discharged on park property including air rifles / pellet guns.
19. Parking on lawns and throwing trash from vehicles is prohibited.
20. NO MOTOR CYCLES, three wheelers, four wheelers, GO-CARTS and off road vehicles are permitted for recreational use inside the park.
21. 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.
22. 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.
23. 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. This paragraph is only applicable if the Lessee owns the home and has clear title to the home they occupy in White Pine Community.
24. Lessor may recover reasonable attorney's fees and court cost from Lessee for any willful noncompliance with this agreement by Lessee.
25. (A) If a tenant makes a complaint call to LAW ENFORCEMENT that does not result in an arrest for illegal actions or wrongdoing, they are subject to eviction. (Of course necessary calls to police are understandable). Erroneous calls to law enforcement will be considered an attempt to disturb the peace of the other residents in the community. (B) If law enforcement is called and results in an arrest of any resident, that resident is subject to eviction.

X

Date Signed
