



COMMUNITY RULES AND REGULATIONS

Community: Prairie Rose, a JRB Community

Owner: Gillette Fund 7 MHP, LLC

A. Pre-Entrance Requirements

The purpose of these Rules and Regulations is to enhance the environment of this residential housing community and to make living here a more enjoyable experience for all. These Rules and Regulations are an integral part of the Lot Lease Agreement.

1. A standard application for acceptance into the Community and for rental of a Lot must be completed for applicant including all persons who will live in the home.
2. Complete application signed, with credit check authorization.
3. Provide verification of home purchase (cash receipt, purchase order or CFT copy)
4. Provide Dealer name.
5. Provide Home size, year, colors, make, serial number.
6. Provide Bank name (home financed)
7. Certain minimum requirements apply to all homes entering the community. They are as follows:
 - a. All homes must be HUD approved single story homes only.
 - b. The size of the mobile home is up to the discretion of Community Manager.
 - c. All homes must have a shingled gable roof (minimum 3 ½ pitch).
 - d. Other HUD manufactured roof configurations may be permitted.
 - e. Other materials commonly used for residential construction may be permitted.
 - f. All homes must be sided with hardboard, wood, cement panel, vinyl or cedar.
 - g. Other materials commonly used for residential construction may be permitted.
 - h. All homes must have one outside water hydrant or faucet.
 - i. Any home that is not new must be inspected by the Community Manager and approved before a lot can be rented.
8. Community Manager requires approximately seven to ten days to process the applications.

B. Moving of Manufactured Homes

1. All homes shall be placed on or removed from the Lot under the supervision of Community Manager. Arrangements must be made with the Community Manager at least 48 hours prior to placement or removal of your home. Phone number and contact person, of the Dealer or Transport Company moving the home, must be provided to Community Manager in writing.

C. Consult Community Manager before digging

1. Do not dig anywhere within the community without prior written approval. Community Manager must approve landscaping in advance in writing. This includes, however, not limited to, trees, shrubs, plants, rocks, stones, gardens, lighting, etc.

D. Blocking and Hook-up

1. Blocking the home for stability and hook-up to sewer, water, gas, electricity, telephone and TV, and the maintenance of such services is the responsibility of the Resident. The home must be set up in the accordance with manufacture's requirements.

2. Homes shall be blocked and anchored to meet all prevailing local, state or national codes and the manufacture's specifications. Minimum blocking shall be 96 inches between pillars; each block pillar exceeding one course must be double blocked. One solid cap block shall be placed on top and two solid cap blocks shall be placed side by side at the bottom of each pillar on undisturbed ground free of vegetation. Hardwood or plastic shims shall be placed between the top cap block and the frame. A maximum of two inches of hardwood may be used at the top of each pillar for height adjustment.
3. Water supply line must be installed to Community standards and inspected prior to the installation of the water meter. The water meter must be accessible to Community Manager, if needed. Water meters and remote readers are owned by Community and must be returned in good condition, if the home is moved from the leased lot. A \$225 Deposit will be required for the water meter and/or remote reader.

E. Setup Requirements

1. Resident must underskirt the home within thirty days of arrival. To insure uniformity, only Hardy Board skirting will be allowed. Skirting must be installed according to Community Specifications and inspected. Skirting may be painted the color specified by the Community Manager to match the home within 90 days, weather permitting.
2. Each home is required to have a 30" entry sidewalk from the parking pad to the front entry step. Community will initially provide up to 30' of original entry sidewalk on each new lot. Resident is responsible for any additional sidewalk or changes to the original entry sidewalk to the front entry. All concrete work done in the Community must be approved by Community Manager.

F. Steps and Decks

1. Each home is required to have a front door entry step or deck. Community Manager must approve all step and deck plans, prior to construction. These steps must be permanent wood steps or decks and must have a minimum of 48" x 72" platform and have a solid handrail on any exposed stair side. Guardrail height of 36" and maximum guardrail height of 42". Maximum spacing between vertical columns of guardrails is 5". Steps of decks may be made of treated pine, cedar or redwood lumber only. Pre-cast concrete steps or vinyl decking material will be allowed. All steps or decks must be built with new materials, properly weather treated and maintained in good repair. Steps or decks must not be used for storage unless they are properly screened with Hardy Board or approved by Community Manager.

G. Storage Buildings

1. All storage buildings, built or placed in community, must be approved by Community Manager in writing prior to placement or construction. All storage buildings must be built from new materials, properly placed, anchored and maintained in good repair at all times. Minimum size 8' x 10', maximum size 10' x 12'. Maximum sidewall height permitted is 6 1/2'. Roof must be 3/12 gable type only and shingled to match the home or as specified by Community Manager. Siding may be wood or Hardy Board siding painted to reasonably match the home colors or painted the color specified by Community Manager. All sheds must be painted within 30 days after placement or as weather permits. Matching vinyl siding is permitted as an option. Sheds not site built on a concrete slab may have specific landscaping requirements around the perimeter.

H. Garages

1. Garages are allowed but only after consultation with and written approval by Community Manager has been given as to the location of a garage on any individual lot, as well as to the size of the garage to be built. The standard size garage allowed is 20' x 22' unless approved differently in writing.
2. All garages will be erected with Community Manager approval and must be built in accordance with City Building Codes. Siding and shingles will be the same type and colors as on the home on the lot. Only gabled roofs with a 12" overhang on all sides and maximum sidewall height of 8' will be permitted.
3. The garage permit application must be understood, signed by Resident prior to erecting a garage and filed with the Community Manager. Any taxes assessed on the garage are the responsibility of the Resident. City building permits are required. A copy of the required Permit must be provided to Community Manager prior to construction.

I. Children/Adjacent Property Limits

1. Well-managed children are always welcome. Privacy of each resident's private space or lot must be respected. Parents must control their own children and will be held responsible for any damage caused by their children. Repeated violations by Resident's children, after written notice by the Community Manager to Resident, shall be deemed to constitute a substantial annoyance to other lessees and grounds for eviction.

J. Fences

1. There shall be no front yard fences. Community Manager must approve back yard fences before construction and must be installed by professional installers. Only 42" minimum and 48" maximum chain link fencing will be permitted unless otherwise approved in writing by Community Manager. Grass and weeds must be properly groomed and not allowed to grow on the fence line. Improper care will result in fence removal if directed by Community Manager.

K. Swings, Gym Sets and Recreational Equipment

1. The Community will allow individual Residents to erect their own recreational equipment on their own lot. Such equipment must be factory built. Community Manager must approve installation and location, placed on the back half of the lot. All recreational equipment must be neatly maintained and is subject to the following conditions:
 - A. Basketball equipment/stands may be placed behind the parking pad secured in a ground sleeve or may be placed at the street side face of the Resident's garage. Portable stands must be at the head of the driveway at all times.
 - B. Wading pool may be permitted not to exceed 5' diameter and may be placed on the grass area not to exceed 12 hours. Pools must be properly stored and empty when not in use.
 - C. Bicycles, tricycles and outdoor toys must be neatly stored. They may not be stored under the deck without proper screening.
 - D. Self-propelled ride on toys may not be operated on any public access street within the community.
 - E. Owner is not responsible for any personal injuries.

L. Subletting

1. The Resident may not sublet or assign the lease on the lot to anyone without prior permission from Community Manager. Overnight visitors staying more than seven (7) days/nights must be approved by Community Manager in writing. All regular Residents of the home must be properly registered.

M. Pets

1. No animals, such as, livestock, exotic pets, equine or poultry of any kind shall be raised, bred or kept on any lot within the community. Dogs, cats or other domestic household pets may be permitted.
2. Only two pets will be allowed per household, unless approved otherwise in writing by Community Manager.
3. Specific dog breeds WILL NOT BE permitted in Community: PIT BULL, ROTTWEILER, DOBERMAN, CHOW CHOW, or AKITA.
4. All pets must be shown to and approved by Community Manager in writing.
5. Pets will not be allowed to run loose or to be tied outside unattended to anything including the home or deck. This rule includes inside a fenced area.
6. Pets are to be kept inside or walked with a leash attached to the Resident. Any dropping from the pet must be immediately picked up and disposed of whether on or off leased lot.
7. Any license, immunization certificates or other requirements is the pet Resident's responsibility.

N. Vehicle and Traffic Regulations

1. The speed limit for all vehicles within the Community is 10 mph.
2. Residents are required to provide adequate off-street parking for all the vehicles in community.
3. Daytime parking is permitted on one side of the street only as posted. Overnight parking is not allowed on the community streets. **Actively- Attended** (3-hour limit) evening parking is permitted for guest/visitor on one side of the street only as posted. Do not park in another lot's parking space without permission.
4. Damaged and legally non-operable or unlicensed vehicles are not permitted within the community.
5. Vehicle repairs and maintenance are not to be performed within the community. This restriction includes oil changes.

6. No vehicles over ¾ ton are to be kept in the community. Larger vehicles and commercial trucks are to be parked outside the community.
7. Motorcycles must be regulated to minimize disturbance. Racing such vehicle in the community is prohibited. On leaving or returning to the residence, please hold noise to a minimum, and obey the 10-mph speed limit. Snowmobiles may not be operated in the community.
8. Unauthorized motorized vehicles or recreational vehicles will not be permitted on any adjacent vacant land of Owner, Gillette Fund 7 MHP, LLC.
9. Boats, jet skis, campers, motor homes, trailers or other such recreational equipment will not be allowed to be parked on any lot in the community, in front of the home, on the vehicle-parking pad or on the lawns. Such parking will be allowed on the parking pad or in the street in front of the home, for short attended active periods up to 4 (daylight) hours for on or off loading only. All such equipment must be stored off site. A separate storage lot may be available for RV's and other equipment. A separate lease agreement will be required to utilize the storage lot area when available.
10. Any vehicles in violation of condition, licensing or parking, as above mentioned, may be towed without further notice at the vehicles owner's expense.

O. Clotheslines

1. Only two types of clotheslines shall be permitted in the community, listed below. The reason for this rule is to improve the appearance of the Community and to reduce the possibility of injury to authorized or unauthorized people walking through the Community. Installation must be approved.
 - a. The umbrella type clothesline, which stands in a sunken pipe and can be removed easily.
 - b. Retractable clotheslines that can be attached to the side of the house or garage and attached to a post before use. After use, the lines are to be rolled up.

P. Peddling, Soliciting and Commercial Business

1. Peddling, soliciting, or distribution of any type of product or service, without written permission from the Community Manager, is prohibited, unless otherwise required by law.
2. Commercial business, including but not limited to **DAYCARE**, that generates traffic, will not be permitted.

Q. Liability

1. The Community Manager or the Owner of the community are not responsible for losses due to theft, fire, accident or any other cause on Community property or in Community premises.

R. Individual Spaces/Lots

1. The Resident shall maintain individual spaces/lots in an orderly fashion, neat, clean and free of litter. The outside storage of appliances, spent furniture, furniture not designed for outdoor use, any loose auto parts, lumber, cardboard boxes or any container that collects standing water, such as cans, tires, buckets and yard fountains is strictly prohibited. Grass must be adequately watered and trimmed. Any desired landscaping requires the written approval of the Community Manager. This includes trees, shrubs, gardens, etc. Residents shall be responsible for mowing, trimming, watering, fertilizing, weed control and the general maintenance of their lawns, shrubs, trees and timely snow removal from sidewalks. See paragraph 10 of the Lot Lease Agreement for details if Resident fails to correct violation of Lot Maintenance.
2. Change in space arrangement, size, additions or attachments to the exterior of the home or lot are to be approved in advance in writing by Community Manager.
3. No individual TV or radio antennas will be allowed without prior written permission from the Community Manager. 18" satellite dishes will be allowed however their location and installation is subject to Community Manager approval. **DO NOT DIG WITHOUT WRITTEN APPROVAL.**

S. Unlawful Acts

1. Residents shall refrain at all times from any use of the lot or of their home which violates any law or ordinance of the state or city, or which in the opinion of Community Manager affronts the individual dignity or the common morality of the neighborhood.

2. It is the purpose and intent of this residential community to assure freedom from drunkenness, immoral practices, abusive behavior, the sale or use of illegal drugs or any excessive noise causing disturbances within the community.
3. Disturbing noises caused by loud radios, stereos, motorcycles, no muffler cars or televisions will not be tolerated at any time.
4. Discharge of any projectile from a firearm, BB gun, pellet gun, bow, slingshot or any other method is strictly prohibited within the Community and on any adjacent vacant land of Owner.

T. Air Conditioners

1. Only central air conditioners will be allowed. No window type air conditioners or swamp coolers will be permitted.

U. General Maintenance

1. All homes, outside buildings and lots shall be attractively maintained, painted and in good repair. Community Manager must approve all exterior colors for painted surfaces. Earth tone colors only.
2. Any damage to a home, lot or any other structure on the lot caused by any reason must be repaired within a reasonable time (30 days) not to exceed (60 days) for a major storm or fire damage. Residents are responsible for any damage to Community Property.
3. All sidewalks and parking pad areas must be properly maintained. This includes edging the curb, driveway and sidewalk areas to prevent overgrowth, weed control within and cracks, snow or ice removal within 48 hours of occurrence and proper cleanup of oil, dirt or other spills as required. Ice melt must only be Potassium Chloride type, which is safe for concrete and landscape areas. Rock salt, Sodium Chloride type or Water softener pellets must never be used as ice melt.
4. All garbage must be kept in clean approved containers and properly stored in a low visibility area such as behind the deck or as may be designated by Community Manager. Regular storage of garbage containers is not permitted at curbside or in the front yard of any home. All garbage must be placed at the curb for regular weekly pickup.
5. No signs other than addresses and personal names may be displayed on the home or on the lease lot. The Community Manager will assign the address number and install the actual house numbers for each home.

V. Rummage Sales

1. No individual rummage sales are permitted in the community.

W. Resident Update

1. Any changes in the Resident's household status, including family members, vehicles, pets, home loan, bank name, phone number and place of employment, must be reported to Community Manager within 30 days of change, annually or as requested.

X. Language Interpretation

1. It is the Resident's responsibility to engage the service of a competent interpreter for communication or document review, if required. All Community communications are in English.