



Royal Palms MHP, LLC

RULES & REGULATIONS

The following Rules and Regulations for Royal Palms MHP at 5140 Carolina Beach Rd., Wilmington, North Carolina, as set forth by Royal Palms MHP, LLC.

The purpose of these Rules and Regulations is to provide the home owners and their families with a pleasant, wholesome environment in which to live. Adherence to these rules and regulations will also help assure other Park residents of the same peace and tranquility.

These rules and regulations are to be effective from this day forward and until such time as they may be amended. Any future amendments will be provided to the home owners in writing and will allow sufficient time for compliance.

All previous statements of rules and regulations or policy are null and void.

I. REGISTRATION, OCCUPANCY, RENT, SECURITY DEPOSIT

- a. All homes in Royal Palms MHP must be duly registered and accepted by the Park management prior to move in a home in, or in the case of a pre-owned home, prior to the prospective sale.
- b. All prospective tenants must complete an application form available from the park manager. No individual will be permitted to move in to the park without management approval.
- c. Home occupancy requirements are as follows:
 - 1 bedroom home: No more than 2 occupants
 - 2 bedrooms home: No more than 4 occupants
 - 3 bedrooms home: No more than 6 occupants
- d. Lot rent is due and payable on the first day of each month. Payments should be delivered or dropped at the park office. Any payments RECEIVED after the fifth of the month will be assessed a \$15.00 late charge. Any check returned for insufficient funds will be assessed a \$25.00 fee.
- e. Each tenant is required to pay a security deposit, equal to one month's rent, and is payable prior to occupancy. Security deposits are held in an account at M & T Bank, Rochester, NY. Security deposits held by management will be refunded only after all the following conditions have been satisfied: 1) 30 days notice of intent to vacate is given to Park management, 2) mobile home is removed from lot, 3) lot is left in neat and good condition.
If an existing home is sold, the security deposit will not be refunded until the prospective tenant has been approved, the home is sold, and their security deposit and first month's rent have been paid.
- f. If rental payment plus late fees are not received by the 11th day of the month, the Tenant's account will be taken to court to start the eviction process. The Tenant will be responsible for a one hundred dollar (\$100.00) administrative fee, plus all court, sheriff and legal fees associated with this process.



Royal Palms MHP, LLC

II. OCCUPANTS – VISITORS

- a. The names of all occupants of each home must be listed on the Registration Form signed at initial occupancy. The Park Office must be notified of any changes.
- b. The ages of all occupants under the age of 18 years must also be listed on the Registration Form.
- c. Occupants of the home who are not listed will be considered visitors.
- d. Visitors are allowed on a temporary basis, long term visitors must be registered at the Park Office by the home owner.
- e. Visitors are expected to comply with the Park Rules and Regulations.
- f. Management may, at its own discretion, limit the number of visitors at any given time or limit the length of stay.
- g. Visitors who do not abide by the rules and regulations set forth here may be required to leave the Park at once.

III. SUBLETTING

Subletting of the Mobile Home is not permitted in the Park.

IV. SALE OF MOBILE HOME

In the event Tenant wishes to sell the mobile home, tenant must give park management twenty (20) days notice, in writing, of intent to sell. If the home is to remain in the park, Tenant must submit to park management the name of the prospective purchaser(s) so that park management may exercise its right to approve or disapprove of the new Tenant. If park management disapproves the new Tenant, it will do so in writing, stating the reasons why.

Owners of manufactured homes in Royal Palms MHP have the right to sell their home provided that:

- a. The present home owner is current on lot rents due to Royal Palms MHP, LLC BEFORE the home can be removed, all rents and other charges must be paid in full. There will be no refunds allowed for any unused time during the month of removal.
- b. Prospective buyers are fully advised that Royal Palms MHP management must approve their application to lease, BEFORE the sale is consummated.
In the event the prospective buyer intends to remove the home from Royal Palms MHP both the buyer and the seller must meet with the management before the sale is finalized. The seller assumes all responsibility for the orderly removal of the home and guarantees his/her intentions to pay for any and all damages which may result from such a departure including but not limited to damage to roads, signs, shrubs, service connections, etc.
The seller also assumes all responsibility for the complete removal of any debris resulting from the home being taken from the Park.



Royal Palms MHP, LLC

- c. Prospective buyers of a pre-owned home in Royal Palms MHP once approved, must sign a Registration Form and acknowledge receipt of and a willingness to comply with the rules and regulations.
- d. Home owners may employ the service of any Licensed Real Estate Agent to assist in selling the home. Real Estate agents planning to offer a home for sale in Royal Palms MHP must:
 - 1. Contact the Park Office BEFORE beginning any sales activity.
 - 2. Abide by all Royal Palms MHP, LLC rules and regulations and accept the responsibility of conveying these to any and all prospective buyers.
 - 3. Limit the use of For Sale signs to one, placed either on the front of the lawn or the front of the mobile home.
 - 4. Failure of the Real Estate Agent to contact the Park Office prior to attempting to sell the home will be interpreted to mean that once sold, the home will be removed from Royal Palms MHP within 30 days.

V. CARE OF GROUNDS

Lot Maintenance:

Home owners are responsible for the upkeep of their individual home sites.

- a. In order to keep up the Park standards, all superfluous materials must be removed or stored out of sight.
- b. Firewood must be stacked behind the house.
- c. Play gyms, toys, etc., kiddie pools must be kept in an orderly manner preferably behind or to the side of the home and should be emptied each night.
- d. Lawns: All lawns including any ditch area must be mowed and trimmed at least once a week during the high growing season. At other times, lawns and ditches must be kept mowed to an attractive height also. Failure to mow and trim will be cause for Royal Palms MHP employees to do it, there is a \$40.00 fee each time it is mowed and a \$40.00 fee each time is trimmed. This will be billed to the homeowner, payable each month when the lot rent is due.
 - 1. Home owners are expected to rake and dispose of heavy leaf accumulation in the fall of the year.
 - 2. Ornamental shrubberies and trees beyond what may have been provided with the home are permitted. Large trees which may have died must not be cut down until adequate safety measures have been taken AND Royal Palms management has granted its permission.
 - 3. Under ordinary circumstances there should be no need to dig holes in lawns. Should this inadvertently happen, the home owner is responsible for filling the hole and reseeding the lawn.
 - 4. Flower and vegetable gardens are permitted so long as the size of such gardens does not exceed reasonable residential limits. (If there is a question, seek management's permission before digging).



Royal Palms MHP, LLC

5. Dumpsters are provided for tenant's household trash. Please do not keep trash on your lot. Any trash other than household trash and yard trimmings should be taken off the property by the tenant to the proper site for disposal. We do not want a health problem such as rabies to appear in our park.

- e. Vacant Lots: These are not to be disturbed. The dumping of grass, clippings, leaves and other green material is strictly forbidden as is dumping of any other debris.

- f. Clotheslines: The umbrella type (folding) clothes lines are the only lines permitted. These should be placed behind the home and kept folded when not in use.

- g. Swimming Pools: Are NOT permitted in Royal Palms MHP except for children's temporary pools which not exceed 18" in depth.

- h. Trampolines: Are NOT permitted in Royal Palms MHP. This is because of the insurance liability due to an accident related to the use of a trampoline.

- i. Signs: Are not permitted anywhere on the home site, except a "For Sale" sign, as specified in Section IV, d (3).

- j. Home Site Inspections: Royal Palms MHP management reserves the right to inspect any site or the extension of any home during daylight hours to confirm compliance with rules and regulations. Should the site be out of compliance, Royal Palms MHP may at its own discretion perform the necessary service and bill the home owner.

- k. Satellite Dishes: Satellite dishes are allowed only if directly mounted on the mobile home. No Free-standing dishes are allowed.

- l. Basketball hoops are prohibited on the streets of the park. If a Tenant wishes to have a basketball hoop, it must be located on the Tenant's driveway, and it must NOT point to the street. Basketball hoops placed on the streets, or facing the streets are subject to removal and disposal by park management. Tenant who owns the basketball hoop will be held responsible for any damage to homes or vehicles, caused by the usage of these.

VI. UTILITIES

- a. Water Lines: Plumbing must be left in good repair to avoid creating health hazards and to avoid unnecessary water waste. Leaky faucets, running toilets, or malfunctioning faucets must be repaired as quickly as possible by the home owner. Other water leaks outside of the home not caused by the home owners neglect or abuse will be repaired by Royal Palms MHP's expense. Royal Palms MHP management reserves the right to monitor water usage at each home. In the event that minor leaks are detected, the home owner will be duly notified and allowed a reasonable time to make necessary repairs. If major leaks are discovered, Royal Palms MHP reserves the right to shut off the water supply to the home until the problem is solved.

- b. Water Line Freezing: Each home owner is responsible for providing adequate protection from freezing of the water lines beneath his/her home. Most homes are equipped with thermostatically controlled heat tapes. It is important that these tapes be checked for efficiency periodically



Royal Palms MHP, LLC

especially before and during the winter season. Pipe freeze up and heat tape repair can be quite costly and are the sole responsibility of the home owner.

- c. **Sewer System:** The sewer system at Royal Palms MHP can process normal sewage, but cannot accept sanitary napkins, paper towels, disposable diapers, etc. Flushing garbage, fat or other non-soluble substances in the toilet or in any drain is strictly forbidden. These and similar practices can cause serious backup and clogging which would threaten the well being of all residents. Modern detection methods do reveal the source of sewer problems, right down to the individual home involved.
Home owners who are responsible for sewer problems because of a failure to adhere to the above named requirements will be subject to all costs necessary to repair or replace the affected portion of sewer pipes. Please report any clogged or disconnected sewer lines to Royal Palms MHP management at once. Royal Palms MHP assumes the responsibility for the repair of any water or sewer line which may be faulty below ground level unless such a problem has developed because of home owner (family and guests) negligence.
- d. **Fuel Tanks:** Heating oil, propane and other fuel tanks shall be installed in accordance with applicable state and local codes and, in any case, shall be installed a minimum of five feet (5') horizontal distance from the furnace and shall be installed in the rear of the home. A lot shall have a single tank which is designed for use as a home heating fuel tank. Converted 55 gallon oil drums are strictly forbidden.
- e. **Electrical Services:** Home owners should know how to shut off electrical service to their homes from inside and outside the home in case of an emergency. Attaching any device or wires to the electrical entry is extremely dangerous and is strictly forbidden. Any repairs which may become necessary to the meter box, wiring from the meter box to the home or inside the home are the home owner's responsibility. Any and all repairs, replacements or additions to the home's electrical system must be performed by a licensed electrician in compliance with all applicable state and local codes. Home owners are advised to take all necessary precautions before and during an electrical storm for the safety of the residents and to protect electrical equipment such as TV sets, sound systems, microwave ovens, etc.

VII. PETS

- a. **Dogs:** One dog, 25 pounds or less, per household is allowed in Royal Palms MHP. The dog, when not in home, must be on a leash, NOT tied outside. ALL DOGS MUST BE PRE-APPROVED AND REGISTERED ON THE REGISTRATION FORM. All dogs must be licensed and have a current rabies shot. Dogs cannot be allowed to roam free. Dogs can be walked so long as they are on a leash. The person walking the dog must pick up any dropping the dog makes. Dogs cannot be allowed to bark or howl at will. Any dog found running free will be considered a stray, and subject to being picked up by the Dog Warden. Any dog left in the heat of summer or cold of winter without proper cover will also be turned over the Dog Warden. NO DOG PENS ARE ALLOWED!
- b. **Cats:** HOUSEHOLD CATS ONLY are permitted at Royal Palms MHP. One cat per household is allowed. Cats which roam from the owner's property habitually will be considered strays and will be subject to being picked up by the SPCA.
- c. **Other House Pets:** Other house pets which do not disturb other residents such as tropical fish or goldfish, caged birds, etc. are allowed with previous management approval.



Royal Palms MHP, LLC

- d. Recourse for Troubling Animals: Residents who are experiencing disturbances because of animals and who have been unsuccessful in getting the problems solved by peacefully seeking the pet owner's cooperation should contact the Park Office or the Animal Control officer directly.

VIII. MOTOR AND NO MOTOR VEHICLES

All residents, occupants, and guests are required to abide by all parking regulations established by management, as well as local police and fire department. Failure to comply will result in towing your vehicle at your expense (there will be no exceptions).

- a. Unregistered or uninspected motor vehicles of any size or type are not permitted in Royal Palms MHP. Residents with an uninspected or unregistered vehicle will be given a three day notice. At the end of three days Royal Palms MHP will have the vehicle towed away, at the home owner's expense.
- b. No motor vehicles includes: boats that are on a trailer, trailers, utility trailers, campers, etc.
- c. Each home is limited to two registered vehicles in drivable condition. They both must be registered on the lease form.
- d. Driveways can't be modified, expanded or added to by bricks, stones, blocks or any kind of materials by residents at any time. This will constitute a violation of the rules and regulations and your lease agreement can be terminated.
- e. Motor and no motor vehicles must be parked on the owner's driveway. No vehicles of any kind may be at any time parked on the grass, walks, streets or other lots' parking spaces (even if the lot or house is vacant).
- f. There are 7 parking spaces in front of the playground and swimming pool areas that have been designated for "visitors only".
- g. Guests may park at designated spaces in the Park if available. Under no circumstances may a vehicle be parked on the streets.
- h. All motor vehicles are required to have mufflers to eliminate loud noises.
- i. Tenants are not allowed to use the parking as outdoor repair garages. Changing of oil, tune-ups, and other engine work on the premises at Royal Palms MHP is expressly prohibited.
- j. Inoperable Vehicles: Parking any vehicle on the premises without current license or in an inoperable condition is expressly prohibited and will be towed at the vehicle owner's expense.
- k. All-terrain Vehicles may be owned by residents but may not be driven in the Park except to enter and depart.
- l. Motorcycles – Motorbikes: Those which are registered for highway use are allowed in the Park but must be driven by a licensed driver in a safe and responsible manner that minimizes noise. These vehicles are restricted to driving only directly to and from the owner's home.



Royal Palms MHP, LLC

- m. **Speed Limits:** For the safety of all residents and visitors to Royal Palms MHP, the Park speed limit is 15 MPH. THIS SPEED LIMIT IS STRICTLY ENFORCED AND EXCEEDING THE SPEED LIMIT MAY BE GROUNDS FOR EVICTION. Residents are responsible for their own observance of the speed limit and also for all members of their family and guests. Residents have an obligation to report speeding to the Office as it occurs. It is helpful to Royal Palm's management to have as much information on the violator and his/her vehicle as can be observed.
- n. **Damages:** Caused to any Royal Palms MHP or tenants premises by leaking gasoline, oil, etc. or by a vehicular mishap are the responsibility of the resident causing such damage and must be paid for accordingly.
- o. **Delivery Vehicles:** Royal Palms MHP management specifically reserves the right to restrict the operation of all delivery vehicles or other vehicular traffic within the Park. In the interest of safety and to preserve grounds and roadways, vehicles which do not strictly adhere to speed limits and other regulations of the Park will be barred from entering.
- p. **Mail boxes parking:** There are three (3) parking spaces in front of the mail boxes that can be used to pick up residents' mail, when conducting business with the office and to park their cars ONLY from 6:00 PM to 7:00 AM, Monday through Sunday including holidays. ONLY 3 CARS ALLOWED. TOWING WILL BE ENFORCED.
- q. **Additional parking lot:** The management of Royal Palms MHP has opened a parking lot beside the office for residents who have any additional motor or no motor vehicles and who need extra parking space. Residents need to contact the manager to fill out a form, pay the current monthly fee and get a sticker for the vehicle. All vehicles parking on this lot have to display the Royal Palms MHP parking sticker at all times and also comply with all the rules and regulations specified above, otherwise they will be towed at the owner's expense. No dumping allowed in the parking lot, violators will be prosecuted. Management is not responsible for any loss on any vehicle parked inside the parking lot.

IX. SWIMMING POOL

- a. Swim at your own risk. All persons use the pool and/or pool area at their own risk, as the Management does not assume responsibility for any accident for injury in connection with such use. NO LIFEGUARD ON DUTY!
- b. NO GLASS OF ANY KIND is allowed in the pool area.
- c. Summer operating hours are Monday thru Friday from 11:00 am to 7:00 pm, Saturday and Sunday from 10:00 am to 6:00 pm. The pool may be used only during normal operating hours.
- d. The residents and their guests agree with the management and /or owners for and in consideration of the use of the pool as an added facility and make no claims against the management and /or owners for any loss or damage of life, limb, or property.
- e. There is a \$20.00 refundable deposit for pool passes (per home). All registered tenants of that home will be issued individual passes at the office only, Monday thru Friday during normal business hours. Passes must be turned in at the end of the season for a refund. If you lose your pass, you will be charged \$3.00 for a new one. Deposits will be forfeited if passes are not turned in by November 1st. Pool passes must be displayed by each adult and child when in the pool



Royal Palms MHP, LLC

area. You must leave the pool if you do not have a pool pass. You must show pass and verify name and lot number upon request. Guests of our tenants must purchase a pool pass at the office only, Monday thru Friday during normal business hours for \$3.00 per guest, per day. Each household will be allowed four guests at any one time if, in the opinion of the management, there is sufficient room in the pool at the time of the request. Residents must accompany guests at all times. Management reserves the right to limit or discontinue issuing of guest passes at its sole discretion. Residents are responsible for all actions of their guests. The cost of damages will be charged to the responsible party.

- f. All bathers must shower before entering the pool. Dressing must be done at home. Diapers may not be worn in pool. Proper swimwear is required. No cutoffs or thongs allowed, shirts must not be worn in the pool.
- g. Greaseless suntan lotion must be used instead of oil types.
- h. The pool may be closed at any time due to either a mechanical breakdown, weather conditions or any operational difficulty at the discretion of the manager. Prior notification of pool closing will not be given.
- i. Persons age 14 years and under may use the pool only if accompanied by a responsible adult of 21 years of age or older. If the accompanying adult is not the parent, he or she must have written approval from the parent.
- j. Surfboards, inflatable mats, etc are prohibited from the pool area. No wheeled vehicles are permitted in the pool area at any time.
- k. No diving, running, jumping, pushing, yelling, wrestling, horseplay, ball playing or causing undue disturbances in or around pool area will be tolerated. Loud music, abusive language, vulgarity, profanity, disrespectful conduct towards the pool monitors will not be tolerated. NO EXCEPTIONS.
- l. Pets will not be allowed in the pool area.
- m. Admission shall be refused to anyone with skin abrasions, cold, cough, inflamed eye infections or those persons wearing bandages.
- n. No alcoholic beverages allowed at the pool. No intoxicated person shall be allowed at the pool.
- o. All trash, cigarette butts, matches, etc. must be put in the container placed by pool area. Any person throwing rocks or trash in the pool will lose their passes.
- p. No food is allowed in the pool area.
- q. Anyone climbing the fences or vandalizing the area will be arrested and prosecuted.
- r. Any person, resident or guest, may be barred from the pool area at the discretion of Management, for violations of rules and regulations, which constitute a hazard to others or a danger to the property. DEPOSIT AND PRIVILEGES WILL BE REVOKED IF YOU BREAK ANY OF THESE RULES.
- s. No smoking at swimming pool and playground areas.



Royal Palms MHP, LLC

X. HOME OCCUPATIONS – BUSINESSES

- a. While Royal Palms MHP is designed primarily as a residential community and business enterprises are not allowed, certain non-troublesome business activities may be permitted. Management reserves the right to approve or deny permission to conduct such businesses in home. Management's approval to conduct any business from home in Royal Palms MHP must be given BEFORE any venture is started. All home business activity must be registered with Royal Palms MHP office.
- b. Babysitting and Childcare: Babysitting or day care of children who are not residents of Royal Palms MHP is prohibited without prior permission of management which reserves the rights at its own discretion to grant or deny such permission.

XI. CONDUCT OF RESIDENTS

- a. Compliance with Laws: Homeowners, their household members, and guests, are expected to comply with all local, state and federal laws. The owner of the home is responsible for the conduct of any co-tenants or guests. Non-compliance of the rules and regulations by tenants, co-tenants or guests is grounds for eviction from the park.
- b. Noise: Loud parties, loud musical instruments, radios, TVs or any other offensive noise is prohibited. Noises of any kind within the Park which in any way disturb the peace and tranquility of the residents, is strictly forbidden.
- c. Alcoholic Beverages: Consumption of alcohol inside a resident's home is a personal matter and will be unabridged unless such drinking results in the disruption of the peace and tranquility of any Park resident. Consumption of alcoholic beverages elsewhere in the Park is strictly prohibited.
- d. Disorderly Conduct: Such as shouting, fighting, etc. will be reported to the New Hanover Sheriff immediately.
- e. Children: Children are not allowed to play on Park roads, near any service facility, mail box stations, etc. Children must be restrained from playing on other resident's property unless they have specific permission to do so from the affected home owner. Parents and guardians will be held responsible for any acts of vandalism as well as for the behavior of their children. Residents whose children's behavior are not monitored and affect other residents will face eviction.
- f. 10:00 PM Curfew: Anyone under the age of 18 is not allowed on the streets or outside the home after 10:00 PM, unless accompanied by a parent or a legal guardian.
- g. Firearms: Firearms of any kind may not be carried or fired in the Park. All firearms must be kept unloaded at all times.
- h. Property: Residents are responsible for their own property whether on their own lot or elsewhere in the Park. Management assumes no responsibility for lost, stolen, or damaged property of residents. If a resident, his/her household members, or a guest is responsible for damage to the Park or another homeowner's property, by any means, the resident causing the damage will be held responsible for the costs necessary to repair or replace the property damaged. Such costs will be payable within ten (10) days after demand to the Royal Palms MHP Office.



Royal Palms MHP, LLC

XII. CONDITION OF HOMES IN THE PARK

This section of the rules is designed to ensure the safety of residents of the Park. The safety and condition of your home is important to your neighbors. The following standards are applicable at all times to all homes in the Park. These rules will be invoked whenever management has a reason to believe that an unsafe condition may exist. In order to ensure that homes have been maintained in a safe condition and that any additions and alterations are safe for human occupancy, the owner must certify that the home and any additions or alterations meet these standards. Management may inspect the home to determine if these standards are being met. Owners of homes which fail to meet the standards contained herein will be given reasonable opportunity to correct any deficiencies in order to meet the standards. If the home is not brought up to these standards, management may require that the home be removed from the Park. Royal Palms MHP management takes no responsibility for the safety of any home or of its occupants nor do we certify that a home has met these standards.

- a. Exterior Coating or Siding: The original or replacement siding must be in a safe and secure condition, without holes, rust or substantial dents, scrapes, patching or fading.
- b. Windows – Doors: Windows, storm windows, SCREENS AND EXTERIOR DOORS MUST BE FULLY OPERABLE AND MUST NOT BE IN A DETERIORATED CONDITION. There must be at least one (1) egress window or door in each bedroom. Each such window shall have a minimum clear opening of at least five (5) square feet, the smallest dimension of which shall not be less than twenty two (22) inches, and the bottom of which shall be not more than thirty six (36) inches from the floor. There shall be at least two exterior doors in the home, and each shall have an exterior light adjacent to it and stairs.
- c. Plumbing, Heating and Electrical Systems: The plumbing system must be properly functioning with no leaks and must be designed and installed to accommodate the pressure of the water supply system to which it is attached. Any additions or alterations to the original factory installed plumbing system must be of durable material, free from defective workmanship and so designed and constructed as to perform satisfactorily with reasonable life expectancy. The component parts of the heating system, specially the stack, tank-to-burner connections, flu, chimney and heat compartment, must be fully and safely operable. Any additions or alterations to the original, factory installed heating system must be of durable material and free from defective workmanship. They must be designed, constructed and installed in a manner appropriate to their use. The location, installation, and condition of fuel tanks must comply with the applicable local and state standards. All wood stove installations including stove, flu pipe and chimney, must be inspected by a local or state fire official and be certified to management by such official in writing as being in compliance with applicable state and local safety standards. The electrical service and wiring must be in accordance with specifications of the edition of the National Electrical Code in effect at the date of manufacture of the home, if built on or after June 15, 1976, to the specifications of HUD Code in effect at the date of the manufacture of home. There must be no electrical shortages, or other unsafe conditions, and any aluminum wiring must be installed in accordance with present standards of the National Electric Code, or for homes built on or after June 15, 1976, to the HUD Code. All fixtures must be safe and suitable for which they are used. The service entrance must be adequate for the electrical load imposed by the manufactured home and for any additions, given its number of occupants and the type and number of electrical appliances. Management, in its sole discretion, may require the home owner or occupant to obtain written certification from an appropriately licensed tradesperson that the plumbing, heating and electrical systems are safe and fully operable, and meet or exceed all applicable state or local standards.



Royal Palms MHP, LLC

All permits and inspections must be obtained from New Hanover County. These include Building, Electrical and Mechanical permits. See New Tenant sheets.

- c. Skirting Requirements: Skirting is required around all homes. Skirting must not display any deterioration and must enclose the area between the home and the ground. If the skirting is replaced on existing homes, the new skirting must be approved by the management. Skirting shall be installed in accordance with the manufacturer's installation instructions. It shall be secured as necessary, to assure stability, to minimize vibrations, to minimize susceptibility to wind damage, and to compensate for possible frost heave.
- d. Steps, Handrails, Porches, Decks, Windbreaks or Other Additions: All must be constructed in accordance with applicable local building codes. Prior to construction, the homeowner must consult with management and must receive written approval from management of the design, color, materials, and location of said construction. Existing steps, handrails, porches, decks, windbreaks or other additions to the home and exterior structure, and storage sheds must not be in a deteriorated state or condition, and must be properly constructed and safe for all proper purposes. Storage sheds may not exceed 10x12 feet, must be painted or stained, and their height may not exceed that of the home on the same lot. Only one storage shed is permitted on one lot. In no case may particle board, chip board, tar paper or plastic be used as an exterior finish or cover to any home or accessory structure. Metal sheds that rust are not acceptable. Texture III is acceptable as is vinyl siding.
Decks may be any color of the person's choice but should try to blend into the home and neighborhood, usually natural, redwood, cream, white or color of home. Loud and exotic colors are not to be used. Plans for decks must be submitted to the manager's office for approval. Then, a permit must be obtained.
- e. Smoke Detectors: All homes in the park must have at least two (2) smoke detectors installed on or near the ceiling areas within or giving access to each bedroom. The make and model of the smoke detector must be one which has been approved by the State Fire Marshall and is UL (Under Laboratory) listed.
- f. Other Aspects of the Structural Safety or Soundness of the Home: The manufactured home must be mechanically sound and structurally safe. There must be no weakness or defects in the manufactured home affecting the health or safety, or the potential health or safety of its occupants and their guests.

XIII. ENFORCEMENT OF GUIDELINES

- a. Enforcement of the guidelines is a major part of the Park Manager's duties and obligations to all residents. Ignorance of the guidelines is not acceptable as an excuse for violation. Each resident is entitled to two warnings from the Park Manager for an infraction of any guideline. The first warning may be either a telephone call and/or a form letter to the resident indicating which guideline has been violated. The second and usually final warning shall be in writing. If the infraction is not corrected or if the violation is repeated, the resident's lease will be terminated for cause. Management is the sole judge of the existence of such action. If at any time, you do not understand or find it difficult to read or understand these guidelines, management shall interpret or read these guidelines to you.
- b. Any complaints regarding park conditions, infrastructure, health, safety, or a complaint that one resident has with another must be given at the office, in writing. All complaints are held in



Royal Palms MHP, LLC

confidence! Emergencies are at all times to be reported to the site office and park emergency number immediately. Residents are to call 911 for fire or medical emergencies. Park staff cannot respond to medical emergencies.

- c. Should any or part of these guidelines or provisions of these guidelines be invalid under an ordinance of the Town, State or Federal law, such invalidity shall not invalidate the entire guidelines, but shall be construed as if not containing the particular word, phrase, provisions or performance held to be invalid, and all other rights and obligations of the parties hereto shall be enforced accordingly.
- d. These guidelines are only a small part of the lifestyle at Royal Palms MHP. They set the tone for mutual respect and understanding of others, which makes our community a good place to live. Our facilities, location and professional management provide a sound basis for happy living. We want you to enjoy living here!