

## **COMMUNITY RULES AND REGULATIONS**

**PREFACE:** Management of your community offers equal housing opportunities. We do business in accordance with federal fair housing laws and will not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin in the sale or lease of housing or residential lots; advertising the sale or lease of housing; financing of housing; or in providing real estate brokerage services.

The following rules and regulations are intended to make Dover Glen a desirable, pleasant and attractive community for its residents. These rules and regulations are also intended to protect the rights and privileges and the peace, health, safety, and welfare of all homeowners and residents. All rules are strictly enforced by management.

Management reserves the right to terminate any lease agreement of any homeowner who disregards or violates any of the following rules and regulations.

**EFFECTIVE OCTOBER 1, 1998 (FIRST REVISION 11/2002, SECOND REVISION 03/2013)**

### **I. MANAGEMENT:**

Dover Glen is located at 14900 County Rd H, Lot 1, Wauseon, Ohio 43567. Our phone number is 419-335-4059. Office hours are Monday thru Saturday 12 PM to 4 PM.

### **II. LAND LEASE:**

1. Lease shall be payable in advance on the first (1<sup>st</sup>) day of each calendar month. Lease amount shall be prorated for the first month.
2. A security deposit equal to one month's rent is required prior to occupancy. The deposit will be returned upon termination of the rental agreement, subject to the premises being left in good repair and condition, and all rents and expenses current. The resident will provide to management a self-addressed, stamped envelope for return.
3. Lease amount shall be deposited in the drop box designated (if provided) for lease payment or mailed to Dover Glen, 14900 County Rd H Lot 1, Wauseon, Ohio 43567.
4. A charge of twenty-five dollars (\$25.00) will be added as a late charge for any lease payment not received by the fifth (5<sup>th</sup>) of the month. Any account on which there is an outstanding balance will incur a twenty-five dollar (\$25.00) monthly late charge.

5. All lease payments should be made by check or money order and payable to DOVER GLEN. Lease payments made by direct deposit will qualify for reduced lot rent.

### **III. OCCUPANCY:**

1. All occupants of a home shall be approved prior to commencing occupancy. An application fee of twenty-five dollars (\$25.00) shall be charged to residents moving into the community to cover the cost of credit and background checks. State law requires that all occupants of the home be registered with community management.

Application standards of the community prohibit the residency approval of persons convicted of criminal felony and this extends to people who occupy the home of an approved resident. Residents are expected to conduct themselves in a manner that does not violate the law or rules of the public health council, the Ohio manufactured Home Commission or local regulations. Persons convicted of a felony after their residency has commenced may have their residency terminated should that felony be of a violent nature or an aggression against minors. (See page 12, section XII, E & F)

2. There may be only one person as the owner of the manufactured home except in the situation of a husband and wife. One of the owners of the manufactured home must occupy the manufactured home. All residents must be registered with management. Approval must be given prior to residing in the community.

3. Persons, other than homeowners, who may be occupants, are homeowner's spouse, parents, children and grandchildren of the homeowner. Any other persons occupying the home must have specific management approval. No manufactured home shall be occupied by more than two persons per bedroom in said home. Bedrooms shall be defined as a room intended to be a bedroom at the time of construction by the manufacturer. (See page 12, section XII, E & F)

4. No homeowner shall sublease nor may he or she permit anyone to occupy the manufactured home while the homeowner is not occupying the manufactured home. (See page 12, section XII, E & F)

Community management may lease manufactured homes it owns or leases on community lots. In this case, the resident need not be an owner.

Lots are non-transferable. A home may be requested to be removed from Dover Glen unless the new owners are approved and a lease signed.

5. Community management requires that a copy of the title to the home be on file with management. A twenty-five dollar (\$25.00) title deposit may be charged, and is refundable when a copy of the title is produced showing the home is titled in the new

resident's name. Failure to present a copy of the title may be grounds for the termination of residency. (See page 12, section XII, E & F)

6. A resident who is absent from the premises for thirty (30) or more consecutive days without first notifying community management and who is in default of rent, will be considered to have abandoned the property and management, at its sole option, may dispose of the property and all remaining personal property as provided by law.

A resident who is absent from the premises for thirty (30) or more consecutive days and who is not in default of rent remains responsible for any and all maintenance of the leased premises as if the resident were present and in residence. Failure to maintain your leased premises will result in the termination of your residency. (See page 12, section XII, E & F)

#### **IV. UPKEEP AND MAINTENANCE:**

1. Residents must maintain their lawn in a good, sightly, and well-groomed manner as defined by management. Yards are to be mowed weekly. Trimming around home skirting, landscape beds, trees and any other areas surrounding the residence is to be performed weekly. All flower beds are to be kept free from weeds. The homeowner will be liable for all repair and/or replacement costs for failure to maintain the premises as described. (See page 12, section XII, E & F)

2. Each resident must maintain in good repair any and all water, sewage, gas, and electric lines or pipes inside and outside the manufactured home up to the point of connection with community facilities. If a resident causes any line or pipe to become clogged, or non-functional because of foreign matter, including but not limited to sanitary napkins, rags, or paper towels, the resident must pay for restoring the line to service.

The resident is responsible for any and all cost of damage resulting in replacement or repair (including service charges and loss of water) of water meters, remotes, insulation and winterizing of all metering equipment and water lines if such equipment is damaged due to negligence of the resident. Negligence includes leaving heat tapes unplugged or non-working; intentionally defacing or tampering with the meter, the remotes, or the lines to the remotes. It shall be the responsibility of the resident to provide adequate protection to the meter equipment from damage of any type including freeze-up. A minimum service charge of one-hundred dollars (\$100.00) shall apply to a meter requiring repair due to freeze-up. If the repair bill is not paid after 30 days, management has the right to shut off the water service to the resident and terminate the rental agreement. Community employees may go under your home without notice to inspect water metering equipment and utility connections.

Residents shall be responsible for the proper winterization of water lines for their manufactured homes. Water lines and meters must be wrapped and have approved heating tapes on and energized prior to winter. Do not let water run as this causes the sewer lines to freeze. Residents must exercise extreme caution when working with community water lines. Cost of repairs to community lines due to negligence will be charged to the resident. (See page 12, section XII, E & F)

3. The homeowner shall not drive rods, stakes, pipes or other objects into the ground or dig in any area without first completing and submitting an "IMPROVEMENT REQUEST" form to management. (Management reserves the right, at its sole discretion, to approve or reject any request for change based on management's belief as to the degree of community enhancement of the request.) The homeowner will be liable for all repair and/or replacement costs for failure to maintain the premises as described. (See page 12, section XII, E & F)

4. No storage is permitted under the manufactured home.

5. Patio and driveway must be kept free of gasoline and oil stains. When damage to asphalt or concrete is caused by leaks of gasoline or oil, whether caused by the homeowner's vehicle, or occupant's vehicle or the vehicle of a guest, the homeowner must remove these stains. The homeowner will be liable for all repair and/or replacement costs for failure to maintain the premises as described. (See page 12, section XII, E & F)

6. Homeowner shall keep sidewalks, driveways, and patios clear of snow and ice. The use of any product which will harm the surface is forbidden. (See page 12, section XII, E & F)

7. Lawn mowers, garden tools, and any other lawn equipment must be stored in an approved type utility storeroom. Under no circumstances may any lawn equipment or other items including, but not limited to, bicycles, children's toys, and tools not maintained inside the manufactured home, except patio furniture, be allowed to remain on the patio, driveway or on the manufactured home lot. All play equipment must be located near the rear lot line and must be approved by management of Dover Glen. (See page 12, section XII, E & F)

8. Clothes may not be hung outdoors. No clothes poles of any type are allowed outdoors. (See page 12, section XII, E & F)

9. The exterior appearance of the manufactured home and adjacent structures must be neat and clean at all times. Hand or power washing and waxing and exterior painting and upkeep of the home are essential and must be done periodically. (See page 12, section XII, E & F)

10. Firewood shall be kept in a neat and orderly stack behind the garage or storage shed so as not to be visible from the street. Firewood shall be placed eighteen (18") off the

ground and at least ten (10') from the home according to the Department of Health Rules. (See page 12, section XII, E & F)

11. Only standard shades, blinds, curtains, or other normal window treatments are permitted. Insulation, towels, sheets and blankets are not permitted.

12. Pest control, along with rodent and other nuisance animal eradication, shall be the sole responsibility of the homeowner. The community management reserves the right to exterminate any home as it deems necessary. Any fees incurred for said extermination shall be the sole responsibility of the resident.

13. No swimming pools are permitted. Children's wading pools must be emptied daily. Hot tubs are permitted with management approval. They will require proof of insurance and will have a hard cover that must be closed and locked when not in use. A privacy fence may be required also.

14. Trampolines are not permitted.

15. Some security lights (yard lights) are connected to each resident's house/meter. These lights must be kept on at night.

#### **V. MOTOR VEHICLES:**

1. The maximum speed is 20 MPH for all motor vehicles in the community. This rule will be strictly enforced. Revving or winding engines is not permitted. To avoid excessive noise, all vehicles must have a proper muffler. Determination of excessive noise is at the sole discretion of Dover Glen management. (See page 12, section XII, E & F)

2. Automobiles and motorcycles are to be parked in parking areas provided with each lot. NO PARKING IS PERMITTED ON THE STREET OR GRASS. If a resident's driveway will not accommodate parking for overnight or weekend guests, contact the management office to arrange additional parking facilities. Be considerate of other residents and do not block driveways or mailboxes with motor vehicles. (See page 12, section XII E & F)

3. Motor bikes, mopeds and carts are not permitted to be operated in the community unless being used as a mode of transportation in and out of the community. Speed and noise rules, as stated in rule 1 above shall apply. Golf carts may be used by Dover Glen management only. (See page 12, section XII, E & F)

4. Motor vehicles not in working condition must be towed away. No unlicensed and/or inoperable vehicle will be permitted to remain in the community. No operation of a motor vehicle without a current operator's license shall be permitted. (See page 12, section XII, E & F)

5. No more than two vehicles per lot are permitted unless you have management approval. (See page 12, section XII, E & F)
6. Extensive mechanical repairs are not permitted within the community. Light duty repair is allowed if done in a garage on a resident's lot. No dumping of gas or oil products is permitted. These items must be disposed of properly and meet the Ohio EPA standards for dumping. (See page 12, section XII, E & F)
7. No trucks over 1 ton, truck trailers, monster trucks, motor homes or trailers shall be placed on any manufactured home lot or street in the community. Alternative arrangements for these vehicles must be made by the homeowner. Motor homes, trucks, and travel trailers may be parked on the street or on the provided parking space on the lot for a period not to exceed six (6) hours for loading and unloading. (See page 12, section XII, E & F)
8. No boats or recreational vehicles shall be parked on any manufactured home lot. Alternate arrangements for these vehicles must be made by the homeowner. A garage would accommodate these types of vehicles. (See page 12, section XII, E & F)

**VI. HOMES, SHEDS, STEPS, SKIRTING, AWNINGS, TIE DOWNS, FENCES, HOUSE NUMBERING, ETC.:**

1. All manufactured home accessories and equipment owned or used by a homeowner must be maintained in good repair and kept neat and clean at all times.
2. Hitches must be removed or concealed.
3. All homes must be inspected and approved by Dover Glen management and must be a minimum size of 14 X 60. Homes accepted must have vinyl siding and shingled roof.
4. All homes shall have skirting attached thereto of a commercial type specifically designed for manufactured homes. Skirting shall be installed on the home prior to occupancy approval given. Skirting must be installed on a 2 x 4 (minimum) treated wood plate.
5. All homes shall have steps/decks that are approved by the Dover Glen management. NO METAL STEPS are permitted. All decks/steps must be covered with vinyl skirting or other management approved material. No wooden lattice.
6. All sheds that are added to one's lot must be approved by management. All sheds must be of a commercial type designed to look attractive as an out-building. Minimum size allowed is 10 x 10. All sheds must be kept neat. All sheds must have vinyl siding and shingled roof to match the home and doors must be attached with working hinges. Shed doors must be kept closed when not being accessed. All sheds must be kept trimmed

from grass. No items of personal property are permitted to be stored next to or on top of the shed. Only one shed is allowed per home unless approved by management.

Placement of shed must be approved by management. (See page 12, section XII, E & F)

7. No fencing is permitted unless approved by management. A formal improvement request must be on file with management. (See page 12, section XII, E & F)

8. All awnings must be of a commercial type designed to be attached to a manufactured home and approved by management. (See page 12, section XII, E & F)

9. There shall be no homemade steps, decks, awnings, skirting, sheds or other accessories allowed on a lot unless the type and construction thereof is approved by management. (See page 12, section XII, E & F)

10. Every manufactured home shall be secured with tie downs in accordance with the requirement of the individual manufactured home and government agencies. Said tie downs shall be secured prior to occupancy.

11. Management has the right to terminate a rental agreement and require the removal of a manufactured home based solely on deterioration, obsolescence or appearance of the manufactured home. Management has the right to accept or reject the prospective purchaser of a manufactured home based solely on the deterioration or obsolescence of the interior or exterior, or the appearance of the manufactured home. Homes have to be maintained in accordance with community standards.

12. House numbers must be affixed to the front of the home and in clear view from the street and will be provided and attached by Dover Glen.

13. No window air conditioners will be allowed. (See page 12, section XII, E & F)

14. No antennas are allowed on the outside of the home. A satellite dish no larger than 24" in diameter will be allowed if located at the rear of the home. Placement must be approved by management. (See page 12, section XII, E & F)

15. Every lot must have a garage or shed on a concrete foundation. All such buildings will be designed and approved by Dover Glen management to match and blend well with the home being placed on that lot.

16. Occupancy will be granted once the exterior of home and lot is completed. (Exception: landscaping during winter months must be done by May 15<sup>th</sup> of the next planting season.)

17. Every manufactured home shall have residential gutters, downspouts, and splash blocks. The color is to match the metal trim on the house.

## VII. PETS

1. Two (2) pets per household are permitted. The maximum weight of one pet is 50 lbs. and two pets cannot exceed 80 lbs combined. No vicious dogs or dogs known to be vicious will be permitted. No exotic animals may be kept in the community, including snakes, etc. No dangerous animal or animal which presents a health or safety risk to the community and/or its residents will be permitted. Unruly animals of any size, which disrupt the community or any area thereof, will be removed by resident upon request by management.

Please note the following:

A. Section 3701-27-27, Paragraph B of the Ohio Department of Health laws specifically states, "Domestic animals or house pets shall not be allowed to run at large or create a nuisance in manufactured home communities", and management respects this law. Also, no pet may be left outside unattended, even when on a leash.

B. The pet owner will see to it that residues are confined to the resident's own lot and not left elsewhere within the community. All residue and/or damage from animals shall be removed and repaired by resident.

C. All pets must be licensed according to the law and must be current with all inoculations.

D. All pets must be on a leash when outside with owner.

2. No dog runs or fenced in areas to contain any pet will be permitted. (See page 12, section XII, E & F)

3. No dog houses are permitted. (See page 12, section XII, E & F)

4. Pet Complaint Procedure:

A. Any person may make a complaint IN WRITING to management regarding the conduct of a pet. The pet shall be identified and the circumstances of the complaint stated.

B. A pet owner will be notified of the complaint and requested to correct the problem if management deems the complaint justified.

C. If a second written complaint is filed and deemed justified by management, the pet must be removed or the homeowner's lease will be terminated.

D. All complaints must be signed by the complaining party.



## **VIII. CHILDREN**

1. Each resident is personally responsible for the conduct of any children and guest, and will be liable for any conduct or behavior, intentional or negligent, which disrupts the community or the peace and enjoyment of any other residents or results in any damage to the property of the community or another resident. Community management is not responsible or liable for any damage or injury caused by a resident, his children, or his guests to the person or property of another resident of the community. Children who are not supervised or controlled and who cause a disturbance of the peaceful enjoyment of the community will result in the termination of the residency of the parent(s) and/or guardian.
2. All parents are responsible for enforcing the community curfew for children under 18 years old. Minors under the age of 13 shall not be permitted in common areas or in lots or homes other than their own residence after 9:00 PM Sunday through Thursday and 10:00 PM on Fridays and Saturdays. Minors from 13 to 17 years of age shall not be permitted in common areas or in lots or homes other than their own residence after 10:00 PM Sunday through Thursday and 11:00 PM on Fridays and Saturdays.

## **IX. UTILITIES:**

1. Residents are responsible for the payment of all utilities and refuse charges. Utility payments charged (i.e. water and sewer) are considered part of the rent due and failure to keep utility accounts current shall be considered a default of rent to be paid and will result in the termination of residency.
2. Utility connections are not to be tampered with. Please contact the management office if you feel there is a problem with a utility connection outside your home.

## **X. COMPLAINTS:**

1. Any and all complaints must be in writing and signed.

## **XI. GENERAL:**

1. Signs and/or advertisements, including but not limited to, "For Sale" signs and commercial advertisements shall not be displayed on any lot or on the exterior part of any manufactured home without the permission of management. One "For Sale" sign is permitted in the window of the home with the approval of management. Sign shall be no larger than 2' x 2'. (See page 12, section XII, E & F)
2. All garbage should be wrapped and placed in air tight containers with lids. Garbage and recycling containers must be stored in approved garage or shed. Garbage or container

shall not be stored on sidewalk, deck, patio or parking pad except on trash collection day. (See page 12, section XII, E & F)

3. No burning of any type is permitted. All trash shall be disposed of on a weekly basis. Any open outside fires or burning of any type is strictly prohibited within the community. This includes, but is not limited to, bon-fires, campfires, or burning wood or any other combustible material. (See page 12, section XII, E & F)

4. No dumping is allowed behind homes, sheds or in ditches. This includes, but is not limited to, grass clippings, tree or bush trimmings and trash. (See page 12, section XII, E & F)

5. A homeowner shall conduct himself/herself and require other persons on the premises with his/her consent, to conduct themselves in a manner which will not disturb the peaceful enjoyment of the community by a neighbor or other residents of the community. The homeowner shall personally refrain, and shall forbid any other person who is on the premises with his permission from intentionally or negligently destroying, defacing, damaging or removing any fixture, appliance or other part of the premises. Excessive use of intoxication liquors, the use of abusive or vile language, indecent or disorderly conduct is not permitted and will not be tolerated anywhere in the community. (See page 12, section XII, E & F)

6. The use of firearms, fireworks, or any projectile-shooting device of any description is expressly and strictly forbidden in the community or any properties owned by Dover Glen. Any injury to property or persons resulting from any violation of this rule is the responsibility of the resident, and management expressly disavows any liability for the same. (See page 12, section XII, E & F)

7. Installation of all manufactured homes must conform to federal, state, and local building, safety and health codes. Homes must be installed under the supervision of the community manager and by an installer that is Ohio Manufactured Home Commission (OMHC) licensed to do this kind of work. Any damages caused by faulty or sloppy work will be assessed against the tenant and must be paid prior to final occupancy. (See page 12, section XII, E & F)

8. A resident may replace a home. However, such replacement shall not occur without the written, thirty (30) day prior approval of management. The home must be built to all HUD Codes and specifications for manufactured homes. Management shall have the option of requiring drawings, manufacturer guidelines and other building/construction paperwork for review prior to the commencement of any replacement activity. All installation must meet state and local requirements, particularly the requirements of the OMHC.

9. Installation of all manufactured homes must be inspected by an inspector licensed by the OMHC. A "Final Seal" occupancy permit must be affixed to the home, indicating that approval has been granted for home to be occupied.
10. Only transporters of manufactured homes, properly authorized by the Ohio Department of Transportation and/or the Public Utilities Commission of Ohio, are permitted to move homes in to or out of the community. The times such transports are scheduled to be in the community must be reported to management. Any damage to the lot is the responsibility of the homeowner.
11. All companies moving, tearing down, and/or installing homes must provide proof of insurance, worker's compensation certificate, and current OMHC license and permit if applicable. Dover Glen management must have these on file before work commences.
12. Planting of flowers, shrubs and trees shall be in areas designated by management. All outdoor landscaping, improvements and plantings made by the homeowner become the property of the park upon termination of the tenancy. All plantings must be maintained in accordance with the "upkeep & maintenance" rules specifically described previously in this handbook.
13. Any work or additions to a home must be done by a certified or otherwise qualified contractor and the resident agrees to be responsible and liable for any failure of work to meet the community standards or local, state and federal codes. The resident shall not engage such work until management has approved all plans. The resident is responsible for obtaining all necessary permits and for paying all necessary fees.
14. Any injury caused by a resident to another or the property of another will be the responsibility of the resident causing the injury or damage and such resident will reimburse the community for any loss resulting from such incident or injury.
15. Each resident must carry adequate fire and extended coverage insurance on his or her home and must maintain reasonable general public liability insurance. Management reserves the right to request evidence of the same.
16. The management is not responsible for loss due to neglect, fire, theft, or accident. The community is private property. Residents, guests, visitors, service men, firms, and people enter the community at their own risk. The management assumes no responsibility for damages of any kind to anyone or to their property or their person.

## **XII. VIOLATION NOTICE PROCEDURE:**

1. A violation notice will be issued to any homeowner that is in violation of any of the rules and regulations in this manual. Violation notice issuance is at the sole discretion of management and will be issued at any time that management deems it necessary.

If the homeowner fails to follow the rules and regulations:

A. A "Violation Notice" will be issued to the homeowner.

B. The violation will be specifically stated on the notice.

C. Three (3) days to thirty (30) days, depending on the violation, will be given for the homeowner to correct the violation.

D. Management will follow up on all issued violations.

E. If the violation has not been corrected, and if the violation has not been discussed with management, management will issue a "Violation Correction Notice." This notice to the homeowner that management may but is not required to, schedule the appropriate contractor to perform the necessary work to correct the violation. The homeowner will be billed for the work needing to be done as indicated on the original violation form and will be billed for the work performed at current rates for materials and labor. All sums billed under this paragraph will be additional rent which shall be due with the next monthly installment of rent following the billing date.

F. In addition, any contractual work required under paragraph E of this article and not cured within the time set forth in paragraph C of this lease, shall be subject to fine as follows: \$25.00 for each repeat or continuing violation during the first 30 days following the date specified in the notice pursuant to paragraph C of this article; an additional \$50.00 for each repeat or continuing violation which occurs more than 30 days but less than 60 days after the date specified in the notice pursuant to paragraph C of this article; \$75.00 for each repeat or a continuing violation which occurs more than 60 but less than 90 days after the date specified in the notice pursuant to paragraph C of this article; \$100.00 for each repeat or continuing violation which occurs more than 90 days after the date specified in the notice pursuant to paragraph C of this article. Failure to pay such fines with the next installment of rent due under the homeowner's lease shall be grounds for terminating the lease.

2. Pursuant to Ohio Revised Code Section 3733.101, park management shall have the right to inspect the interior and exterior of the manufactured home prior to approving a prospective purchaser as an acceptable resident in the manufactured home. The home must meet all code requirements and comply with all rules and regulations.

The purchaser, IF APPROVED BY MANAGEMENT, shall be required to make any repairs or changes that are deemed necessary by management to improve and upgrade the manufactured home and/or the manufacture home premises to park standards prior to occupancy being granted.

3. The homeowner shall bring the proposed purchaser to management five (5) days prior to the closing of the sale of the manufactured home to complete an application for tenancy. Management may, at its sole discretion, but is not required to, perform any "check" it deems necessary. The prospective new tenant must meet all park rules and regulations, requirements and credit approval prior to being given a lease to reside in Dover Glen.

4. Once given approval for tenancy the prospective homeowner is required to meet with management for a "Rules and Regulation Review." Upon completion of the rules and regulations review and the prospective tenants' agreement, in writing, to comply with the rules and regulation, a lease will be completed by management with the new homeowner. (If the prospective new tenant does not understand any of the rules and regulations, he/she should seek legal advice prior to signing agreement regarding these rules and regulations.)

#### **XIII. MOVING OUT OF THE COMMUNITY:**

The homeowner shall give Dover Glen a thirty (30) day written notice in advance prior to moving. This written notice shall include a forwarding address and phone number. The removal of the home must be under the supervision of the community manager and done by a mover that is qualified to do this type of work. Moving can only be completed during the hours of 9 AM to 5 PM Monday through Friday (excluding holidays.) Any damages to community facilities will be assessed against the tenant and this, along with any other monies owed by the present tenant must be paid prior to the home leaving the community. All contractors must provide a valid workers compensation certificate and a valid insurance certificate of liability before entering the community. Work may not start until management receives and approves these documents.

#### **XIV. ARCHITECTURE AND DESIGN:**

Dover Glen has final architectural approval on all homes, structures, and landscaping brought into the community and added to the lot leased to any resident. Approval must be given by Dover Glen management prior to any work being started. In requesting submission of detailed plans, Dover Glen has in mind the development of the community as a desirable community for all residents and will approve only plans that are deemed to be in the best interest and benefit of all residents in respect to the value of their homes. (See page 12, section XII, E & F)

**XV. SAFETY FOR CHILDREN AND COMMUNITY RESIDENTS:**

Community manager will have the authority to issue a violation notice for running stop signs or speeding in the community in accordance with the violation section page 12 section XII E & F.

**XVI. ACKNOWLEDGMENT AND RECEIPT:**

These Rules, Regulations and rental fees may be changed by management by giving notice in writing of the change(s) and the effective date of the change(s) to all residents at least thirty (30) days prior to the effective date of such change(s). The resident agrees to be subject to all subsequent amendments and modifications to these rules and agrees without further signature to be bound and obliged by these rules and amendments and will comply with same.

**PLEASE BE ADVISED THAT YOUR RIGHTS AS A RESIDENT AND YOUR MANUFACTURED HOME COMMUNITY OPERATOR' S RIGHTS ARE PROTECTED BY SECTIONS 3733.09 TO 3733.20 OF THE OHIO REVISED CODE, WHICH REGULATES MANUFACTURED HOME RENTAL AGREEMENTS.**

Date: \_\_\_\_\_

Management: \_\_\_\_\_

Resident: \_\_\_\_\_

Resident: \_\_\_\_\_