

**IN ORDER FOR US TO PROCESS YOUR APPLICATION, WE NEED:**

- 1. Proof of Income**
- 2. Copy of Social Security Card and Driver's License**
- 3. Application fee of \$35.00 per Applicant age 18 and Older-Check or Money Order Only Payable to Tall Oaks Estates.**
- 4. Fully Completed Application**

**Your application will not be processed without the above.**

**Please mail your completed application to Property Management, Inc., Manufactured Housing Division, P.O. Box 622, Lemoyne, PA 17043**

**Telephone: 730-4141      Fax: 730-4140**

**RENTAL APPLICATION  
PROPERTY MANAGEMENT, INC.**

<p><b>Please state All names In which the Title of the home will be in</b></p> <p>1 _____</p> <p>2 _____</p> <p>3 _____</p> <p>4 _____</p>	<b>Property</b>	Tall Oak Estates
	<b>Lot Number</b>	
	<b>Base Rent</b>	
	<b>Security Deposit</b>	\$100.00
	<b>Pet Fee</b>	\$10.00
	<b>Pet Security</b>	\$0.00
	<b>Additional Fees</b>	*****
	<b>Expected Move In Date</b>	
	<b>Approval Date</b>	

**APPLICANT INFORMATION**

FULL NAME - LAST, FIRST, MIDDLE \_\_\_\_\_

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BIRTHDATE	NUMBER OF OTHER OCCUPANTS
SOCIAL SECURITY NUMBER	DRIVERS LICENSE NUMBER

PRESENT STREET ADDRESS \_\_\_\_\_

CITY, STATE ZIP CODE \_\_\_\_\_

HOME PHONE NUMBER	HOW LONG AT ADDRESS
	YEARS:                      MONTHS:

RESIDENTIAL STATUS: HOMEOWNER, RENTER, OTHER \_\_\_\_\_

LANDLORD or MORTGAGE HOLDER \_\_\_\_\_

PHONE NUMBER	CURRENT RENT/MORTGAGE
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PREVIOUS ADDRESS \_\_\_\_\_

HOW LONG AT PREVIOUS ADDRESS    YEARS:                      MONTHS: \_\_\_\_\_

PRIOR LANDLORD NAME & PHONE # \_\_\_\_\_

**CO-APPLICANT INFORMATION**

FULL NAME - LAST, FIRST, MIDDLE \_\_\_\_\_

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BIRTHDATE	NUMBER OF OTHER OCCUPANTS
SOCIAL SECURITY NUMBER	DRIVERS LICENSE NUMBER

PRESENT STREET ADDRESS \_\_\_\_\_

MONTHS: \_\_\_\_\_

CITY, STATE ZIP CODE \_\_\_\_\_

HOME PHONE NUMBER	HOW LONG AT ADDRESS
	YEARS:                      MONTHS:

RESIDENTIAL STATUS: HOMEOWNER, RENTER, OTHER \_\_\_\_\_

LANDLORD or MORTGAGE HOLDER \_\_\_\_\_

PHONE NUMBER	CURRENT RE MONTHS:
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PREVIOUS ADDRESS \_\_\_\_\_

HOW LONG AT PREVIOUS ADDRESS    YEARS:                      MONTHS: \_\_\_\_\_

PRIOR LANDLORD NAME & PHONE # \_\_\_\_\_

**LIST ALL OTHER PERSONS WHO WILL BE LIVING IN THE UNIT. GIVE RELATIONSHIP TO APPLICANT.**

#	FULL NAME - LAST, FIRST, MIDDLE	RELATIONSHIP	BIRTHDATE	SEX	SOCIAL SECURITY NUMBER
1					
2					
3					
4					
5					
6					

DO YOU EXPECT ANY ADDITIONS TO THE HOUSEHOLD WITHIN THE NEXT TWELVE MONTHS? IF SO, NAME/RELATIONSHIP \_\_\_\_\_

**BANK/CREDIT REFERENCES**

CHECKING	ACCOUNT #
SAVINGS	ACCOUNT #
OTHER	

**BANK/CREDIT REFERENCES**

CHECKING	ACCOUNT #
SAVINGS	ACCOUNT #
OTHER	

**APPLICANT INFORMATION****EMPLOYMENT**

EMPLOYER

CITY, STATE

PHONE NUMBER

FAX NUMBER

JOB TITLE OR OCCUPATION

HIRE DATE

HOURLY RATE

SUPERVISOR

HOURS PER WEEK

PREVIOUS EMPLOYER

EMPLOYED FROM - TO

PHONE NUMBER

OTHER INCOME - OTHER JOB, ALIMONY, CHILD SUPPORT, ETC.

MONTHLY AMOUNT

MAKE AND MODEL OF VEHICLE

COLOR

VIN#

LICENSE PLATE #

RELATIVE LIVING CLOSEST/RELATIONSHIP

RELATIVE ADDRESS

PHONE NUMBER

**CO-APPLICANT INFORMATION****EMPLOYMENT**

EMPLOYER

CITY, STATE

PHONE NUMBER

FAX NUMBER

JOB TITLE OR OCCUPATION

HIRE DATE

HOURLY RATE

SUPERVISOR

HOURS PER WEEK

PREVIOUS EMPLOYER

EMPLOYED FROM - TO

PHONE NUMBER

OTHER INCOME - OTHER JOB, ALIMONY, CHILD SUPPORT, ETC.

MONTHLY AMOUNT

MAKE AND MODEL OF VEHICLE

COLOR

VIN#

LICENSE PLATE #

RELATIVE LIVING CLOSEST/RELATIONSHIP

RELATIVE ADDRESS

PHONE NUMBER

IF THE ANSWER IS 'YES' TO ANY OF THE FOLLOWING QUESTIONS, PLEASE EXPLAIN ON AN ATTACHED SHEET. ENTER 'YES' OR 'NO' IN EACH COLUMN IF APPLICABLE.

	APPLICANT	CO-APPLICANT
[1] HAVE YOU DECLARED BANKRUPTCY WITHIN THE LAST TEN YEARS?		
[2] HAVE YOU EVER BEEN EVICTED FROM A PROPERTY?		
[3] HAVE YOU HAD ANY JUDGMENTS, REPOSSESSIONS, GARNISHMENTS OR OTHER LEGAL PROCEEDINGS FILED AGAINST YOU WITHIN THE LAST SEVEN YEARS?		
[4] HAVE YOU EVER BEEN CONVICTED OF A CRIME? IF YES, PLEASE PROVIDE SPECIFICS FOR ALL CRIMES FOR WHICH YOU HAVE BEEN CONVICTED.		
[5] HAVE YOU EVER REFUSED TO PAY RENT AT ANY RESIDENCE?		
[6] DO YOU HAVE ANY PAST OBLIGATIONS TO OR INSURED BY ANY AGENCY OF THE FEDERAL GOVERNMENT?		
[7] ARE YOU A CO-MAKER OR GUARANTOR ON A NOTE? FOR WHOM? HOW MUCH?		
[8] DO YOU HAVE ANY PETS? IF YES, CAT OR DOG? BREED:		
[9] HAVE YOU REVIEWED THE PARK RULES AND REGULATIONS?		

I / WE HAVE PAID THE \$35.00 PER PERSON (NON REFUNDABLE) APPLICATION FEE PAYABLE TO PROPERTY MANAGEMENT INC.

**PLEASE READ CAREFULLY - APPLICANT'S CERTIFICATION AND AGREEMENT**

I HEREBY CERTIFY THAT THE FACTS SET FORTH IN THE ABOVE APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT IF INCOMPLETE OR FALSE INFORMATION IS PROVIDED ON THE APPLICATION, IT MAY BE REJECTED ON THIS BASIS. IF ACCEPTED, FALSIFIED STATEMENTS ON THIS APPLICATION SHALL BE CONSIDERED SUFFICIENT CAUSE FOR EVICTION. YOU ARE HEREBY AUTHORIZED TO MAKE INVESTIGATION OF MY RENTAL HISTORY, CRIMINAL HISTORY, COURT RECORDS, CREDIT AND FINANCIAL HISTORIES, AND EMPLOYMENT THROUGH ANY INVESTIGATION OR CREDIT AGENCIES OF YOUR CHOICE.

APPLICANT

DATE

CO-APPLICANT

DATE

Dear Prospective Applicant,

In an effort to help you understand the manner in which we evaluate your qualifications to become a resident and to assist you in determining for yourself whether you qualify prior to submitting an Application for Residency, the following are the company's basic policies.

It is the policy that any person of legal age has the right to submit an Application for Residency. Each application will be evaluated in a fair and uniform manner based on credit worthiness, including but not limited to income stability, rental history and credit history. Applicants who successfully meet the foregoing criteria must pass a criminal background check. All applicants are reviewed without regard to race, color, sex, religion, national origin, handicap or martial status.

***INCOME*** Income can usually be verified over the phone with your employer. If your employer is unwilling to verify your income you must have your employer sign an "Income Verification" form. If you are self-employed a signed copy of your federal income tax return for the previous year and/or quarter will be required. If your income is from social security, pensions, alimony, etc...written verification of the monthly amount you receive will be required.

***RENTAL HISTORY*** Rental history can usually be verified over the phone with your landlord(s). If your landlord(s) is unwilling to provide the details of your tenancy, you must have your landlord sign a "Landlord Reference" form.

***CREDIT & CRIMINAL HISTORY*** Your signature on the Application for Residency allows us to obtain your credit history and criminal background check where available to us under the Fair Credit Reporting Act or other applicable laws. A history of meeting payments as required on your credit obligations will receive favorable consideration. If your credit history reflects a pattern of slow payments, collection accounts, write offs or indicates housing suits or judgements for non-payment of rent you will not receive favorable consideration. A lack of credit history does not necessarily result in unfavorable consideration.

We consider your basic monthly housing expense to be the sum of the total monthly rent and the monthly loan payment on your manufactured home. As a guideline, the basic monthly housing expense should be from twenty-eight to thirty percent (28-30%) or less of your gross monthly income. Other housing expenses and outstanding debt may have an impact on your ability to meet the basic monthly housing expense.

Your Application for Residency must be submitted to the Central Office at the above address along with a \$35.00 per adult non-refundable processing fee, and a copy of your social security card and picture of your drivers license as proof of identification.

**ONLY COMPLETED APPLICATIONS WITH YOUR SIGNATURE WILL BE ACCEPTED.**

We hope that the foregoing description of our basic policies has helped you in evaluating your qualifications to become a resident.

## **IMPORTANT INFORMATION REGARDING PURCHASE AND POSSESSION OF HOME**

### **BUYER(S) RESPONSIBILITIES**

- \*\*Application for Residency must be approved by Landlord or Landlords Agent.
- \*\*Lease, Guidelines, Pet Agreement, Act 261 Important Notice and all documents associated with the lease must be signed before the premises can be occupied.
- \*\*Home must be owner occupied.
- \*\*One or more of the following will be required to show proof of ownership:
  - A copy of the notarized title (front & back)
  - A copy of the title transfer form (MV-4ST)
  - A copy of the sales agreement
  - A copy of the Purchase Agreement and Financing Agreement
- \*\*A copy of Insurance binder or original policy providing Homeowners Insurance.  
A complete copy of the Insurance Policy must be submitted within 30 days.

### **SELLER(S) RESPONSIBILITIES:**

- \*\*Rental account must be paid in full.
- \*\*Home and home site must meet community standards, per the Community Lease and/or Guidelines.
- \*\*Tax certification (from local tax collector) must be submitted to PMI.
- \*\*Pro-ration of rent between Buyer and Seller (if applicable). Sellers must be paid through the end of the month in which settlement occurs. If settlement occurs mid month it is important for you to know that PMI does not pro-rate or refund rent.
- \*\*Notify PMI with the settlement date.

**By signing below, I acknowledge receipt of this information:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Dear Applicant:

This letter will serve to notify you that upon signing your Lease to live at this manufactured housing community, you will be required to show proof that you own the manufactured home in which you will be living.

It is also required that you provide us with the name and address of the finance company who is financing your home, and a description of the home you are purchasing including the serial number.

*Please note, that prior to obtaining a Lease, you will be required to provide proof of insurance for your home.*

Applications will not be processed without this information.

Sincerely,

PROPERTY MANAGEMENT, INC.

Finance Company Name	Address of Finance Co.	Telephone Number	Monthly Mortgage Payment
Make of Home	Year of Home	Size of Home	Serial Number of Home

Applicant

Applicant



AUTHORIZATION TO RELEASE INFORMATION

I (We), the undersigned, do give permission for you to release information to Property Management, Inc. for the purpose of verifying information on my (our) application for rental. This includes income information, rental history, credit and criminal history.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

Tall Oak Estates - Home Installation Requirements:

1. Installer must make sure that the chosen lot will accommodate the home without moving existing utility fixtures, etc.
2. Tie Downs and Footers are required.
3. **One (1) Storage Shed** is required. Minimum 8' x 10', Maximum 10' x 14'. Saltbox or Quaker style. **No more than one (1) shed is permitted.** Siding and Roof of shed must match the home.
4. Home must have a shingled roof.
5. Home must be skirted. Skirting must match siding.
6. 20 ft. Awning required for single wide homes.
7. Gutters and downspouts required on double or triple wide homes.
8. The installation manual supplied with your home will be the basis for proper installation. In the absence of such a manual, Dover Township will require the home to be installed in accordance with the procedures established by the American National Standards Institute, Inc. Copies of the procedure are available from Dover Township. A site inspection will be performed by the Township following installation. Upon Township approval, a Certificate of Occupancy will be issued.
9. A master plumber must be contracted to complete water and sewer connections. Such plumber must be licensed to work in Dover Township.
10. Home must be installed in accordance with the federal construction and safety standards of the HUD-Code, and any other State, Federal or Township codes currently in force.
11. Oil heat is prohibited.

I/We have read and understand the above requirements.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

TALL OAK ESTATES RULES AND REGULATIONS

**I APPLICATION FOR RESIDENCE/LEASE/RULES & REGULATIONS/RENT**

A. All persons who want to be considered for residence in the Community must fill out an application before being interviewed and considered. The application includes: credit information, names, ages, and places of employment, or schools attended by all adults and minors who will be residing in the household; descriptions, including license numbers, of all vehicles at the residence; and phone numbers, both at work and home (unlisted included). Prior to moving in, resident must submit a Certificate of Insurance for their home.

B. All residents must enter into a Lease. Residents will be required to pay the security deposit and first month's rent. The security deposit is in addition to the normal monthly rent and may not be treated by the resident as either the first or last month's rent. The security deposit will be returned to the resident by mail after the resident has given written notice of his forwarding address within thirty (30) days after the date he vacates the Community. Security deposits are not transferable.

C. Failure to pay any fees, charges or rent may result in eviction. If we fail to receive your rental payment by the due date, we may place you in default under the terms of the Lease by giving you notice of this default. If you do not pay the amount due within the time provided or if you are late paying your rent a second time within the six (6) months following the notice, we may start eviction proceedings against you without further notice.

D. Fees, charges or rents may be increased at any time, provided that management has given affected residents written notice of at least thirty (30) days before the effective date of the increase.

E. All residents must abide by the "RULES AND REGULATIONS".

**II. OCCUPANCY AND USE LIMITATIONS**

A. No resident may use his lot within the Community for other than residential purposes.

B. Two bedroom homes shall be limited to four occupants. Three bedroom homes shall be limited to six occupants. Each home must be occupied by at least one adult. For these purposes a person who is eighteen years of age or older is considered an adult. If a home has more than one occupant, the monthly rent shall be increased by \$9.52 for each additional occupant to offset those expenses and costs to Landlord that Increase because of additional occupants.

C. Residents may have overnight guests; however, if the guests so frequently remain overnight as to increase the number of persons normally living in the home, you must notify management and the guests will be considered occupants for whom additional rent will be charged if the result is that the home has more than two occupants. All overnight guests who stay with a resident for more than fourteen (14) days during ANY thirty (30) day period will be considered

occupants, and must apply for registration.

### III. REQUIREMENTS FOR YOUR HOME AND LOT

A. No resident may rent his home. All homes must be owner occupied.

B. No storage of any kind, other than wheels and detachable hitches, shall be permitted under the home.

C. The bottom of the home shall be completely enclosed (SKIRTED) within THREE (3) WEEKS after arrival in the Community. Skirting must be either Mastic T-Lok vinyl in a coordinating color or a masonry foundation with the proper footings. Other skirting material that specifically matches the exterior material of a home may also be used if it is professionally installed and approved by management prior to installation.

D. There must be interior water shut-off valves throughout the home. (Sinks & Commodes)

E. Street numbers must be secured and prominently displayed on the lamp post of the home so that they can be easily seen.

F. All above ground fuel tanks must be concealed behind a screen constructed of material that is coordinated to match the home or that is approved in advance by management.

G. One custom made storage shed will be required per lot. All sheds must be approved by the management in writing prior to installation and must be maintained and painted at all times in subdued colors coordinated with the resident's home. Any sheds that are brought into the Community after date of these Rules must be of wood construction, vinyl sided with a shingled roof, professionally built (no homemade sheds will be permitted) with runners. Sheds must be a minimum of 8' x 10' and a maximum of 10' x 14', unless a different size is approved in advance by management. Sheds, or parts of sheds, the bottoms of which are higher than four (4") inches above ground level must be skirted in matching materials. Location of the shed must be approved by management. Only one (1) storage shed will be permitted.

H. Outside drying of clothes is permitted only on umbrella-type drying lines installed at the rear of the home. The umbrella-type clothes lines may be extended only when in use, it must be closed at all other times. A ground sleeve must be installed for the umbrella pole.

I. No fences may be erected.

J. All firewood must be stored inside the resident's shed.

K. No swimming pools or wading pools are permitted.

L. **Private swing sets** *may be permitted with prior written approval* of management.

Resident must make a request in writing, Management will review the design, construction and placement of the swing set and approve or reject the request in writing. Resident must maintain the swing set to Landlord's satisfaction or remove the equipment if so notified.

M. Additions such as decks, sheds, etc. are permitted only with the prior approval of management regarding design, material, etc.

N. All decks and steps must be constructed of pre-treated wood and enclosed with vinyl skirting that matches the home and must be properly maintained at all times.

O. All window air conditioners must be properly installed and correctly supported. Positively no props to the ground will be permitted.

P. All residents must have a working fire extinguisher.

Q. Washing of vehicles, driveways, streets, etc., is not permitted anywhere within the Community.

R. All homes, sheds, decks, awnings, and other improvements must at all times be maintained in good condition and repair. Homes may be washed once each year and homes, sheds, decks and other improvements must be painted or treated (with respect to wood) whenever they become faded, are flaking, or their appearance otherwise requires it. Rust and stains must also be repaired promptly. Skirting must be properly attached at all times and whenever removed for maintenance, promptly reattached. Interiors of homes must also at all times be maintained in a sanitary and safe condition and in conformity with all applicable health and safety laws, regulations, and ordinances.

S. Residents are responsible for purchasing and installing replacement light bulbs in outdoor light fixtures. In order to assure uniformity management may determine the type of light bulbs to be used.

T. Your lawn and its appearance is very important to all residents in the Community. Therefore, you must cut, trim, remove weeds, fertilize, and edge your lawn whenever needed. If lawn care is not done by the resident, Management will have it done and the resident will be billed. **GRASS LENGTH IN EXCESS OF 3" SHALL NOT BE PERMITTED.** All trimmings and clippings must be properly disposed of and swept from the street. If the resident fails to maintain his lot in a neat and orderly condition, management may, but need not, enter the lot and provide proper maintenance for which the Resident will be charged. Shrubs, trees and lawn improvements are encouraged; however, shrubs, trees, and other plantings may not be removed at the time of vacating. To avoid damage to the underground utilities, permission must be obtained from management before commencement of any digging. Vegetable gardens are not permitted. Refuse, debris, bicycles, toys and other items may not be stored outside, may not be strewn about the lot, and may not be allowed to accumulate on a lot.

U. Without limiting any other rule, residents are advised that (a) hazardous conditions upon

a lot or home must be promptly eliminated, including conditions that relate to plumbing, electrical, heating, and other mechanical systems.

V. Home improvements are as important to the resident as they are to management. For this reason, all exterior improvements must be approved by management prior to installation. Before any construction is started, blueprints must be submitted to management stating the exact size, the materials to be used, and, if elevated, the means of enclosing the bottom of the structure. Residents must have written permission from management and a valid building permit before commencing any alteration or construction. Approved alterations and improvements MUST be completed within 30 days of the start date.

W. All residents must abide by the following rules relating to pets:

1. Only one pet per household is permitted. Dobermans, Rottweilers, Pit Bulls, German Shepherds, are not permitted.
2. The pet shall not be allowed out of the home unless it is on a leash and in the custody of a responsible person. The pet may not be staked or affixed to any area on the owner's property.
3. The pet shall not be curbed on shrubbery, flowers or trees, and residents will pick up waste and dispose of same immediately.
4. Residents will be responsible and will pay for any damage caused by the pet to the grounds, shrubbery and trees and to any other part of owner's property or the property of others.
5. Resident agrees to remove the pet from the community if the pet becomes a nuisance by interfering with the rights and enjoyment of other Residents because of noises and/or smells as determined by the Management. Management may revoke this Pet Agreement for any violation.
6. There will be a Pet charge of \$10.00 per month for dogs.

X. Tampering with fuses or electric service to the manufactured home is strictly prohibited. Please contact a licensed electrician to accomplish the work.

LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_

LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_

LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_

LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_

**IV UTILITY SERVICES**

A. Each resident is responsible for maintaining tight connections to sewer outlets and water inlets. Leaks must be repaired immediately.

B. Each resident is responsible for keeping his water and sewer connections from freezing from the main water shut off valve up. This can be accomplished by using electric heat tape and fiberglass insulation. Residents must repair and will be responsible for any damage resulting from frozen pipes. Water check valves must be installed on water lines. Management is not responsible for water heater elements.

C. Non-soluble items such as rags, cloth, hard paper, sanitary napkins, paper towels, frying oil or fat, or items made of plastic or rubber may not be flushed down any drain or toilet. Residents are liable for damage to the sewer systems caused by violation of this rule.

D. All complaints and problems concerning water and sewer service should be directed to management.

E. Basic television cable service is provided by an independent cable company who has been granted the right to provide cable service to the Community. Residents will not have the basic charges included in their rent. Management is not responsible for the performance of this cable service, and any questions or complaints regarding such service should be directed to the cable provider.

F. Management will provide snow plowing for street areas. Each resident is responsible for maintaining and keeping free from snow and ice his own walkways and parking areas. Rock salt or any chemical deicers may not be used. Only sand is permitted.

G. Each resident must have at least two (2) trash containers with lids. The containers must be stored in the shed and must be moved to the street on the day of pick up. **THEY MAY NOT BE STORED ON DECKS.** As an alternative to storage in your shed, you may store them in an enclosed screened area on a concrete pad in an approved area for trash containers.

H. Burning of trash, rubbish or wood will not be permitted. Gas and charcoal grills are permitted.

## **V. MOTOR VEHICLES**

A. A speed limit of ten (10) miles per hour shall be observed at all times throughout the Community. Reckless driving is prohibited.

B. Normally, two automobiles per lot are permitted. In addition, one motorcycle per lot is permitted. Parking of any vehicle on lawns or patio areas is strictly forbidden. Residents are responsible for assuring that their guests do not occupy other residents' parking areas. With written approval of the management, additional vehicles may be permitted in the overflow lot at an additional cost of \$25.00 per month per vehicle. Residents may not keep commercial vehicles larger than a van or pick-up in the Community.

C. Unlicensed, uninspected or inoperable vehicles are not permitted in the Community. All vehicles must be kept in good repair. Residents are responsible for the clean up costs of all fuel, oil, and other liquids that leak from their vehicles.

D. No travel trailers, boats or other recreational vehicles may be kept in the Community.

E. No race cars, mini bikes, or excessively noisy vehicles are permitted at any time.

F. No vehicle repair or maintenance may be done in the Community.

G. No person will be allowed to operate a motor vehicle within the Community without a valid operator's license.

H. Management reserves the right to tow from any location in the Community any vehicle not in compliance with these Rules and Regulations, at the expense of the owner of that vehicle.

## **VI. COMMUNITY STANDARDS OF CONDUCT**

A. Adult residents are responsible for the conduct of the members of their families and their guests, and they are liable for all damage they cause to the property of others. All persons must respect the property of others. Everyone is expected to conduct himself in a dignified and neighborly manner. Conducting loud parties, playing or practicing loud music from TV, radios, CD Players or such musical devices which disturbs peace and quietness outside any home within the community is prohibited. There should be no disturbing loud sounds heard outside of any home in the community. Please be considerate of others, particularly in noise control matters.

B. No guns of any type or description, bows and arrows, weapons, or fireworks may be used or discharged within the Community.

C. Drunkenness, use of or selling drugs, immoral conduct (including using profane or abusive language), conviction of a felony involving a crime of violence will be grounds for eviction.

D. No peddling, soliciting, or commercial enterprise is permitted in the Community without first obtaining the consent of the management. Any deliveries made to a resident's business must be made to the site of the business and not to the resident's home or on the grounds of this Community.

E. Please avoid trespassing on another resident's lot. Passage from lot to lot must be made by use of park streets at all times.

F. Children shall not play in other resident's areas, but must play in designated areas. Playing hard ball or flying objects is prohibited (frisbee, baseball, etc.) Skateboards and Rollerblades are also prohibited. **Working parents must provide for the supervision of their minor children.** The name, telephone number and address of the person responsible for the children during the parents' absence must be on file with the rental office.

## **VII. SELLING YOUR HOME**

A. Residents must give the management thirty (30) days prior written notice if he intends to sell his home.

B. A resident may sell his home, without any restriction; however, management reserves the right to approve the purchaser as a resident in the Community. The purchaser must apply to become a tenant, provide information usually requested by management, and meet management's usual criteria for admittance. In order to become a resident, the purchaser must also execute a lease, pay a security deposit, and otherwise agree to abide by the rules and regulations. Purchasers who have not been approved by management to become residents will have to remove the home after the sale.

C. Homes that have not been properly maintained in accordance with the Community's rules and regulations or otherwise pose health or safety risks may not remain in the Community after the sale unless brought into conformity with the rules and regulations. Management will attempt periodically to inspect the exterior of homes, sheds, lawns, and the like so that residents can make required repairs and perform required maintenance when needed; however, some exterior maintenance may be required at the time of sale if the need has arisen since the most recent inspection. Residents should also understand that management may require the removal of a home that has not been properly maintained or that poses a health or safety risk.

D. The selling resident must pay all rent, fees, taxes, and other charges through the date of the sale. Rent is due on the 1<sup>st</sup> of each month, therefore the owner on the 1<sup>st</sup> of the month is responsible for the entire months rent.

E. You may place one "FOR SALE" on your home or lot.

## **VIII. MANAGEMENT RIGHTS**

A. Management reserves the right to amend or to supplement these Rules and Regulations at any time and from time to time. Management will deliver to the residents, in writing, a notice of the amendments or supplements at least thirty (30) days before the effective date of the new provisions.

B. Management is not responsible for damage, injury, or loss due to fire, theft, windstorm, flood or other forms of casualty to the home, to autos or to other personal property of a resident.

C. Management is not liable for any damage or injury which may be sustained by the resident or any other person as a consequence of the failure, breakage, leakage or obstruction of the water, sewer, waste, or soil pipes, the electrical systems, or for any other reason; or resulting from the carelessness, negligence or improper conduct on the part of any resident, any guest, or any other person not employed by management. All residents are urged to obtain insurance.

**IMPORTANT NOTICE REQUIRED BY LAW**

THE RULES SET FORTH BELOW GOVERN THE TERMS OF YOUR LEASE OR OCCUPANCY AGREEMENT WITH THIS MOBILE HOME PARK. THE LAW REQUIRES ALL OF THESE RULES TO BE FAIR AND REASONABLE.

YOU MAY CONTINUE TO STAY IN THIS PARK AS LONG AS YOU PAY YOUR RENT AND OTHER REASONABLE FEES, SERVICE CHARGES AND ASSESSMENTS HEREINAFTER SET FORTH AND ABIDE BY THE RULES OF THE PARK. ENTRANCE AND EXIT FEES MAY NOT BE CHARGED. INSTALLATION AND REMOVAL FEES MAY NOT BE CHARGED IN EXCESS OF THE ACTUAL COST OF THE MOBILE HOME PARK OWNER OR OPERATOR FOR PROVIDING SUCH SERVICE OF THE INSTALLATION OR REMOVAL OF A MOBILE HOME IN A MOBILE HOME SPACE.

YOU MAY BE EVICTED FOR ANY OF THE FOLLOWING REASONS:

1. NON PAYMENT OF RENT.
2. A SECOND OR SUBSEQUENT VIOLATION OF THE MOBILE HOME PARK OCCURRING WITHIN A SIX-MONTH PERIOD.
3. IF THERE IS A CHANGE IN USE OF THE PARK LAND OR PARTS THEREOF.
4. TERMINATION OF MOBILE HOME PARK.

YOU SHALL ONLY BE EVICTED IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:

1. A RESIDENT SHALL NOT BE EVICTED BY ANY SELF-HELP MEASURE.
2. PRIOR TO COMMENCEMENT OF ANY EVICTION PROCEEDING, THE MOBILE HOME PARK OWNER SHALL NOTIFY YOU IN WRITING OF THE BREACH OR VIOLATION OF THE LEASE OR PARK RULES BY CERTIFIED OR REGISTERED MAIL.

A. IN THE CASE OF NONPAYMENT OF RENT, THE NOTICE SHALL STATE THAT AN EVICTION PROCEEDING MAY BE COMMENCED IF THE MOBILE HOME RESIDENT DOES NOT PAY THE OVERDUE RENT WITHIN TWENTY (20) DAYS FROM THE DATE OF SERVICE IF THE NOTICE IS GIVEN ON OR AFTER APRIL 1, AND BEFORE SEPTEMBER 1, AND THIRTY (30) DAYS IF GIVEN ON OR AFTER SEPTEMBER 1, AND BEFORE APRIL 1 OR AN ADDITIONAL NONPAYMENT OF RENT OCCURRING WITHIN SIX (6) MONTHS OF THE GIVING OF THE NOTICE MAY RESULT IN IMMEDIATE EVICTION PROCEEDINGS.

B. IN THE CASE OF A BREACH OF THE LEASE OR VIOLATION OF THE PARK RULES, OTHER THAN NONPAYMENT OF RENT, THE NOTICE SHALL DESCRIBE THE PARTICULAR BREACH OR VIOLATION. NO EVICTION ACTION SHALL BE COMMENCED UNLESS YOU HAVE BEEN NOTIFIED AS REQUIRED BY THIS SECTION, AND UPON A SECOND OR SUBSEQUENT VIOLATION OR BREACH OCCURRING WITHIN SIX MONTHS, THE MOBILE HOME PARK OWNER MAY COMMENCE EVICTION PROCEEDINGS AT ANY TIME WITHIN SIXTY (60) DAYS OF THE LAST VIOLATION OR BREACH.

YOU SHALL NOT BE EVICTED WHEN THERE IS PROOF THAT THE RULES YOU ARE ACCUSED OF VIOLATING ARE NOT ENFORCED WITH RESPECT TO THE OTHER MOBILE HOME RESIDENTS OR NONRESIDENTS ON THE PARK PREMISES.

IN ADDITION, NO EVICTION PROCEEDINGS FOR NONPAYMENT OF RENT MAY BE COMMENCED AGAINST YOU UNTIL YOU HAVE RECEIVED NOTICE BY CERTIFIED OR REGISTERED MAIL OF THE NONPAYMENT AND HAVE BEEN GIVEN TWENTY (20) DAYS FROM THE DATE OF SERVICE IF THE NOTICE IS GIVEN ON OR AFTER APRIL 1 AND BEFORE SEPTEMBER 1, AND THIRTY (30) DAYS IF GIVEN ON OR AFTER SEPTEMBER 1 AND BEFORE APRIL 1, TO PAY THE OVERDUE RENT. HOWEVER, ONLY ONE NOTICE OF OVERDUE RENT IS REQUIRED TO BE SENT TO YOU DURING ANY SIX-MONTH PERIOD. IF A SECOND OR ADDITIONAL VIOLATION OCCURS WITHIN SIX (6) MONTHS FROM THE DATE OF THE FIRST NOTICE, THEN EVICTION PROCEEDINGS MAY BE IMMEDIATELY STARTED AGAINST YOU.

YOU ARE ENTITLED TO PURCHASE GOODS OR SERVICES FROM A SELLER OF YOUR CHOICE AND THE PARK OWNER SHALL NOT RESTRICT YOUR RIGHT TO DO SO.

IF YOU DESIRE TO SELL YOUR MOBILE HOME, THE MOBILE HOME PARK OWNER MAY NOT PREVENT THE SALE AND MAY NOT CLAIM ANY FEE IN CONNECTION THEREWITH, UNLESS THERE EXISTS A SEPARATE WRITTEN AGREEMENT. HOWEVER, THE MOBILE HOME PARK OWNER MAY RESERVE THE RIGHT TO APPROVE THE PURCHASER AS A RESIDENT IN THE MOBILE HOME

PARK.

ENFORCEMENT OF THE MOBILE HOME PARK RIGHTS ACT IS BY THE ATTORNEY GENERAL OF THE COMMONWEALTH OF PENNSYLVANIA OR THE DISTRICT ATTORNEY OF THE COUNTY IN WHICH THE MOBILE HOME PARK IS LOCATED. YOU MAY ALSO BRING A PRIVATE CAUSE OF ACTION. IF YOUR RIGHTS ARE VIOLATED YOU MAY CONTACT THE STATE BUREAU OF CONSUMER PROTECTION OR YOUR LOCAL DISTRICT ATTORNEY.

I/WE THE UNDERSIGNED ACKNOWLEDGE THAT I/WE HAVE READ AND RECEIVED THE RULES AND REGULATIONS AND AGREE TO ABIDE BY AND BE LEGALLY BOUND BY THE SAME. I/WE ARE AWARE THAT THESE RULES AND REGULATIONS ARE INCORPORATED INTO OUR LEASE. I/WE UNDERSTAND THESE RULES AND REGULATIONS MAY BE CHANGED FROM TIME TO TIME UPON THIRTY (30) DAYS NOTICE.

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

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

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

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

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