

MANUFACTURED HOME LOT RENTAL AGREEMENT

THIS MANUFACTURED HOME LOT RENTAL AGREEMENT ("Agreement") is made effective as of [System.Date("mmm d, yyyy")], by and between Meadows MHC Portfolio Propco, LLC ("Landlord"), the owner of The Meadows of Hopkinton located at Park Ave, Hopkinton, NH 03229 (the "Community"), and [System.Ask("Name of Lot Renter(s)")] (the "Lot Renter"). The term "Lot Renter" refers collectively to all individuals named above.

ARTICLE 1 LEASE, OCCUPANCY, AND TERM

1.1 **Lease.** Subject to the terms and conditions set forth in this Agreement and in consideration of the mutual covenants of the parties (the "Parties"), the Landlord hereby leases to the Lot Renter, and the Lot Renter hereby rents from the Landlord, the lot located at [System.Ask("Address")], Hopkinton, NH 03229 (the "Lot") within the Community, for the placement of the manufactured home described as:

Make:	Manufacturer	VIN:	VIN
Width:	Width	Length:	Length
Year:	Year	Lienholder:	Lienholder

(hereinafter the "Home").

1.2 **Occupancy.** Lot Renter affirms that the following individuals, each of whom is under the age of 18 (each, a "Minor"), will reside within the Lot Renter's household:

Name of Minor	Age
☐ Minor 1	Age (Minor 1)
☐ Minor 2	Age (Minor 2)
☐ Minor 3	Age (Minor 3)
☐ Minor 4	Age (Minor 4)

Lot Renter agrees that any violation of this Agreement by the Lot Renter or any listed Minor shall constitute a violation by all individuals identified as Lot Renter. Except for the Lot Renter and any listed Minor, no other person may occupy or reside in the Home for more than fifteen (15) consecutive days in any calendar month or more than thirty (30) total days in any calendar year without the prior written consent of the Landlord. Lot Renter shall be jointly and severally responsible for complying with all obligations under this Agreement and the Community Rules (which are incorporated herein by reference), including, without limitation, the payment of Rent.

1.3 **Term.** The term of this Agreement shall commence on the earlier of (i) the date the Home is fully installed on the Lot and ready for occupancy (if applicable), or (ii) [\$CommencementDate = System.Ask("Lease Commencement Date")] (the "Commencement Date") and shall expire on [\$ExpirationDate = System.Ask("Lease Expiration Date")] (the "Expiration Date"), unless earlier terminated or extended as provided in this Agreement (the "Term"). Landlord shall have the right, but not the obligation, to extend the Commencement Date in its sole discretion.

If the Home is not fully installed and ready for occupancy by the Commencement Date (in situations where Lot Renter is responsible for setup), Landlord may, at its option, either (a) enforce Lot Renter's payment obligations under this Agreement as of the Commencement Date, or (b) terminate this Agreement upon written notice to Lot Renter, in which case Lot Renter shall forfeit any deposits paid to Landlord and shall have no further rights under this Agreement. Lot Renter shall diligently complete all steps within Lot Renter's control necessary for timely setup of the Home, and delays caused by Lot Renter shall not defer the Commencement Date.

Rental periods under this Agreement shall begin on the first day of each month and end on the last day of each month.

ARTICLE 2

SECURITY DEPOSIT, RENT, FEES AND UTILITIES

2.1 **Security Deposit.** Prior to the Commencement Date, Lot Renter shall pay to the Landlord a security deposit in the amount of [System.Format(\$LotRent = 1285,"Currency")] (the "Deposit") to secure Lot Renter's performance of the terms and conditions of this Agreement. The Landlord may use the Deposit to cure any default under this Agreement or to pay for any costs attributable to damage caused by Lot Renter. The Landlord shall handle and return the Deposit in accordance with New Hampshire law.

2.2 **Rent.** Lot Renter agrees to pay the Landlord a monthly base rental fee in the amount of [System.Format(\$LotRent,"Currency")], together with all additional fees and charges described in Sections 2.3 and 2.4 (collectively, the "Rent"). Payment shall be due in advance, without offset, on or before the first (1st) day of each month during the Term. After the Expiration Date, the Landlord may increase the Rent by providing Lot Renter with at least sixty (60) days' advance written notice, or as otherwise required by law. Rent must be paid through one of the Landlord's approved payment methods: (i) electronically via ACH bank transfer or credit/debit card using the Landlord's designated online portal, or (ii) in cash at a participating retail location using the approved third-party payment system. The Landlord does not accept personal checks, money orders, cashier's checks, certified checks, or direct cash payments, except under special circumstances and with the Landlord's prior written approval. If Rent is paid by credit or debit card, a processing fee may apply. This fee is assessed by the third-party payment processor and reflects the cost of processing the transaction.

2.3 **Additional Fees.** In addition to the base rent set forth above, Lot Renter agrees to pay the Landlord all other amounts due under this Agreement, including but not limited to: (i) reimbursement for utility costs billed or passed through by the Landlord; (ii) a late payment charge not to exceed eight percent (8%) of the overdue Rent, which may be assessed only after the Rent has remained unpaid after the eighth (8th) day of the month in which payment is due; and (iii) a nonsufficient funds fee of \$30.00 for each payment returned due to insufficient funds or other payment failure.

2.4 **Utilities.**

(a) **General Responsibilities:** Lot Renter shall be responsible for maintaining and using all utility infrastructure and connections in a manner that preserves their integrity and helps prevent damage, hazardous conditions, or inconvenience to the Community or its residents.

(b) **Water & Sewer Charges:** Water and sewer services are currently provided by the Landlord through a private well and septic system, and the associated operating costs are included in the monthly Rent. The Landlord reserves the right, with prior notice, to allocate the cost of these services to the Lot Renter in the future—either through submetering or a reasonable allocation method determined by the Landlord, consistent with industry standards, past usage data, and applicable regulations.

(c) **Electricity, Propane, and Trash Removal:** Electricity and propane services are supplied by third-party providers and billed directly to the Lot Renter. Lot Renter is solely responsible for obtaining and paying for each of these services. Trash removal is arranged by the Landlord through a third-party provider. The cost of trash removal shall be passed through to the Lot Renter as additional Rent, either at a flat rate or using another reasonable allocation method determined by the Landlord. In the event any of these utilities or services are no longer billed directly to the Lot Renter, the Landlord reserves the right to allocate costs to the Lot Renter through submetering or other reasonable means, consistent with industry standards, historical usage data, and applicable regulations.

(d) **Utility Service Continuity:** The Landlord shall make reasonable efforts to ensure continuity of utility services and to restore service as promptly as practicable in the event of any interruption. Temporary interruptions of utility services—whether arising from maintenance, repair, replacement, system upgrades, regulatory compliance, supply interruptions, contractor delays, or causes beyond the Landlord’s control—shall not constitute a breach of this Agreement or entitle the Lot Renter to damages, rent abatement, restitution, or termination, provided the Landlord acts in good faith and with reasonable diligence under the circumstances, except to the extent such remedies are expressly required by applicable law.

(e) **Utility Metering & Adjustments:** The Landlord reserves the right, upon prior written notice, to install or disconnect measuring devices for, and allocate the cost of, any utility servicing the Community. Lot Renter grants the Landlord access to the Lot and, if strictly necessary, to the interior of the Home to read any utility measuring device and install related equipment. Any additional utility charges assessed shall be deemed reasonable additional Rent.

(f) **Excessive Utility Usage:** Lot Renter shall use all Community-provided utilities in a reasonable and efficient manner. If the Landlord determines, in its reasonable discretion, that Lot Renter’s usage significantly exceeds typical Community usage or constitutes waste, the Landlord may provide written notice and require corrective action within thirty (30) days. If excessive usage continues, the Landlord may, at its option: (i) assess surcharges, (ii) install individual meters, (iii) modify billing practices, (iv) seek reimbursement for excess utility costs, or (v) pursue lease termination in accordance with applicable law.

ARTICLE 3

POSSESSION, LAND CONDITION, AND RIGHT TO ENTER

3.1 **Possession.** The Lot is leased to Lot Renter on an “as-is, where-is” basis. Landlord is not obligated to provide any personal property, services, or facilities to Lot Renter beyond those expressly set forth in this Agreement. Landlord shall not be liable for any damages arising from a delay in delivering possession of the Lot on the Commencement Date; however, Lot Renter shall not be responsible for payment of Rent until the date possession is actually delivered.

3.2 **Land Condition and Natural Hazards.** Lot Renter acknowledges and accepts the natural condition of the land underlying the Lot. Landlord makes no representation regarding the stability, grade, or long-term suitability of the Lot for placement of the Home. Lot Renter assumes the risk of damage to the Home or personal injury resulting from natural conditions such as erosion, flooding, subsidence, or other geologic or weather-related activity not caused by Landlord’s negligence. If Landlord determines that the Lot poses a significant risk to safety or habitability due to such conditions, Landlord may, at its discretion, require Lot Renter to relocate the Home to another lot (if available) or terminate this Agreement upon reasonable notice. Landlord shall not be liable for damages or losses resulting from such relocation or termination, except as required by law.

3.3 **Landlord Right to Enter.** Lot Renter agrees to permit Landlord, or its agents, to enter the Lot at reasonable times for inspection, maintenance, repairs, or to show the Lot to prospective tenants or purchasers. Except in cases of emergency or suspected lease or rule violations, Landlord will provide at least twenty-four (24) hours’ prior written notice before entry.

ARTICLE 4

COMMUNITY RULES AND LOT RENTER USE

4.1 **Community Rules.** Lot Renter agrees to use and maintain the Lot, the Lot Renter's Home, and the common areas of the Community in compliance with all applicable federal, state, and local laws, regulations, ordinances, codes, and lawful directives of authorized public officials (collectively, "Applicable Laws"), as well as the Community's rules, policies, and procedures attached hereto as *Exhibit A* and incorporated herein by reference (collectively, the "Community Rules").

4.2 **Changes to Community Rules.** The Landlord reserves the right to supplement, amend, or terminate the Community Rules from time to time, in its sole discretion. The Landlord shall provide Lot Renter with at least ninety (90) days' prior written notice of any such changes, as required by New Hampshire law. All Community Rules, including any amendments, shall be reasonable and not unfair or unconscionable.

4.3 **Lot Use Restrictions.** The Lot and Home shall be used for residential purposes only. Lot Renter must maintain the Lot and the exterior of the Home in a clean, safe, and sanitary condition, and shall use the Lot and common areas in accordance with all Applicable Laws and Community Rules. Lot Renter shall not move the Home during the term of this Agreement without the prior written consent of the Landlord; make improvements or modifications to the Lot or the exterior of the Home without the prior written consent of the Landlord; vandalize or misuse any portion of the Community or its property; permit any lien or encumbrance to be placed on the Lot; commit waste or cause damage to the Lot or any part of the Community; unreasonably disturb or interfere with the quiet enjoyment of the Community by other residents or neighbors; use, display, or ignite fireworks or other incendiary devices within the Community; manufacture, distribute, or possess any illegal substances or controlled materials in violation of Applicable Law; or unlawfully discharge or threaten the use of a weapon within the Community. Any violation of this Section shall be grounds for termination of this Agreement, and Lot Renter shall have no further right to occupy the Lot.

4.4 **Stolen or Damaged Items.** Landlord shall not be responsible for the security of the Home or Lot Renter's personal property, nor shall Landlord be liable for any theft, loss, or damage to personal property, whether located in the Home, on the Lot, or elsewhere in the Community. Lot Renter assumes all responsibility for such risks and is encouraged to maintain adequate homeowner's, liability, and personal property insurance. Landlord does not carry insurance for the Home or any of Lot Renter's personal property. Lot Renter agrees to seek compensation for any loss or damage solely through their own insurance coverage. Landlord further disclaims liability for damage to the Home or personal property unless caused by Landlord's sole negligence.

ARTICLE 5

TERMINATION

5.1 **Termination by Lot Renter.** Lot Renter may terminate this Agreement on the Expiration Date by providing at least thirty (30) days' advance written notice to the Landlord. If Lot Renter fails to give proper notice or remains in the Lot Renter's Home after the Expiration Date, this Agreement shall automatically renew on a month-to-month basis under its original terms. Rent and other charges may be adjusted upon written notice from the Landlord, in accordance with the notice requirements of New Hampshire law. After the Expiration Date, Lot Renter may terminate this Agreement at any time upon sixty (60) days' advance written notice to the Landlord. Termination must occur on the last day of the month. If Lot Renter vacates the Community before the termination date, Rent remains due through the termination date, regardless of the actual move-out date. If Lot Renter fails to vacate by the termination date, the termination notice shall be considered null and void, and all rights and obligations under this Agreement shall continue in full force and effect.

5.2 **Termination by Landlord.** The Landlord may terminate this Agreement and recover possession of the Lot if:

(a) Lot Renter materially breaches this Agreement or fails to comply with any applicable local, state, or federal law, ordinance, or regulation relating to manufactured homes (subject to any required notice and cure periods under New Hampshire law);

(b) Lot Renter fails to pay Rent or other lawful charges within thirty (30) days after written notice from the Landlord demanding payment, unless a different notice period is required by New Hampshire law;

(c) Lot Renter fails to comply with a Community Rule or any other provision of this Agreement, after receiving written notice of the violation and being given a reasonable opportunity to cure.

(d) Lot Renter engages in conduct that endangers others, causes substantial damage to the Community, or results in a serious and immediate threat to health, safety, or quiet enjoyment. In such cases, the Landlord may pursue immediate termination in accordance with applicable law.

(e) Lot Renter's application for tenancy contained a material misstatement that induced the Landlord to approve tenancy, and the Landlord acts upon the misstatement within one (1) year of the Commencement Date;

(f) The Landlord has specific plans to make improvements to the Community that will substantially benefit residents' health and safety or have been ordered by a government agency, requiring removal of the Lot Renter's Home;

(g) The Landlord and Lot Renter mutually agree in writing to terminate this Agreement; or

(h) Termination occurs for any other lawful reason under New Hampshire law.

5.3 **Holdover Tenancy.** If Lot Renter remains in possession of the Lot without the Landlord's written consent after termination or expiration of this Agreement, such holdover shall be deemed a tenancy at sufferance. The Landlord may assess liquidated damages up to twice the monthly Rent for each month or portion thereof that Lot Renter remains in possession, subject to applicable law.

5.4 **Remedies.** The Landlord may exercise any legal rights and remedies in combination, including but not limited to termination of tenancy, recovery of possession, monetary damages, and injunctive relief. Use of one remedy does not waive the right to pursue others. Acceptance of Rent or any amount due does not waive the Landlord's right to evict Lot Renter for any past or existing violations of this Agreement. The Landlord may recover all reasonable damages resulting from Lot Renter's noncompliance, including but not limited to lost rental fees, court costs, and other expenses.

5.5 **Condemnation; Community Closure.** If all or any portion of the Community is taken by condemnation or closed due to change of use, the Landlord may terminate this Agreement in accordance with New Hampshire law. In the event of a change of use, the Landlord shall provide Lot Renter with at least eighteen (18) months' written notice, unless such change was disclosed at the commencement of the tenancy. If relocation assistance is required by law, such assistance may include reasonable moving costs or other relocation expenses as set forth in applicable regulations.

ARTICLE 6

SURRENDER AND ABANDONMENT

6.1 **Surrender of Lot.** Upon termination or expiration of this Agreement, Lot Renter shall surrender possession of the Lot to the Landlord in good order, condition, and repair, except for reasonable wear and tear. This includes all improvements, alterations, and replacements made by or for the benefit of Lot Renter, including but not limited to garages, carports, decks, landscaping, and sheds built on a foundation or concrete slab. If the Landlord

requests removal of any such improvements, Lot Renter shall remove them at their own expense and restore the Lot to its original condition.

6.2 **Abandonment.** If Lot Renter abandons the Home or any personal property on the Lot, the Landlord may remove, store, dispose of, and/or sell such property in accordance with applicable New Hampshire law. Lot Renter shall be responsible for all costs incurred by the Landlord in doing so, including but not limited to storage fees, lock-out or lock-down charges, inventory and weatherization costs, moving expenses, court costs, and publication or advertising fees. The Landlord shall not be liable for any damage, conversion, or trespass involving property left behind by Lot Renter, nor for any damage or loss incurred while handling or disposing of such property, unless caused by Landlord's gross negligence or willful misconduct.

ARTICLE 7

MISCELLANEOUS

7.1 **General.** Lot Renter may not assign this Agreement or sublet the Home without the prior written consent of the Landlord. This Agreement shall be governed by the laws of the State of New Hampshire. If any provision is held invalid or unenforceable, the remainder shall remain in full force and effect. This Agreement shall be binding upon the parties and their respective heirs, legal representatives, successors, and permitted assigns. This Agreement is subordinate to any existing or future mortgage or lien placed on the Community, except where prohibited by law. This Agreement may only be amended in writing, signed by both parties. The management agent for the Community is Sado Management, LLC, which is authorized to accept service of process and receive notices and demands on behalf of the Landlord.

7.2 **Notices.** All notices to the Landlord under this Agreement shall be in writing and delivered by either: (a) U.S. Mail or courier to Sado Management, LLC, 2093 Philadelphia Pike #4910, Claymont, DE 19703; or (b) email to notices@sadomgmt.com. Notices to the Lot Renter shall be delivered: (i) personally; (ii) by U.S. Mail to the Lot Renter's last known address; or (iii) by leaving the notice at the Lot Renter's Home in a secure and conspicuous location or with someone of suitable age and discretion. Notice by certified mail, if used, shall be effective even if delivery is refused.

7.3 **Indemnification.** Lot Renter shall indemnify, defend, and hold harmless the Landlord and its agents from any loss, damage, or injury caused by the negligent, reckless, or intentional act or omission of Lot Renter or anyone under Lot Renter's control. This includes damage to property or personal injury, including abandonment or breach of this Agreement. This obligation survives the termination of this Agreement and is not limited by the security deposit amount.

7.4 **Crime-Free Covenants.** Lot Renter, household members, guests, and others under Lot Renter's control shall not engage in or facilitate any illegal or criminal activity, including but not limited to drug-related activity, prostitution, criminal gang activity, assault, threats, unlawful discharge of a weapon, or any conduct that endangers the health, safety, or welfare of the Community, its residents, or the Landlord. Any single violation of this Section shall constitute material noncompliance and may result in termination of this Agreement, subject to applicable legal procedures. A criminal conviction is not required to prove a violation; determination may be made by the Landlord based on a preponderance of the evidence.

7.5 **Waiver.** The Landlord's failure to enforce any provision of this Agreement or the Community Rules shall not constitute a waiver of the right to enforce them later. Lot Renter specifically agrees that the acceptance of Rent following a notice of default or termination does not waive the Landlord's right to recover possession. Lot Renter waives all claims against the Landlord for personal injury or property damage, except where such damage results from the Landlord's negligence or willful misconduct.

7.6 **Court Costs and Fees.** In the event of legal action due to nonpayment of Rent or other breach of this Agreement, Lot Renter may be charged for court filing fees, service of process fees, attorney's fees, and other

lawful costs, as permitted by New Hampshire law.

7.7 **Entire Agreement.** This Agreement, along with any attached exhibits and other written agreements regarding the Lot or Home, constitutes the entire agreement between the parties. No oral agreements exist. Amendments must be in writing and signed by both parties. If any provision of this Agreement or incorporated document is ruled invalid, the remaining provisions shall remain enforceable.

7.8 **Acknowledgment.** Lot Renter acknowledges receipt of (a) a copy of this Agreement for review and (b) a copy of the current Community Rules, attached as Exhibit A. Lot Renter affirms understanding and agreement to comply with all terms herein and in the Community Rules, and acknowledges that any violation by Lot Renter or anyone under Lot Renter's control may result in termination and eviction in accordance with this Agreement.

[SIGNATURES ARE ON THE NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first written above.

LOT RENTER:

X

(First Lot Renter Signature)

X

(Second Lot Renter Signature)

X

(Third Lot Renter Signature)

X

(Fourth Lot Renter Signature)

LANDLORD:

Meadows MHC Portfolio Propco, LLC

X
Owner

By:

Its: Authorized Agent

IMPORTANT NOTICE REQUIRED BY LAW

THE RULES SET FORTH BELOW GOVERN THE TERMS OF YOUR RENTAL AGREEMENT WITH THIS MANUFACTURED HOUSING PARK. THE LAW REQUIRES ALL RULES OF THIS PARK TO BE REASONABLE. NO RULE MAY BE CHANGED WITHOUT YOUR CONSENT UNLESS THIS PARK GIVES YOU 90 DAYS ADVANCE NOTICE OF THE CHANGE.

SUBJECT TO THE TERMS OF ANY WRITTEN LEASE AGREEMENT, YOU MAY CONTINUE TO STAY IN THIS PARK AS LONG AS YOU PAY YOUR RENT AND ANY OTHER LAWFUL CHARGES, FOLLOW THE RULES OF THE PARK AND APPLICABLE LOCAL, STATE AND FEDERAL LAW, DO NOT DAMAGE PARK PROPERTY AND DO NOT REPEATEDLY BOTHER OTHER TENANTS IN THE PARK. YOU MAY BE EVICTED FOR NONPAYMENT OF RENT, BUT ONLY IF YOU FAIL TO PAY ALL RENT DUE WITHIN 30 DAYS AFTER YOU RECEIVE WRITTEN NOTICE THAT YOU ARE BEHIND IN YOUR RENT.

YOU MAY ALSO BE EVICTED FOR NOT FOLLOWING THE RULES OF THIS PARK, BUT ONLY IF THE RULES ARE REASONABLE, YOU HAVE BEEN GIVEN WRITTEN NOTICE OF YOUR FAILURE TO FOLLOW THE RULES, AND YOU THEN CONTINUE TO BREAK THE RULES. YOU MAY NOT BE EVICTED FOR JOINING A TENANT ORGANIZATION.

IF THIS PARK WISHES TO EVICT YOU, IT MUST GIVE YOU 60 DAYS ADVANCE NOTICE, EXCEPT IF YOU ARE BEHIND IN YOUR RENT, IN WHICH CASE ONLY 30 DAYS NOTICE IS REQUIRED. THE EVICTION NOTICE MUST GIVE YOU THE REASON FOR THE PROPOSED EVICTION.

YOU HAVE THE RIGHT TO SELL YOUR HOME IN PLACE TO ANYONE AS LONG AS THE BUYER AND HIS HOUSEHOLD MEET THE RULES OF THIS PARK. YOU MUST NOTIFY THE PARK IF YOU INTEND TO SELL YOUR HOME. FAILURE TO DO SO MAY MEAN THAT THE BUYER WILL BE REQUIRED TO MOVE THE HOME FROM THE PARK.

COPIES OF THE LAW UNDER WHICH THIS NOTICE IS REQUIRED, RSA 205-A, MAY BE OBTAINED FROM THE CONSUMER PROTECTION AND ANTITRUST BUREAU OF THE ATTORNEY GENERAL'S OFFICE, 33 CAPITOL STREET, CONCORD, NEW HAMPSHIRE 03301 OR MAY BE ACCESSED FROM THE GENERAL COURT WEBSITE FOR THE STATE OF NEW HAMPSHIRE.

EXHIBIT A - COMMUNITY RULES

1. RESIDENCY

1.1 A resident who owns their home and rents only the lot is referred to as a Lot Renter, while a resident who rents both the lot and a home owned by the Landlord is referred to as a Home Renter. For purposes of these Community Rules, the term Renter refers to either a Lot Renter or a Home Renter. Each of these terms may refer to one or more individuals.

1.2 Any person applying for admittance as a resident of the Community must complete a written application and may be subject to an interview by the Landlord. All prospective residents must be approved by the Landlord and must sign a rental agreement before occupying a home currently located in the Community or before placing a home on a lot. The Landlord may reject a prospective Renter for any lawful reason, provided such rejection is based on objective criteria and does not violate applicable fair housing laws.

1.3 Landlord maintains written procedures and criteria ("Screening Criteria") used to evaluate applicants' creditworthiness and suitability for residency. A copy of the Screening Criteria is provided with rental application instructions.

1.4 Landlord will not approve a prospective resident who provides false or misleading statements, whether orally or in writing, within the rental application or in any statement or document offered in support of a request for residency approval.

1.5 Unless the Lot Renter's Home is subleased with the prior written consent of the Landlord, at least one person designated in the Agreement must be the legal owner of the Home.

1.6 Except as required by applicable law, only those individuals approved in the Agreement may occupy the Home. Any increase or substitution in occupancy must receive the Landlord's prior written approval.

1.7 The Home may not be occupied by more than two (2) persons per bedroom, unless a greater number is required to be permitted under applicable federal, state, or local law. Exceptions may be granted in accordance with applicable fair housing laws and reasonable accommodation policies.

1.8 Heirs or beneficiaries of a deceased Lot Renter are not considered "purchasers" for purposes of assuming the remainder of the Lot Renter's tenancy. However, they may request approval from the Landlord within a reasonable period following the Lot Renter's passing. All such individuals must submit a written application and sign a new rental agreement before occupying the Home.

1.9 Renter must comply with all applicable requirements of governmental agencies, including but not limited to the U.S. Department of Housing and Urban Development (HUD), the New Hampshire Department of Safety – Division of Motor Vehicles, the New Hampshire Department of Labor, the New Hampshire Department of Health and Human Services, and any applicable local regulations.

2. ALL AGE COMMUNITY

This Community is operated for the use and benefit of persons of all ages. It is not an age-restricted community.

3. PAYMENTS, FEES AND CHARGES

3.1 Rent is due in full on the first (1st) day of each month. A late fee not to exceed eight percent (8%) of the unpaid amount may be assessed if rent is not received by the eighth (8th) day of the month. Partial payments may be rejected at the Landlord's discretion.

3.2 Rent must be paid through one of the Landlord's approved payment methods: (i) electronically via ACH bank transfer or credit/debit card using the Landlord's designated online portal, or (ii) in cash at a participating retail location using the approved third-party payment system. The Landlord does not accept personal checks, money orders, cashier's checks, certified checks, or direct cash payments, except under special circumstances and with the Landlord's prior written approval. If Rent is paid by credit or debit card, a processing fee may apply. This fee is assessed by the third-party payment processor and reflects the cost of processing the transaction.

3.3 A fee of \$30.00 will be assessed for each returned or failed payment, including due to insufficient funds.

4. SALE, TRANSFER, OR REMOVAL OF HOME

4.1 Lot Renter has the right to sell the Home in place within the Community, subject to compliance with these Community Rules.

4.1.1 Lot Renter may display no more than two (2) "For Sale" signs, each no larger than 216 square inches, on or inside the Home. Signs may display only the words "For Sale" (or equivalent), the Lot Renter's address or phone number, and the name of the broker, agent, or dealer offering further information. No other commercial content is permitted. For safety and security reasons, the Home must be registered with Landlord before any sign is displayed. All external realtors, brokers, or service providers must present proof of current licensure and liability insurance prior to performing work in the Community. Those who fail to provide such proof will be prohibited from conducting business in the Community.

4.1.2 Lot Renter intending to sell the Home, or any interest therein, to a purchaser who plans to retain the Home in the Community must provide Landlord with written notice of such intention. The notice must include the purchaser's contact information to facilitate communication.

4.1.3 Lot Renter shall provide Landlord with a copy of the executed purchase agreement or bill of sale, which must state that the sale is contingent upon Landlord's approval of the purchaser as a qualified resident of the Community, based on objective residency criteria.

4.1.4 Before occupying the Home, the purchaser must complete an application for residency, undergo a background check, and sign the rental agreement and Community Rules. The Landlord may refuse residency to any purchaser not approved pursuant to Rule 1.2.

4.1.5 Landlord may inspect the Lot and the Home's exterior within fourteen (14) days of receiving notice of intent to sell. Lot Renter and/or purchaser must correct any deficiencies in accordance with documented Community Rules and provide proof of completed repairs or a written commitment to complete them within a time period specified by Landlord.

4.1.6 Within seven (7) days of a transfer of title, change in financing, or sale of the Home, Lot Renter shall provide Landlord with a copy of the new title or registration in the purchaser's name and the name of any lienholder, if applicable.

4.2 Removal of Home: Lot Renter intending to remove the Home from the Community must provide Landlord with at least thirty (30) days' prior written notice, unless otherwise agreed in writing. Removal must occur during normal business hours to allow Landlord to oversee the process.

4.2.1 Only properly licensed and authorized transporters may move homes into or out of the Community. Prior to any move, the transporter must provide Landlord with (i) a certificate of general liability insurance of no less than \$1,000,000 and (ii) a refundable security deposit of up to \$500 to cover potential property damage. Written permission from Landlord is required before any home is moved.

4.2.2 All outstanding charges owed to Landlord must be paid in full before the Home is removed. In addition, all property taxes assessed against the Home must be paid.

4.2.3 Lot Renter must restore the Lot to a clean, neat condition at their expense. This includes removing all debris, steps, broken concrete, patios, footers, and other discarded items. Utility connections must be properly sealed, protected, and clearly marked. Landlord will confirm satisfactory restoration in writing. Any security deposit may be used to restore the Lot to its prior condition or to a condition comparable to other lots in the Community.

4.2.4 Lot Renter's rent obligation ends at the conclusion of the lease term in effect at the time of the Home's removal or at such other time as agreed in writing with Landlord.

4.2.5 Landlord shall not be liable if a dealer, lender, or other secured party removes the Home, except where Landlord fails to perform a legal duty or acts negligently.

4.3 Destruction of Home: If the Home is destroyed by fire, storm, flood, act of God, or other cause, Lot Renter must remove all debris from the Lot within thirty (30) days of the event, unless a longer period is allowed by applicable law or ordinance. Extensions may be granted upon written request.

5. HOME SET-UP

5.1 Before delivering or placing any home in the Community, Lot Renter must provide Landlord with a copy of the purchase agreement and a complete, accurate description of the home and any proposed additions or improvements. The home must comply with all applicable Community standards and governmental ordinances, rules, and laws. Landlord reserves the right to approve or deny any home proposed for placement within the Community, provided such approval is based on objective criteria and compliance with Community Rules and applicable laws.

5.2 The location, positioning, and installation of any home, accessory building(s), or improvements must conform to a pre-approved plot plan, which Lot Renter must submit to Landlord for written approval before any work begins. All installation and construction must be consistent and compatible with other homes in the Community and must comply with applicable federal, state, and local laws, codes, and regulations, as well as the standards set forth in these Community Rules.

5.3 All individuals involved in the move-in and setup of a home must carry general liability insurance of at least \$1,000,000 per occurrence and an aggregate amount consistent with industry standards and applicable

regulations, in addition to appropriate workers' compensation coverage. All liability associated with the move-in is the sole responsibility of Lot Renter.

5.4 Lot Renter must provide Landlord with at least seventy-two (72) hours' advance notice before bringing a home into the Community for setup. The notice must include the anticipated date and time of arrival. Upon arrival, Landlord will direct Lot Renter and the transporter where to park the home pending setup.

5.5 Lot Renter is solely responsible for ensuring compliance with all applicable zoning laws and code provisions during installation. Lot Renter agrees to indemnify and hold Landlord harmless for any violations resulting from their actions or the actions of their contractors, vendors, or agents.

5.6 The Home must be uniformly placed, properly blocked, leveled, and set, with all utilities connected in compliance with applicable local, city, or county codes and regulations, as well as Landlord's specifications. Home must be anchored immediately as required by law. Skirting, gutters and downspouts, steps, and any other required improvements must be installed within thirty (30) days of setup, unless an extension is granted upon written request. Lot Renter is responsible for all costs associated with site work, including, but not limited to, lot preparation, setup, installation of the home and its accessories, and any required service upgrades.

6. HOME AND LOT STANDARDS

6.1 The Home and Lot must abide by the community standards as disclosed in these Community Rules. In accordance with New Hampshire law, the Landlord may modify these standards upon ninety (90) days' written notice to Renter. All modifications shall be reasonable, non-discriminatory, and compliant with applicable laws.

6.2 If the Home or Lot does not meet the Community's established standards or is improperly maintained, the Home or Lot must be upgraded to improve its quality and appearance. Failure to meet these standards constitutes a violation of these Community Rules.

6.3 The Home, Lot, and any accessories, alterations, or additions must comply with all applicable federal, state, and local statutes, ordinances, and county building and zoning codes governing their moving, siting, placement, construction, installation, and operation. Upon request, Renter must provide Landlord with copies of all required approvals and permits.

6.4 Alterations/Additions: Renter must submit a complete set of plans and permits for anticipated alterations or additions showing compliance with the community standards as set forth in these Community Rules as well as all applicable federal, state, statutes, ordinances, and county building and zoning codes.

6.4.1 All improvements, additions, and alterations must be approved in writing by Landlord before work begins. All materials used must be consistent with those found on well-maintained homes and lots within the Community. Any alterations or modifications to the Home or Lot made in violation of these Community Rules must be removed or corrected at Renter's expense.

6.4.2 Renter must consult Landlord before performing any digging, as utility and service connections may be located underground. Renter is responsible for contacting the appropriate utility locator service prior to any excavation. The cost of repairing any damage to underground services caused by Renter will be assessed to Renter.

6.4.3 All improvements must be completed within thirty (30) days of approval by Landlord.

6.4.4 Landlord may remove, at Renter's sole expense, any structure, improvement, alteration, modification, or decoration that was constructed, installed, or erected on a home or lot without prior approval. Before removal, Landlord shall provide written notice and a reasonable timeframe for Renter to comply. At the time of vacating the Community, Landlord may require Renter to remove, at Renter's sole expense, all temporary or permanent structures or improvements constructed, installed, or erected by Renter with or without Landlord's consent.

6.5 Home Standards: The standards in this section apply to all homes being placed, installed, or substantially modified after the effective date of these Community Rules. Homes already located in the Community as of that date that do not fully comply with these standards may be permitted to remain in place, provided they are maintained in good condition and do not present a safety hazard or violate applicable law. However, any substantial renovations, exterior alterations, or replacements must comply with the standards outlined in this section unless otherwise approved in writing by Landlord.

(a) Roofs must have (i) asphalt shingles or equivalent coverings, (ii) a gable profile, and (iii) eaves that overhang on all four sides of the home.

(b) Siding must be constructed of vinyl, fiberglass, or fiber cement.

(c) Steps must be installed and constructed of wood, concrete, or fiberglass.

(d) Skirting must be installed and made of concrete/stucco, brick and cinder block, vinyl, or fiber cement. Skirting must include a minimum 18" x 24" access door that can be opened without the use of tools.

(e) Gutters and downspouts are required on all homes. Gutters must run the full length of the home and discharge water through 3" rigid or corrugated underground piping directed to the street or another storm drainage system designated by Landlord.

(f) At least one (1) above-ground hose bib must be installed on the side of the home.

(g) If constructed, decks and porches must be either (i) skirted with manufactured skirting similar in style and color to the home's skirting, or (ii) enclosed with pressure-treated wood that is compatible with the design of the porch or deck.

(h) Decks, porches, and steps must have handrails with vertical pickets spaced no more than four inches (4") apart. Decks must be constructed of cedar or pressure-treated wood.

(i) Wood-frame patio awnings must be roofed with composition roofing material and painted to match the home. Awnings must be constructed of pressure-treated wood or nylon/Dacron material resistant to mold and mildew. Aluminum awnings are prohibited.

(j) No change to the home's exterior color may be made without prior written permission from Landlord. A sample of the proposed new color(s) must be submitted for Landlord approval before repainting.

(k) Hitches must be removed regardless of whether they were designed to be removable, and any resulting gap must be repaired to match surrounding areas.

(l) Central air conditioning is required for homes being placed in the Community. Compressors must be installed on a concrete pad. Existing window units must be securely and attractively braced. No air conditioning or heating units may be newly installed in any front window or wall facing a street.

(m) Visible street and/or lot numbers must be affixed to the front of the home, consistent with surrounding homes and in accordance with local emergency and code requirements.

(n) Window coverings visible from the street must be limited to blinds, shutters, drapes, curtains, or similar standard treatments. The use of bedsheets, mattresses, blankets, aluminum foil, or similar items as window coverings is prohibited.

(o) Gas appliances may be used for heating purposes, but Renter must provide Landlord with at least seven (7) days' prior written notice of installation and submit proof of installation by a licensed and insured contractor upon completion.

6.6 Lot Standards:

(a) No appliances, including but not limited to washers and dryers, may be placed outside the home.

(b) Propane tanks for outdoor grills or similar devices may not be stored in areas directly visible from the street.

(c) The area between the curb or street and the front of the home must be landscaped with sod and other living vegetation.

(d) Unless otherwise directed by Landlord, all landscaping on a lot at the time of tenancy termination shall be deemed the property of the Landlord and may not be removed without prior written permission.

(e) Vegetable gardens are prohibited on a lot unless prior written approval is obtained from the Landlord.

(f) Only removable umbrella or reel-type laundry lines are permitted and must be located at the rear of the home. Laundry lines must be taken down and stored daily. Pole locations must receive prior written approval from Landlord to avoid interference with underground utilities. Lines may not be strung between trees, carports, or other structures. Hanging of towels, rugs, clothing, or similar items is prohibited except on an approved laundry line.

(g) All solar energy devices (including solar panels and powered equipment) must receive prior written approval from Landlord and must comply with all applicable laws, codes, and permitting requirements.

(h) Fences are not permitted unless installed by Landlord.

(i) Outdoor reception devices may not be installed on any home or lot except for satellite dishes under 39 inches or broadcast TV antennas, in compliance with FCC regulations. All other outdoor reception devices are prohibited. Devices that interfere with neighboring reception are strictly prohibited.

i. Satellite dishes and antennas must be installed in the most inconspicuous location at the rear of the home or in another area not visible from the street. If such placement impairs reception, alternate placement may be permitted with Landlord's prior written approval and must include landscaping or screening to

minimize visibility. Installation on lots requires prior written approval to avoid damage to underground utilities. Devices may not be installed outside Renter's lot.

ii. Masts and devices must not exceed twelve (12) feet above the roofline. Devices must also be installed at a distance from any lot boundary equal to or greater than the total height of the device and mast. Renter is responsible for maintaining the device and is liable for any injuries, damages, or losses resulting from its use or installation.

(j) No posts, poles, stakes, or similar objects may be driven into the ground without prior written Landlord approval due to the risk of damaging underground utilities. Renter is responsible for all resulting costs from violations.

(k) No outdoor equipment, including weight benches, trampolines, outdoor exercise equipment, appliances, hot tubs, or similar property or improvements, is permitted on a lot. Newly installed swing sets are prohibited; existing swing sets may remain but may not be replaced or significantly modified.

(l) Basketball hoops (portable or permanent) are allowed only with prior written approval. They must be safely installed, kept in good repair, and used only under Renter's supervision. Hoops must be located at the rear of the driveway and may not face or be placed near the street. If the Community installs a basketball court in the future, all private hoops will be prohibited.

(m) Swimming pools, lap pools, hot tubs, spas, saunas, water gardens, fountains, or similar items are prohibited. Temporary toddler wading pools under five (5) feet in diameter and six (6) inches deep are permitted but must be emptied and stored daily. They may not be left unattended while containing water.

(n) Outdoor fireplaces, fire pits, chimineas, fire bowls, oil lamps, lanterns, and outdoor heaters are prohibited. Only gas grills, charcoal grills, and smokers for outdoor cooking are permitted.

(o) "Beware of Dog," "No Trespassing," or similar signs are not allowed on the Lot, the Home, or in windows. Renter may display one portable, removable United States or State of New Hampshire flag, no larger than 4½ feet by 6 feet, in a respectful manner. One flag representing a branch of the U.S. Armed Forces or a POW-MIA flag is also permitted. No other flags may be displayed.

(p) Lawn care tools, toys, and equipment must be stored out of view in an orderly manner. No items may be stored outside, beneath, or on the Home, deck, stoop, screened room, or patio.

(q) Only outdoor furniture designed for exterior use is allowed outside. Patio furniture and grills must be placed adjacent to the home when not in use. Temporary structures such as carport covers, tents, or canopies may not be permanently installed and must be taken down and stored daily. Use is subject to Landlord's discretion.

6.7 Exceptions. Landlord reserves the exclusive right to grant exceptions to the community standards in the following situations: (a) when space limitations or design factors justify a variance; (b) when the intent of a rule is met despite noncompliance with its exact terms; or (c) when the variance does not interfere with the quiet enjoyment of the Community by other residents. Any exception shall be at Landlord's sole discretion and based on the specific circumstances presented. Renters may submit written requests for exceptions, which Landlord will review in good faith.

7. HOME AND LOT MAINTENANCE

7.1 Renter must maintain the Home, Lot, accessory buildings, and improvements in compliance with all applicable municipal, county, and state housing and health codes. If a governmental authority issues a notice requiring the Home, Lot, or any improvement to be brought into compliance, Renter must do so promptly—either within the stated deadline or, if none is provided, within a reasonable time.

7.2 Renter shall be solely responsible for any fines or penalties imposed by a governmental authority as a result of their failure to comply with applicable laws, codes, or regulations. If Landlord pays such fines on Renter's behalf, Renter shall promptly reimburse Landlord upon request.

7.3 Landlord reserves the right to require Renter to perform repairs, repainting, or other maintenance necessary to uphold community standards as set forth in these Community Rules. If, after providing written notice and a reasonable opportunity to cure, Renter fails or refuses to correct the issue, Landlord may perform the work and charge Renter for the actual costs incurred, provided such costs are reasonable and necessary and consistent with New Hampshire law.

7.4 Landlord shall not be responsible for any damage to the Home or Lot caused by acts of nature.

7.5 Renter must maintain the Home, accessory buildings, improvements, and any other items placed on the Lot in a clean, orderly condition and in good repair, as determined by Landlord or applicable housing or health code personnel.

7.5.1 The exterior surface of the Home, along with any accessory buildings and improvements, must be kept free of mildew, dirt, grime, and discoloration. The Home must be washed at least annually. Peeling, faded, damaged, or poorly painted surfaces must be restored to the appearance of a well-maintained home.

7.5.2 Windows & Doors: Broken windows, doors, screens, and window treatments must be repaired or replaced.

7.5.3 Roofs: Roofs must be repaired or replaced if they fail to meet the standard of a well-maintained home.

7.6 Renter is responsible for maintaining the overall appearance of the Lot, which must be kept clean, orderly, and free of litter, debris, trash, refuse, garbage, and vermin.

7.6.1 Lawn Area: Renter must maintain lawn, landscaping, and shrubbery, including edging, weeding, watering, and general care. Grass must be kept under four (4) inches in length.

7.6.2 Parking Area: Where the Community has provided a paved parking area, Renter must keep it clean and in good repair. Damage caused by Renter or their guests must be repaired, including oil spills or stains.

7.6.3 Sod and Lawn Restoration: Renter is responsible for maintaining a healthy lawn and restoring any bare, damaged, or poorly vegetated areas on the Lot. This includes trimming and edging along homes, walkways, driveways, and streets before vegetation becomes unsightly or overgrown. If sod or ground cover becomes damaged or destroyed due to neglect or lack of maintenance, Renter must repair or replace the affected areas at their own expense. Restoration may include reseeding, fertilizing, and watering, and may require full re-sodding if deemed necessary by Landlord.

7.6.4 Trees and Shrubs: Renter must maintain trees and shrubs located on the Lot, including trimming overgrown branches, managing pests, removing fallen leaves and fruit, and maintaining at least six (6) feet of clearance for mowing. Trees on boundary lines will be maintained jointly by Landlord and Renter, or solely by Landlord if adjacent to common areas. Renter is not responsible for removing dead or hazardous trees; Landlord will

coordinate their removal, even if located wholly within the Lot, in compliance with applicable safety regulations.

7.6.5 Absences: If Renter will be absent for more than two (2) weeks, they must inform Landlord of their lawn maintenance plans. If the Lot is not maintained, Landlord may perform the work at Renter's expense.

7.6.6 Watering: Sprinklers and hoses must not be left running unattended. Excessive watering that causes runoff is prohibited. Landlord may shut off water if necessary. Automatic sprinkler systems require prior written approval and any necessary permits. Landlord may impose watering restrictions in compliance with governmental directives and local ordinances.

7.6.7 Ditches: If Renter's Lot abuts a drainage ditch, Renter must maintain the area up to the ditch bank and must not place or dump debris in the ditch. If debris is found near the Lot, Renter must remove it at their expense.

8. UTILITIES

8.1 Hook-Ups: All electrical, gas (including propane), and plumbing hook-ups must be completed by licensed professionals approved by Landlord. Any installation or hook-up fees are the sole responsibility of Lot Renter. If the Home uses propane, Renter is solely responsible for contracting with a licensed propane provider and ensuring all tanks, lines, and connections meet applicable safety standards.

8.2 Repairs & Maintenance: All utility issues must be reported to Landlord within a reasonable timeframe before any repairs are made. If repairs are undertaken without prior notification, Renter shall bear full responsibility for all resulting costs and damages. Landlord is not responsible for any failure, default, improper act, or omission by utility providers.

8.2.1 Gas & Plumbing: Lot Renter is responsible for the maintenance, repair, and replacement of all gas lines inside and outside the Home up to the gas meter or propane tank, as well as all water and sewer lines inside and outside the Home up to the point of connection with the Community's systems, including the water meter. Lot Renter must promptly repair any leaks in or from pipes or fixtures located in, on, or under the Home. Home Renter must notify Landlord immediately of any utility issue affecting habitability, which Landlord shall address in a timely manner. Renter must ensure that all above-ground piping is properly insulated and equipped with heat tape to prevent freezing. Lot Renter must also maintain a working shut-off or gate valve accessible for emergency use. If the Home uses propane, Renter is solely responsible for maintaining the tank, lines, and appliances in safe working order and in compliance with all applicable codes. Renter is responsible for any damage to the Community's utility systems caused by their negligence.

8.3 Any upgrades to utility systems (e.g., for new appliances, home improvements, or modifications affecting utility infrastructure) require prior written approval from Landlord and shall be at Renter's expense, unless otherwise agreed in writing.

8.3.1 Electrical Service: Lot Renter is responsible for determining the amperage required for the Home and any appliances. If an electrical system upgrade is necessary, Lot Renter must obtain prior written approval from Landlord. All associated work and costs are the Lot Renter's responsibility. Lot Renter is also liable for any damage caused by inadequate capacity or improper installation.

8.4 Emergencies: Renter must notify the Community Manager immediately upon discovering water or sewer leaks, line freezes, power failures, or gas leaks. In case of emergency, Renter must call 911.

8.5 Utility Charges and Usage: Water and sewer services are currently provided by the Landlord through a private well and septic system, and the associated costs are included in the Rent. The Landlord reserves the right, with prior notice, to allocate these costs to the Renter in the future—either through submetering or another reasonable method consistent with industry standards, past usage data, and applicable regulations. Trash removal is arranged by the Landlord through a third-party provider, and the cost shall be passed through to the Renter as additional Rent—either at a flat rate or using another reasonable allocation method determined by the Landlord. Renter is responsible for paying all other utility charges—such as electricity and propane—directly to the applicable third-party providers, unless otherwise specified. Renter must use all Community-provided utilities responsibly. If the Landlord determines that usage is excessive or wasteful, it may issue written notice requiring corrective action, assess surcharges, or take other appropriate measures.

9. GUESTS

9.1 Guests may stay in the Home for a reasonable period, not to exceed fifteen (15) consecutive days in any calendar month or more than thirty (30) total days in any calendar year without the prior written consent of the Landlord. Extensions beyond this period require written approval. Guests are not permitted to reside in the Community when the Renter is absent.

9.2 Guests are the full responsibility of the Renter with whom they are staying and must comply with all Community Rules. Any guest who is unruly or disruptive may be asked to leave. Upon request by Landlord, a guest must vacate the Community within twenty-four (24) hours of written notice delivered to either the guest or the Renter, provided such request is based on objective reasons related to community safety or rule violations. Community facilities are intended for the use and enjoyment of residents. Guests may use these facilities only when capacity allows and when not reserved for private events. Guests must be accompanied by the Renter at all times while using Community amenities.

9.3 Guests may not bring pets into the Community at any time, including for day visits, without prior written consent from Landlord. This restriction does not apply to service animals as defined by law.

9.4 All overnight guests and guests using Community recreational facilities must be registered with the Landlord by the Renter, unless otherwise waived by Landlord for short-term visitors. Guests arriving on weekends or holidays must be registered in advance, during regular business hours prior to arrival. Failure to register a guest may result in their immediate removal from the Community. Renter must notify Landlord of any extended period during which the Home will be unoccupied.

10. VEHICLES AND PARKING

10.1 Vehicles: Only individuals holding a current and valid driver's license may operate a personal vehicle within the Community. A "personal vehicle" is defined as a non-commercial car, truck, SUV, station wagon, minivan, or passenger van used for personal transportation and free of advertising logos, signage, decals, or stickers.

10.1.1 Only personal vehicles that are licensed, registered, and insured in accordance with state law—and used for daily transportation—are permitted within the Community. All other vehicles, including but not limited to commercial vehicles, vehicles with a payload capacity exceeding one (1) ton, large trucks, cargo vans, step vans, semitrailers, motorhomes, recreational vehicles, buses, campers, boats, off-road vehicles, utility trailers, boat trailers, and motorcycle trailers, must be removed from the Community.

10.1.2 Landlord reserves the right to prohibit any vehicle that is not properly maintained, poses a safety hazard, or is in poor condition that detracts from the Community's appearance. Landlord will provide twenty-four (24) hours' written notice specifying the reason for removal, which may be affixed to the vehicle's windshield.

10.1.3 Motorcycles and mopeds that are properly registered and operated by the licensed Renter are allowed only for direct transportation to and from the Community using the shortest route. Recreational use within the Community is prohibited. These vehicles must have quiet, factory-style mufflers. Renter must confirm with Landlord that such vehicles meet muffling requirements before operating, storing, or parking them in the Community.

10.1.4 ATVs, minibikes, dirt bikes, go-karts, and similar off-road vehicles are strictly prohibited within the Community.

10.1.5 Washing of personal vehicles is allowed, subject to compliance with all applicable local, state, and federal regulations.

10.1.6 Mechanical repairs, maintenance, or restoration work on vehicles, boats, or trailers is not permitted on Lots or anywhere in the Community. No vehicle may be left on jacks, blocks, or ramps for more than thirty (30) minutes, and only for emergency tire changes.

10.2 Parking: Without prior written approval from Landlord, vehicles may only be parked in designated Community parking areas. Parking on lawns, swales, green spaces, vacant lots, or undeveloped areas is strictly prohibited.

10.2.1 Renter is permitted up to two (2) vehicles per Lot, provided they can be accommodated on the paved driveway without violating parking rules.

10.2.2 Campers, trailers, motorhomes, boats, and delivery vehicles may be parked temporarily for loading or unloading only. These vehicles may not be stored or parked overnight, nor may they be used as living quarters.

10.2.3 Landlord reserves the right to regulate parking during snow removal, plowing, street cleaning, home installations or removals, or periods of heavy usage. Guests may park temporarily in the street right-of-way but never overnight, unless an exception is granted upon written request. Renter-owned vehicles may use the street right-of-way briefly (no more than fifteen (15) minutes) for drop-off or pick-up, but may not remain overnight. Renter is responsible for securing off-site parking as needed and ensuring that their guests comply with all parking rules.

10.3 Vehicles in violation of these rules may be towed without notice in the event of an emergency, or with twenty-four (24) hours' written notice otherwise. Towing will be at the vehicle owner's expense and payable directly to the towing company. Landlord may charge the Renter for the cost of the service.

10.4 Speeding in excess of posted limits is prohibited. If no signs are posted, the speed limit is ten (10) miles per hour. All vehicles must come to a full stop at stop signs and observe all posted warnings. Renter must inform their guests of these traffic rules for the safety of all Community members.

10.5 Pedestrians, bicycles, and golf carts have the right of way and must observe all traffic rules. Bicycles operated after dark must be equipped with a working front light and a rear reflector. Riders must obey all posted street signs.

11. PETS

11.1 Renter must obtain written approval from Landlord before bringing any pet into the Community. A maximum of two (2) common household pets—such as cats or dogs—are permitted per household, provided they are approved and registered with Landlord. Any weight or breed restrictions must be explicitly stated in the Community Rules and must be reasonably related to the maintenance, health, or safety of the Community and its residents, in accordance with New Hampshire law.

11.2 Landlord reserves the right to evaluate pet applications on a case-by-case basis. Pets that are properly trained, well-behaved, and capable of being maintained indoors are generally permitted. Landlord may revoke prior approval if any information is later found to be inaccurate or incomplete, or if the pet becomes a nuisance or threat.

11.3 Renter must submit proof of current licensing (if required by law) and vaccination records for each pet and may be required to present the pet for visual assessment. Renter must provide updated documentation annually, within fifteen (15) days of renewal.

11.4 Pets with a known history of barking, biting, growling, attacking, or other aggressive or threatening behavior are prohibited. Renter who has previously been sued or held liable for a pet's aggression will be denied permission to keep such a pet in the Community.

11.5 Renter must maintain full control over their pets at all times. Upon receipt of a credible written complaint, Landlord may require the pet's permanent removal or, at Landlord's discretion, proof of completed obedience training, provided such action is based on documented complaints or violations.

11.6 Persistent barking, howling, or vocalizing that lasts ten (10) or more consecutive minutes and occurs regularly—day or night—and is audible outside the Home will be considered a nuisance and a violation of these Rules.

11.7 Pets may not be caged, tethered, fenced, placed in outdoor pet runs, or otherwise restrained and left unattended outside the Home. Outdoor pet enclosures, fencing, containment devices, or any form of pet restraint are strictly prohibited on the Lot.

11.8 Pets must remain indoors unless leashed and accompanied by their owner for brief, reasonable exercise periods. While outside, pets must remain under physical control (e.g., leash or carrier) at all times. Pets may be walked only on the Renter's Lot or in designated common areas and must not trespass on other Lots. Renter must immediately clean up and dispose of all pet waste.

11.9 Landlord will investigate all written complaints regarding pet behavior. If a violation is found, Landlord will issue written notice to the pet owner. Continued noncompliance may result in eviction.

11.10 Any dog that poses a direct threat to the health or safety of others is prohibited. The following breeds and breed mixes are not allowed under any circumstances, unless an exception is granted upon written request with supporting documentation: Doberman Pinschers, German Shepherds, Rottweilers, Pit Bulls, Staffordshire Bull

Terriers, Chow Chows, Akitas, wolf-dog hybrids, or any dog that exhibits aggressive behavior. Aggression includes, but is not limited to, growling, lunging, snapping, or biting. A single incident of aggression, including a bite, may be sufficient to require removal.

11.11 Farm animals, wild or exotic animals, and potentially dangerous species—including but not limited to pigs, iguanas, snakes, ferrets, and poisonous creatures—are strictly prohibited.

11.12 Pets belonging to guests, whether for day visits or overnight stays, are not allowed without prior written approval from Landlord. Service animals for guests with disabilities are permitted.

11.13 Pets are not allowed in the Community office.

11.14 Feeding of stray or wild animals is prohibited.

11.15 Unattended pets found roaming may be taken to the local animal shelter. If the animal has identification, Landlord may—but is not obligated to—attempt to return it to its owner before surrendering it to animal control.

12. GARBAGE AND TRASH DISPOSAL

12.1 All garbage must be securely bagged and placed in a container with a tight-fitting lid. Until scheduled pickup, containers must be stored behind the Home in a location not visible from the street. Yard waste must be bagged separately in plastic bags and must not be mixed with household trash. Tree limbs must be tied in bundles no longer than three (3) feet, and cardboard boxes must be flattened before being placed in or near the designated pickup area (if allowed by the hauler). Trash containers may not be placed at designated pickup locations earlier than 5:00 p.m. the evening before collection and must be removed within twelve (12) hours after service. Landlord will provide Renter with pickup locations and any specific disposal guidelines.

12.2 Renter must not flush or dispose of foreign or inappropriate items down toilets, sinks, or drains. Prohibited items include, but are not limited to: sanitary napkins, condoms, metal, rubber, clothing, plastic, paper towels, fabric, grease, disposable diapers, and tampons (including those labeled “flushable”). If such materials are found to have originated from Renter’s Lot and caused a sewer line blockage, Renter shall be fully responsible for all costs of clearing the stoppage.

12.3 Trash will be collected in accordance with the sanitation company’s schedule and policies. All trash must be securely bagged and placed inside plastic containers with secure, locking lids, as described above. Renter is responsible for promptly cleaning up any litter or spillage during collection and must remove any trash or items not accepted by the sanitation company.

12.4 The generation, storage, treatment, discharge, release, burial, transportation, or disposal of hazardous waste anywhere within the Home, Lot, or Community is strictly prohibited. Renter must comply with all applicable state and federal hazardous waste laws and will be held responsible for any environmental contamination, cleanup costs, and fines resulting from improper storage or disposal.

12.5 If dumpsters are provided by the Community, they are for use by residents only. Renter must observe all posted rules and signage regarding prohibited items. Hazardous waste, recyclable materials, oversized items, or any other materials that may result in surcharges or container damage must not be disposed of in dumpsters.

The Community reserves the right to temporarily discontinue dumpster service without prior notice but will provide written notice before permanent discontinuation.

13. RENTER AND GUEST CONDUCT

13.1 Noise or conduct that Landlord deems objectionable, disturbs the peaceful enjoyment of the Community, constitutes a nuisance, materially interferes with Community operations, or breaches the peace is strictly prohibited. Loud noises, disruptive gatherings, and abusive or profane language are not permitted at any time. Yelling, screaming, or other loud noisemaking—whether occurring outside the Home or audible from within—is prohibited. Renter, their household members, and guests must conduct themselves in an orderly manner and refrain from disturbing or interfering with other residents. Renter must keep noise levels to a minimum. Written complaints from other residents may be considered valid evidence of a rule violation, provided they are documented and reasonably substantiated.

13.2 Renter, their household members, and guests may not play in the streets, on vacant lots, on Lots leased to others, or climb trees within the Community. They may not cross through or loiter on lots leased by other residents. Renter is responsible for ensuring compliance with this Rule.

13.3 Skateboarding is prohibited in all Community common areas, including vacant lots.

13.4 Renter must not permit any activity on the Lot or in the Home that may cause damage to property or disturb the quiet enjoyment of others. This includes the operation of equipment or machinery that could result in damage or liability to Landlord.

13.5 Alcohol consumption is prohibited in Community common areas. Disorderly or intoxicated behavior will not be tolerated. Smoking is prohibited in all Community-owned structures.

13.6 Renter is responsible for their own conduct and for the conduct of all household members and guests. Renter is jointly and severally liable for the actions of these individuals, including any damage to the property of other residents or to Landlord. Guests are not permitted to sleep in vehicles.

13.7 The use or display of weapons is strictly prohibited within the Community, unless an exception is granted upon written request with supporting documentation. This includes, but is not limited to: firearms, air rifles, paintball guns, bows and arrows, slingshots, and similar items.

13.8 Criminal activity is strictly prohibited. Renter, their household members, and guests shall not:

- (i) engage in or allow any illegal or drug-related activity
- (ii) permit the Home to be used for unlawful purposes
- (iii) possess, manufacture, or distribute controlled substances unlawfully
- (iv) engage in violence, threats, or conduct endangering others
- (v) discharge firearms or dangerous weapons

Such conduct constitutes a material and irreparable breach of the rental agreement and is grounds for immediate termination of tenancy, provided the violation is documented and reasonably substantiated. A single violation may justify eviction. Proof may be shown by a preponderance of the evidence and need not include a criminal conviction unless required by law.

13.9 The use or discharge of firecrackers, fireworks, or any explosive or dangerous projectile is strictly prohibited within the Community.

13.10 Renter, their household members, and guests may not loiter or wander on Community streets between the hours of 10:00 p.m. and sunrise. For purposes of this Rule, *loitering* means lingering or standing idly without purpose, and *wandering* means moving about without a definite destination.

13.11 Trespass: Each lot is private and reserved for the exclusive use of the resident to whom it is leased. Entering or passing through another resident's lot without permission is prohibited and constitutes a violation of these Community Rules.

14. COMMERCIAL ACTIVITY

14.1 No business, commercial enterprise, or door-to-door solicitation may be conducted within the Community without prior written consent from Landlord. This prohibition applies to all residents, household members, guests, and outside parties, and includes any activity involving the sale of goods or services, advertising, promotion, canvassing, or requesting donations—whether for profit, nonprofit, or charitable purposes.

14.2 A "business" includes any enterprise that (a) requires a license under local or state law; (b) generates non-resident traffic within the Community; (c) displays signage or advertising on the Home or Lot; (d) involves the purchase of a home or interest in a home for the purpose of resale, subleasing, or rental; or (e) otherwise disrupts the peaceful enjoyment of the Community. All businesses must comply with applicable zoning and licensing requirements. No advertising signs may be placed in windows, on Homes, or on Lots.

14.3 Babysitting for compensation is considered a commercial activity and is prohibited without Landlord's prior written approval. However, occasional informal babysitting that does not result in increased traffic or complaints may be permitted at Landlord's sole discretion.

14.4 Garage, yard, or tag sales are considered commercial activity and are prohibited unless expressly authorized in writing by Landlord. Landlord may impose reasonable conditions regarding date, time, duration, and items to be sold, including limits on frequency. Permission may be revoked or a sale may be shut down at any time if it becomes disruptive to the Community.

14.5 With prior written approval from Landlord and upon providing proof of insurance, limited commercial activity may be allowed in designated areas on specific dates and times, provided such approval is based on objective criteria. However, door-to-door solicitation is strictly prohibited under all circumstances.

15. RECREATION AND OTHER FACILITIES

15.1 Recreational and common facility hours are available upon request. Facilities may be closed at Landlord's discretion for cleaning, maintenance, inclement weather, safety concerns, or other reasons. When feasible, Renters will receive advance notice of closures. Such closures do not entitle Renter to a rent abatement. All

Community Rules apply within these areas. Guests must be accompanied by Renter when using recreational facilities.

15.2 Violations of rules governing recreational or common facilities may result in eviction for material violations that endanger the safety or peaceful enjoyment of others. Alternatively, Landlord may suspend the Renter's access to the facility where the violation occurred, provided such suspension is based on documented violations. The length of suspension will depend on the severity of the offense and may extend through the remainder of the tenancy. A second violation within twelve (12) months may result in eviction.

15.3 Landlord reserves the right to permanently or temporarily discontinue any common facility or amenity. Facilities may become unavailable due to circumstances beyond Landlord's control, including but not limited to natural disasters, vandalism, labor disruptions, equipment failure, or government intervention.

15.4 All recreational facilities are provided on a **USE AT YOUR OWN RISK** basis. Alcoholic beverages and pets are strictly prohibited in or around recreational areas and buildings.

16. LAWS

Renter must comply with all applicable federal, state, and local laws, ordinances, and all building, housing, and health codes relating to the health, safety, and welfare of others in the Community.

17. LANDLORD ACCESS TO HOME AND LOT

Landlord may enter the Lot (for Lot Renters) or both the Home and Lot (for Home Renters) without notice in case of emergency or to prevent imminent damage to persons or property. For non-emergency purposes—such as inspection, maintenance, or repair of utility systems—Landlord may enter at reasonable times and in accordance with any notice requirements under New Hampshire law. Entry will not be made in a manner that unreasonably interferes with the Renter's quiet enjoyment of the premises.

18. COMPLAINTS AND NOTICES

All formal complaints must be submitted in writing to the Landlord and must be signed and dated by the Renter. Informal concerns, questions, or recommendations may be directed to the Landlord via email. Renter is encouraged to communicate directly with the Landlord and refrain from relying on or spreading unverified information.

19. MAINTENANCE REQUESTS

All Community maintenance requests must be submitted in writing to the Landlord via email or the tenant portal. Each request must include: (1) the date of submission; and (2) a clear description of the maintenance issue and its location. Requests that do not meet these requirements may not be addressed by the Landlord.

20. LIABILITY FOR DAMAGES OR INJURIES

Landlord shall not be liable for any loss, damage, or injury to the person or property of any Renter, household member, guest or their property arising from: (a) the condition, maintenance, or existence of the Lot; (b) any act, omission, or negligence of the Renter, their household members, guests, pets, or trespassers; (c) natural or environmental conditions, including but not limited to fire, water, steam, rain, hail, wind, flood, sewage, odors,

electrical current, insects, mold, mildew, or fungus; (d) theft, vandalism, or embezzlement, except where caused by Landlord's active or willful misconduct; or (e) the use, presence, or condition of any Community common areas, amenities, or roads.

Renter shall indemnify, defend, and hold harmless Landlord, its affiliates, and their officers, directors, employees, assigns, and agents from and against any loss, cost, damage, liability, or expense (including reasonable attorneys' fees) arising from any claim related to injury, damage, or loss caused by the acts or omissions of the Renter, their household members, guests, or any animals brought into the Community by them.

21. GOVERNING LAW

These Community Rules shall comply with all applicable federal and New Hampshire state laws. In the event of any conflict between these Rules and applicable law, the law shall prevail.

22. SUBLEASING AND RENTING

22.1 No portion of the Lot or Home may be subleased, rented, or otherwise occupied by any person other than the approved Renter without the prior written consent of the Landlord, which may be granted or withheld in Landlord's sole discretion. Any unauthorized subleasing or rental shall be void and constitute a material default under the rental agreement. The rental agreement may not be assigned or transferred, except in connection with the sale of the Home and only for the remainder of the unexpired lease term, provided the prospective occupant complies with all Community Rules, regulations, and screening requirements. No such occupancy—whether or not rent is collected—shall constitute Landlord's acceptance of the occupant as a resident or relieve the Renter of any obligations under the rental agreement.

22.2 In all approved cases, a written agreement must be executed between the Renter and the Landlord. Any proposed subtenant must complete the Community's application process, be screened and approved prior to occupancy, and sign the Community Rules. The original Renter remains fully responsible for all payments and obligations under the rental agreement. Nothing in this section shall be construed as requiring the Landlord to permit subleasing; the Landlord may discontinue allowing subleasing at any time, in its sole discretion.

23. LEASE AGREEMENT TERMS AND CONDITIONS

A written rental agreement is required for all new residents prior to occupancy. These Community Rules are incorporated into and made part of the rental agreement. Renter may not assign the rental agreement, or any interest therein, without the prior written consent of the Landlord.

24. ENFORCEMENT AND EVICTION

24.1 Prior to admission, each prospective Renter must sign an acknowledgment confirming that they have read, understood, and agreed to comply with these Community Rules. Ignorance of the Community Rules shall not excuse any violation. Landlord will make every reasonable effort to enforce the Rules consistently to promote a safe and comfortable environment for all residents.

24.2 Compliance with and enforcement of these Community Rules is a matter solely between the Landlord and the Renter alleged to be in violation. No Renter shall have an independent right of action against the Landlord based on the Landlord's failure to enforce the Rules against another Renter.

24.3 Landlord will notify Renter of rule violations through personal communication, phone, email, and/or by delivering a rules violation notice. In accordance with New Hampshire law, Renter will be given a reasonable opportunity to comply. If the violation is not corrected within that time, Landlord may issue a forty-five (45) day written notice of termination. Continued or repeated violations may result in eviction, as permitted by law.

25. WAIVER

No waiver of any default by Renter shall be implied from Landlord's failure to take action with respect to that default, whether or not the default continues or is repeated. Any express waiver shall apply only to the specific default identified and only for the time and to the extent explicitly stated. A waiver of any covenant, term, or condition of the rental agreement or these Community Rules shall not be construed as a waiver of any subsequent breach of the same or any other provision. Landlord's consent to any act by Renter requiring such consent shall not be deemed to waive the necessity of Landlord's consent for any similar or future act. The rights and remedies provided herein are cumulative and in addition to those available under applicable law.

26. SPECIAL EXCEPTIONS

Landlord reserves the exclusive right to grant written exceptions to these Community Rules when, in Landlord's sole discretion, special circumstances justify a variance. Such exceptions may be granted where space limitations, design considerations, or other unique conditions exist, or where the intent of a rule is satisfied even if the strict requirement is not met. Any exception must not compromise the health, safety, or quiet enjoyment of other residents. All exceptions must be in writing and shall apply only to the specific Renter(s) and circumstance(s) described therein. The granting of an exception shall not constitute a waiver or create a precedent for future exceptions.

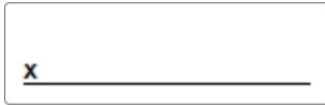
27. SURVIVAL

If any provision of these Community Rules is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect, so long as the overall intent and purpose of the Rules can still be achieved. In the event of a conflict between any provision of these Rules and applicable federal, state, or local law, such law shall govern and the conflicting provision shall be deemed modified or superseded only to the extent necessary to comply with the law.

[SIGNATURES ARE ON THE NEXT PAGE]

Each Renter acknowledges having had the opportunity to read and review the foregoing Community Rules, agrees to comply with all provisions herein, and understands that these Community Rules are an integral part of the application for residency and the Agreement between the Renter and Landlord. Renter further acknowledges that any violation, infraction, breach, or default of these Community Rules shall constitute grounds for termination of the Agreement and eviction from the Community, in accordance with applicable New Hampshire law.

LOT RENTER:

A rectangular box with a thin black border. Inside, there is a horizontal line with a small 'x' mark at the beginning, indicating a signature line.

(First Lot Renter Signature)

A rectangular box with a thin black border. Inside, there is a horizontal line with a small 'x' mark at the beginning, indicating a signature line.

(Second Lot Renter Signature)

A rectangular box with a thin black border. Inside, there is a horizontal line with a small 'x' mark at the beginning, indicating a signature line.

(Third Lot Renter Signature)

A rectangular box with a thin black border. Inside, there is a horizontal line with a small 'x' mark at the beginning, indicating a signature line.

(Fourth Lot Renter Signature)

The Meadows of Hopkinton

Resident Screening Criteria

General Information

The following screening criteria apply to The Meadows of Hopkinton, located at Park Ave, Hopkinton, NH 03229. The current lot rent is **\$1,285 per month**, which includes water and sewer services provided by a private well and septic system. Trash removal is arranged by the Landlord through a third-party provider and billed separately to the tenant.

New residents are required to post a refundable security deposit equal to at least one full month's rent (a larger deposit may be required in certain cases). All deposits and rent due—including any pro-rated rent for the first month—must be paid within 24 hours of lease signing.

Tenants may pay rent using the Landlord's designated online payment portal or through approved retail locations using the Landlord's third-party cash payment system (e.g., CashPay). The Landlord does not accept direct cash, personal checks, cashier's checks, money orders, or certified checks, except under special circumstances and with prior written approval.

Prospective tenants should carefully review the following resident screening criteria, as it will serve as the basis for approval or denial of tenancy. These guidelines are designed to reduce risks that could adversely affect the property or the health, safety, and quiet enjoyment of the community's residents. Inaccuracy or falsification of a rental application may result in immediate rejection.

The Meadows of Hopkinton is committed to equal housing opportunity and complies fully with the Federal Fair Housing Act. The Landlord does not discriminate based on race, religion, sex, disability, familial status, national origin, sexual orientation, or age. All applicants are evaluated using the same standards, based on factors including income, rental history, credit history, pets, occupancy limits, references, and public records.

Application Process

A complete, separate, and accurate application is required for each person 18 years of age or older who intends to reside in the Community, whether on a full- or part-time basis.

Landlord will review the application and may engage a third-party screening company to obtain credit reports, criminal background checks, public records, and other relevant information. Landlord may also contact employers, prior landlords, and listed references as part of the evaluation process. Applications are typically reviewed within 7-10 business days, but no specific timeline is guaranteed.

Landlord reserves the right, in its sole discretion, to deny an application based on factors including unsatisfactory rental or credit history, the absence of prior rental history, insufficient or unverifiable income, unsatisfactory character references, criminal history, the number, type, or size of pets, the number of proposed occupants, falsified or materially misleading information on the application, or any adverse public or background information deemed relevant to tenancy.

Income

To qualify for residency, the prospective tenant must meet the following income requirements:

- **Minimum Monthly Income:** Combined gross income must equal or exceed **\$5,250 per month**.
- **Verification:** Income must be documented through one or more of the following: recent pay stubs, W-2 forms, benefit award letters, tax returns, or three (3) months of recent bank statements.
- **Acceptable Sources:** Income may include, but is not limited to: wages, salaries, tips, Social Security, retirement or pension payments, savings or investment accounts, dividends, child support or alimony, unemployment benefits, or public assistance.
- **Alternatives:** Applicants who do not meet the income threshold may still qualify by providing a qualified co-signer and/or furnishing additional financial assurances, such as an increased security deposit or prepaid rent, at the Landlord's discretion.

Rental History

Rental or mortgage history will be evaluated as part of the application process. The following factors may result in denial of the application:

- Less than twelve (12) months of verifiable rental or mortgage history
- Previous eviction(s), whether court-ordered or non-judicial
- Outstanding balances owed to a current or former landlord
- History of unfulfilled lease obligations
- Documented lease violations, including but not limited to: late rent payments, returned (NSF) checks, noise complaints, skipped rent, or negative landlord references

Applicants without prior rental or mortgage history may still qualify by providing a qualified co-signer and/or furnishing additional financial assurances, such as an increased security deposit or prepaid rent, subject to the Landlord's discretion.

Credit History

Credit reports will be reviewed to assess financial responsibility. The presence of any of the following items may result in denial of the application:

- Derogatory credit history, including past due accounts, accounts in collections, charge-offs, judgments, or tax liens (medical debt may be excluded from consideration)
- Past due or foreclosed mortgage

- Discharged bankruptcy
- Paid rental-related collections or judgments

Applicants with no established credit history may still qualify by providing a qualified co-signer and/or furnishing additional financial assurances, such as an increased security deposit or prepaid rent, subject to the Landlord's discretion.

Public Records

All applicants are subject to an eviction and criminal background check. The following factors may result in denial of the application:

- Verified history of one or more prior evictions
- Criminal history, including pending charges or prior convictions for offenses that are drug-related, against persons, sexual in nature, fraudulent in nature, or that could reasonably pose a threat to the health, safety, or peaceful enjoyment of the community by others
- Failure to disclose prior eviction or criminal history when requested
- Other adverse public records or official information that the Landlord deems relevant to the applicant's qualifications

Pets

- No more than two (2) generally accepted domestic pets are permitted per household, and each must be approved and registered with the Community
- Each pet must be a true household pet and may not exceed thirty (30) pounds at full maturity
- Landlord reserves the right to make determinations regarding pets on a case-by-case basis but shall not use this discretion to approve or grandfather any pet that has a history of barking, attacking, growling, biting, or other menacing behavior—or any dog that appears to be of a dangerous breed as listed below
- The following breeds, or any mix thereof, are strictly prohibited: Doberman Pinschers, German Shepherds, Rottweilers, Pit Bulls, Staffordshire Bull Terriers, Chow Chows, Akitas, wolf/dog hybrids, or any dog exhibiting aggressive behavior
- Prior written approval from the Landlord is required for any animal that will reside in the Community. Approval must be obtained before the pet is brought onto the premises
- A separate Pet Agreement may be required

Occupancy

- Only the individual(s) who own the mobile home situated on the lot may reside in the Community. Homes must be owner-occupied; subletting is not permitted
- Occupancy is limited to no more than two (2) persons per bedroom or the maximum number of persons permitted by the home's design specifications, whichever is less
- All occupants must be disclosed on the rental application
- A maximum of two (2) vehicles is permitted per lot, provided sufficient driveway space is available

Proper Identification

All applicants must submit a valid, government-issued photo identification—such as a driver's license, U.S. passport, state ID card, or non-resident alien card—electronically with their application. Identification must be current and legible.