

## CUBB PROPERTIES RULES AND REGULATIONS

The tenant, members of the tenant's household, and invitees shall abide by the following rules and regulations:

1. Radios, televisions, stereos and any other noises must be kept at reasonable sound levels at all times. Quiet hours are 10:00 pm to 8:00 am.
2. Lawn mowers, power saws, and other noisy power equipment must not be used before 8:00 am or after dark, except for snow removal.
3. Watering of lawns and flower beds is permitted by hand nozzle only, except under water-shortage conditions where such use is prohibited.
4. Firearms or fireworks cannot be discharged on Park property.
5. Leaves or other materials cannot be burned on Park property.
6. Salt cannot be used on concrete sidewalks or patios.
7. All trash must be placed in appropriate containers and stored near the rear of the home. In parks with door-to-door pick-up, trash containers shall be moved to street only on collection days. Empty containers must be returned to storage area promptly after refuse pick-up. In parks serviced by dumpsters, care is to be taken to see that trash is placed securely in such receptacles to avoid spillage. All Christmas trees must be disposed of by tenant no later than January 15th annually.
8. Space around and under the home must be kept neat and free from rubbish. Abandoned, unused or rusting objects or other types of junk are not permitted on any lot.
9. Clotheslines must be umbrella or T-bar posts. They must be well maintained and in an upright position.
10. The tenant must obtain the landlord's written permission before installing any swimming pool with a capacity in excess of 100 gallons. Any installed pool must conform to town regulations, be kept in a clean and presentable condition and filled by outside vendors. Tenant must provide proof of liability insurance to the landlord. Tenant and landlord agree that the landlord will not be responsible for any liability to tenant regarding pools and tenant further agrees to indemnify landlord for any resulting liability. Use of park water supply to maintain pools is prohibited unless the supply is municipal and metered to the tenant.
11. **NO DOGS ARE ALLOWED IN THE PARK.** Tenant will not keep any other animals in the park without the written consent of the landlord. No animals will be allowed as invitees in the park. Permitted animals can be kept only if the tenant abides by the following terms and conditions:
  - a. Animals must be in compliance with Town ordinances and regulations regarding registration and vaccinations.
  - b. No outside animal shelters of any kind will be maintained on the leased lot or park property.
  - c. Animals will be kept in the home at night.
  - d. Animals must be leashed when outside or kept in a fenced-in enclosure, and cannot be chained or tethered unattended. Attaching animal to a tree or other vegetation is prohibited.
  - e. Tenant will be responsible for any damage done to the lot or park improvements by pets.
  - f. Tenant will promptly clean up droppings and dispose of such in their own trash receptacles.
  - g. Animals which create neighborhood problems or are not kept in accordance with Park and Town regulations must be promptly and permanently removed from the Park.
12. The tenant or his or her invitees will not allow an unlicensed motor vehicle operator to drive on Park property.

13. The tenant or his or her invitees will not operate any vehicle, motorcycle or bicycle over 15 miles per hour on Park property.
14. Abandoned, unregistered, uninspected or inoperable motor vehicles or motorcycles are not permitted in the Park and can be removed by Landlord at the vehicle owner's expense.
15. Parking will be in areas designed by landlord. Under no conditions are vehicles to be driven onto a lawn or parked on a lawn.
16. Major vehicle repairs are not to be made on park property.
17. Damage to paved parking areas caused by leaking gas or oil from motor vehicles shall be the responsibility of the tenant.
18. Snowmobiles, trail or dirt bikes, and ATV's cannot be operated on Park property. Outside storage is prohibited. When not in use, such items of personal property must be stored in an approved storage shed.
19. Tenant will not bring on park property any commercial truck beyond 3/4 ton capacity without receiving, in advance, written permission from landlord.
20. Motorcycles may be used to enter and leave the park only.
21. Bicycles require proof of registration where required. If ridden in the Park after dark, the bicycle must have a light or the rider must carry a flashlight. Bicyclists must obey Park traffic signs and vehicle traffic laws. Stunt riding is not permitted.
22. Sliding, skating or skate boarding is not permitted on any roads in the Park.
23. All firewood shall be cut and neatly stacked.
24. Fuel oil tanks must be of the type manufactured for residential use. They must remain above ground and be well maintained to ensure that there is no seepage of fuel oil onto the ground.
25. Disposable diapers, paper towels, feminine sanitary products and the like are not to be flushed down the toilet. Any sewer problems caused by these items or similar items will be billed to the tenant and due in full at the next rental payment date, and will be considered grounds for eviction from the Park.
26. No peddling, soliciting or other commercial business is permitted in the Park. Variances allowed under item 3 of the Lease.
27. No signs, except address/name plates and authorized "For Sale" signs are permitted in the Park.
28. No illegal conduct is permitted in the Park.
29. All children will be required to stay away from vacant lots, and parents will be responsible for any damage done by their children. Furthermore, tenants shall be held responsible for the conduct of guests or visitors in the Park.
30. Any and all complaints or communication made orally must be confirmed in writing to the landlord or park manager. Action from the landlord cannot be initiated without signed complaints.
31. The roadways and other park areas not specifically leased to the tenant shall not be used for any other purpose other than ingress and egress from the Park.
32. Satellite dishes are permitted so long as they are attached to tenants home. They may not be attached to trees, sheds or land. No tree removal is permitted.
33. Citizen band radios are permitted so long as they do not interfere with neighboring telephones, televisions or stereo. Tenant must get written landlord permission for antennas.
34. These Rules and Regulations are a part of the Lease. Failure to comply with terms and conditions of the Rules and Regulations will be considered a violation of the lease and the tenant will be subject to eviction.