

EFFECTIVE DATE _____

Sunshine Valley Mobile Court, Inc. ("SUNSHINE VALLEY") is a manufactured housing community that strives to provide a desirable and attractive place for individuals and families to live. The purpose of these rules and regulations is to help maintain an environment enjoyable, attractive, and safe for all residents of SUNSHINE VALLEY and their guests. These rules and regulations shall apply to all residents of SUNSHINE VALLEY, their families, and invitees. SUNSHINE VALLEY reserves the right to require any person violating these rules and regulations to vacate SUNSHINE VALLEY.

SUNSHINE VALLEY has no restrictive covenants or policies, implied or written, which would bar residency on the basis of race, color, religion or creed, national origin or ancestry, sex, age, disability, Veteran status, or other protected class. Requisites for occupancy are outlined in writing and are intended to comply with all local, state and federal laws.

1. SUNSHINE VALLEY OFFICE

_____ The SUNSHINE VALLEY office is open Monday through Friday, 9 a.m. to 2 p.m., excepting holidays. The phone number for the SUNSHINE VALLEY office is (304) 534-8585. Unless an emergency, please conduct all SUNSHINE VALLEY business during office hours.

_____ SUNSHINE VALLEY after hours important telephone numbers:

1. Frank Bonasso: (304) 290-2185
2. Dominica Yoho (304) 612-4178
3. Jessica Brown (304) 906-8362
4. Mon Power: (800) 686-0022
5. Waste Management (866) 909-4458
6. Optimum: (844) 874-7558
7. Shinnston Post Office: (304) 592-2212
8. Tri County Water: (304) 534-5645
If no answer: (304)672-3832
9. Valley National Gases (if applicable) (304) 363-0950
10. Police, Fire, or Medical Emergency 911

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2. RENT

_____ Rent is due and payable on the 1st of each month. Rent received, or postmarked if mailed, after the 10th of each month shall be subject to a late fee of \$30.00.

_____ Rent payments shall be made by check, money order, cash, or credit card.

_____ Rent payments made by check or money order shall be made payable to Sunshine Valley Mobile Court, Inc., and such payments may be left in the drop box at the SUNSHINE VALLEY office. Do NOT place cash in the drop box.

_____ Rent payments made by cash shall be made only at the SUNSHINE VALLEY office during open office hours. A written receipt will be provided for all rent payments made by cash. It is Tenant's responsibility to maintain a copy of the receipt as proof of payment.

_____ Rent payments made by credit card are subject to a convenience fee of \$25.

3. UTILITIES

_____ Water, sewer, electrical, telephone and cable service is provided to each tenant lot by the utility companies furnishing such service (collectively "OUTSIDE UTILITIES").

_____ Tampering with, changing, accessing, connecting to or disconnecting from, or altering in any way Outside Utilities is strictly prohibited without express consent from companies furnishing such OUTSIDE UTILITIES.

_____ No paper, napkins, diapers, sanitary or hygiene products, food, grease, chemicals, or other material not specifically designed, approved, or intended for sewer disposal shall be flushed, disposed of, or discarded in OUTSIDE UTILITIES.

_____ Tenant shall arrange all connections or disconnections and/or service to OUTSIDE UTILITIES with utility companies providing such OUTSIDE UTILITY services. Tenant is responsible for all OUTSIDE UTILITY charges attributable to Tenant's lot.

_____ No posts or implements of any kind shall be dug or driven into the ground without first consulting SUNSHINE VALLEY because of the danger to and from underground OUTSIDE UTILITIES.

_____ SUNSHINE VALLEY reserves the right to enforce actions against any tenant who causes harm or damage to any OUTSIDE UTILITY.

_____ In the event of utility problems, contact the company providing the OUTSIDE UTILITY.

_____ SUNSHINE VALLEY has not control over the companies providing any OUTSIDE UTILITY and SUNSHINE VALLEY shall not be responsible for interruption of any OUTSIDE UTILITY service. OUTSIDE UTILITY service(s) may be temporarily unavailable from time to time for repairs, alterations, or additions.

_____ No one shall impede or obstruct access to any manhole, tank, pump, utility line or meter.

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4. GARBAGE

_____ Garbage and refuse containers shall be stored out of sight or suitably screened from view.

_____ No composting of any kind is permitted.

5. PETS

_____ No pets are permitted without prior written approval of SUNSHINE VALLEY. All animals **must** be registered with the SUNSHINE VALLEY office. Applications for pet approval may be obtained at the SUNSHINE VALLEY office during office hours.

_____ SUNSHINE VALLEY reserves the right to demand the permanent removal of any unregistered or unacceptable animal(s) from SUNSHINE VALLEY grounds. SUNSHINE VALLEY shall be the sole determiner of what pets are deemed unacceptable.

_____ Pets shall be current on all shots and vaccinations at all times.

_____ Pets must be kept leashed and under control at all times and shall not be outside unaccompanied by a responsible owner. Unsupervised, free roaming animals are considered strays by management and animal control will be contacted

_____ No pet kennels, dog houses, exterior dog runs, feeding equipment, or toys are permitted to be left outside overnight or when not being used.

_____ No "Beware of Dog" signs shall be displayed. Dogs requiring notice of danger are unacceptable animals.

_____ Pet waste shall be picked up immediately and properly disposed.

6. VEHICLE CONTROL

_____ The speed limit in SUNSHINE VALLEY is 10 mph. The speed limit is strictly enforced.

_____ Parking is allowed on Tenant's driveway and in designated parking areas only. No parking in grass. A guest parking area is available.

_____ Vehicles not parked in Tenant's driveway or in designated parking areas will be towed at vehicle owner's risk and expense.

_____ Junk vehicles or vehicles that are not operational, not licensed, and/or do not have a current and valid inspection sticker, whether parked in designated parking areas or not, will be towed at vehicle owner's risk and expense.

_____ Major repairs, major overhauling, or any other significant repairs to vehicles are not permitted in SUNSHINE VALLEY. The changing of oil or transmission or coolant system repairs or other automobile repairs which may involve the risk of leakage of petroleum, caustic, or poisonous products is specifically prohibited.

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_____ Unlicensed ATVs, motorcycles, go karts, or similar modes of transportation that are not self-propelled shall not be operated in SUNSHINE VALLEY.

_____ Parking of trailers, box trucks, campers, motor homes, boats or other recreational type vehicles at Tenant's lot shall be permitted for a maximum of twelve (12) hours for loading and unloading purposes only.

_____ No tenant owned or occupant operated trucks, vans, road tractors, trailers, or similar vehicles of a commercial nature are permitted.

7. RESIDENTS/ GUESTS

_____ All occupants residing with tenant for more than seven (7) consecutive days must be approved for occupancy by SUNSHINE VALLEY. "Approval" is defined as written approval from SUNSHINE VALLEY after review of an application for occupancy.

_____ Any guest who remains at SUNSHINE VALLEY overnight for fifteen (15) or more days cumulatively in any calendar year shall seek approval for occupancy. "Approval" is defined as written approval from SUNSHINE VALLEY after review of an application for occupancy.

_____ Any guest which requires SUNSHINE VALLEY occupancy approval who does not obtain occupancy approval shall be considered an unauthorized trespasser.

_____ "Occupant(s)" shall not be allowed to reside with a tenant if SUNSHINE VALLEY determines, at its sole discretion, that the occupant poses a threat to the health, safety, or welfare to the SUNSHINE VALLEY community.

_____ All guests of tenant are subject to these rules and regulations. Tenant shall ensure his/her guests are knowledgeable of, and compliant with, these rules and regulations.

8. COMMUNITY ACTIVITIES AND TENANT RELATIONS

_____ Disorderly conduct, abusive language or activities which unreasonably disturb or interfere with the peaceful enjoyment of any part of the community, or which violates any government statute, ordinance, regulation, or rule shall not be permitted at any time.

_____ All Federal, state, and local laws and regulations shall be adhered to by tenant(s) and guest(s) at all times. No illegal activities may be conducted on the premises of SUNSHINE VALLEY at any time.

_____ Tenant(s) and guest(s) shall conduct recreational activities on their own lots or in SUNSHINE VALLEY common areas at their own risk. Recreational activities in the streets are not permitted.

_____ Fireworks are not permitted.

_____ The display, use, or discharge of any type of firearm or weapon is not permitted in SUNSHINE VALLEY. This includes, but is not limited to, pellet guns, BB guns, all firearms, bow and arrows, paint and airsoft guns, and all types of sling shots.

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_____ Garage sales or yard sales are not permitted.

_____ No private businesses (of any kind) may be operated in SUNSHINE VALLEY. Certain work-from-home employment is excepted.

_____ No selling or soliciting will be permitted without the SUNSHINE VALLEY express permission.

9. LANDSCAPING AND LOT MAINTENANCE

_____ Tenant shall maintain the landscaping, yard, lawn, and driveway in good condition. Hedges must be trimmed regularly. Materials of any kind shall not be permitted to accumulate or be stored on any part of a lot outside of approved storage buildings. All refuse and debris must be picked up and disposed of on a regular basis. Tenant shall be responsible for any damage to real or personal property, including but not limited to underpinning, caused by Tenant's maintenance of landscaping, yard, lawn, and driveway.

_____ No modification shall be made to existing landscaping. While landscaping must be maintained Tenant shall not excessively prune, trim, or cut/remove trees or shrubs, or plant new trees or shrubs. Removal of trees or shrubs or planting of trees or shrubs requires prior written permission from SUNSHINE VALLEY. For new home move-ins, landscaping plans must be submitted for approval prior to home installation.

_____ Tenant may not install playground equipment. Swing sets, swimming pools, jungle gyms, slides, sandboxes, basketball hoops, trampolines, and similar types of playground equipment are prohibited.

_____ All Tenant owned homes shall have rainwater gutters and downspouts. All drainage pipes must be concealed.

_____ If Tenant allows the lawn, landscaped beds, or driveway to become unsightly or allows accumulation of materials or debris, SUNSHINE VALLEY reserves the right to have such lawns mowed or trimmed, beds weeded, or unsightly materials or debris removed at the Tenant's sole expense and risk.

_____ Storage sheds require written approval of SUNSHINE VALLEY. Only one storage shed shall be permitted per lot. All sides of any storage shed shall be fully enclosed. SUNSHINE VALLEY reserves the right to deny approval of any storage shed at its sole discretion.

_____ No modifications of existing storage sheds shall be made without prior written approval from SUNSHINE VALLEY.

_____ Patios, decks, porches or lawn areas shall not be used for long-term storage of items such as bottles, paint cans, trunks, boxes, lawn mowers, ladders, or other equipment, furniture, bicycles, lawn and garden tools, gas cans, wood, firewood, metal or other materials. Such items should be stored inside the home or in an approved storage shed.

_____ Outdoor fires are prohibited except for barbeques. Homemade/self-constructed grills are prohibited.

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10. HOME STANDARDS AND MAINTENANCE

_____ Tenant shall keep and maintain their home and accessory structures clean, sanitary and in good order and repair at all times. SUNSHINE VALLEY has the right to restrict height, style, material, and color of any improvements on lot. Painted areas shall not be allowed to peel or become weather-beaten and shall be regularly repainted. Exteriors and roofing shall not be allowed to become mildewed or stained. Windows shall not be allowed to be cracked, broken, or fogged due to sealant issues. All portions of the home and accessory structures shall present an attractive and eye pleasing appearance at all times and shall not be permitted to become unsightly.

_____ All contractors or any "handyman" performing services must be licensed and bonded. Proof of these certificates must be presented to SUNSHINE VALLEY prior to work commencing.

_____ The home and all accessory structures shall be constructed/installed with quality workmanship and in compliance with all applicable laws, ordinances, and regulations.

_____ All exterior doors shall have permanent stairs and porches with protective railing.

_____ All homes must have skirting installed around the complete perimeter of the home.

_____ Only one (1) satellite dish per home is permitted. Exterior satellite dishes shall be installed on the back side of the home on a stand-alone pole. A satellite dish must be approved in writing by SUNSHINE VALLEY prior to installation.

_____ All seasonal décor and holiday decorations including lights, figurines and ornamental displays must be removed within 30 days of the observance of the season/holiday.

_____ Clothes lines are not permitted.

_____ SUNSHINE VALLEY shall have the right to enter any lot or rented home within the community at any reasonable time for maintenance of utilities and to ensure compliance with applicable codes, statutes, ordinances, administrative rules, and the rental agreement and rules of the community.

_____ Tenant is responsible for maintenance of all smoke and carbon monoxide detectors and shall maintain a working fire extinguisher in the home at all times.

_____ All windows shall have curtains or blinds. Sheets, towels, and other substitutes are not permitted.

11. EXCEPTIONS AND WAIVERS

_____ Reasonable exceptions and waivers to these regulations may be allowed at the sole discretion of SUNSHINE VALLEY for good cause shown. All requests for exceptions by Tenant, and all approved exceptions, shall be in writing signed by Tenant and an authorized representative of SUNSHINE VALLEY.

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12. VISITORS

_____ All visitors are subject to these rules and regulations. Tenant shall ensure his/her visitors are knowledgeable of, and compliant with, these rules and regulations.

13. AMENDMENTS

_____ SUNSHINE VALLEY shall have the right to amend these rules and regulations as may be deemed necessary or required, and at its sole discretion. SUNSHINE VALLEY shall provide written notice of amendment to these rules and regulations by (1) personal delivery of a copy of the rules and regulations, as amended, to tenant at tenant's home within SUNSHINE VALLEY; (2) mailing a copy of the rules and regulations, as amended, to tenant's last known address on file with SUNSHINE VALLEY; and/or (3) posting a copy of the rules and regulations, as amended, in a conspicuous place at the SUNSHINE VALLEY main office.

By signing below and with my initials above, I hereby certify that I have read and reviewed these rules and regulations, that I understand these rules and regulations, and that I agree to be bound by these rules and regulations.

SUNSHINE VALLEY MOBILE COURT, INC.

TENANT(S)

Signature Date

Printed Name

Signature Date

Printed Name

Signature Date