

COTTON FARMS MHP, LLC
COMMUNITY GUIDELINES
(Issue for Apartment Tenants)

Dear Resident:

Welcome to Cotton Farms Village. These community guidelines have been written for your convenience and benefit. They have been designed to allow you to enjoy a quality lifestyle in your community. Their purpose is to provide the necessary guidelines and direction which are so important in any community where consistently enforced guidelines always result in a better quality of life and a higher resale value should you decide to sell your home.

Understanding these rules and their effect on all of us is a major prerequisite for living in our community. Please read them carefully and ask your resident manager any specific questions about their meaning. There is a reason for each of these guidelines, and we would be happy to clarify any of these for your.

All previous statements of rules and regulations or policy are null and void.

1. LEASE PAYMENT & TERMS

1A. Rent is due and payable on the first (1st) day of each month, payable in advance and shall be mailed to the address on your coupon book. Payment must be in the form of check or bank money order. NO CASH, please. Rent will be considered delinquent if not received by the fifth (5th) of the month. There will be a twenty-dollar (\$20.00) late fee charge for any rents received (posted by bank) after the tenth (10th) of the month. Checks returned by the bank for any reason will incur an additional twenty-dollar (\$20.00) charge. Service charges and bank fees will be added to the Resident's rental amount due, and will be considered additional rent. If more than one insufficient funds check is received, management will require all future payments to be made with bank check or money order. Management is not responsible for US postal service mail delays. Mail your rent check early to ensure it is received by the first (1st) of the month.

1B. No rental refunds will be returned for partial month of occupancy. When move-out move-in occurs during partial month of occupancy, the seller and buyer must settle the difference at closing.

2. OCCUPANCY/ SALE OF HOME /SUBLEASE

2A. Cotton Farms' Management, in accordance with town occupancy codes, shall determine the number of persons living in a home. The number of bedrooms, living space, septic size and location of home will be determining factors. This does not preclude the Resident from allowing overnight visitors.

2B. Management must be notified of any changes in the occupancy of a home. The Resident shall notify management in writing of such changes (births, marriages, change of name, etc.). Upon request, Residents are required to complete the "Resident Registration" form.

2C. A home shall not be rented, sublet/leased or occupied by anyone other than the owner and immediate family without prior written request and written approval from management.

2D. Residents must give written letter of intent or offering of home for sale. The letter shall include name, address, phone number and fax number of realtor, attorney or selling agent. It is the responsibility of the Resident to ensure that all park guidelines are adhered to by their respective realtors, attorney or selling agent.

2E. Prospective residents must complete Cotton Farms MHP, LLC applications and screening process prior to purchasing or occupying homes at Cotton Farms Village. A non-refundable \$50.00 (money order or certified bank check) application fee is required per applicant. Buyer shall not be allowed occupancy a residency until applications have been submitted and written approval given. Management has the right to approve or reject any applications for residency in the community. Cotton Farms MHP, LLC will not discriminate for reasons of race, creed, age, sex, religion, marital status, disability or natural origin. A review of the application will include, but not be limited to, a criminal and credit background check, verification of employment and previous landlord references.

2F. The manufactured housing deed/title must be submitted to Cotton Farm MHP, LLC for consent signature prior to closing date. Contact the site office for appropriate contacts and address. It will be necessary to submit the title/deed in a timely manner to ensure return by closing date.

2G. Management will conduct lot inspections and outside inspections of the home being sold, bought or sub-let to determine if the home and lot need any repairs. The home must meet all rules & regulations and comply with the local health & building codes as required by town inspectors. If repairs are necessary, the homeowner will be notified in writing. All repairs and /or lot clean up must be completed prior to change of occupancy and/or sale of home.

2H. A “For Sale” sign may not exceed 12” X 18” and must be placed on inside window of Home. Management reserves the right to remove unsightly signage. A maximum of two signs is permitted. Signage may not be placed on community property without approval from management.

2I. Management has the right to approve or reject a mobile home if its size and appearance do not meet our standards.

3. PETS

3A. As used herein the term “pet” means a domesticated animal, such as a dog, cat, bird, rodent, rabbit, fish or turtle, which is traditionally kept in the home for pleasure rather than commercial purposes. Allowed pets **DO NOT INCLUDE:**

- i. Any pet expected to weigh more than 25 pounds when fully grown*
- ii.** More than one pet
- iii. Any exotic pet

- iv. Any pet considered large reptile and/ or poisonous
- v. Rottweiler, German Shepard, Pitt Bulls, Bull Mastiffs, Spites Breeds, American Bull Terriers, or Dobermans

**Please see 3D for weight exceptions, 3B for service dog exceptions, and 3F for home sales*

ALL PETS MUST BE REGISTERED WITH THE SITE OFFICE. This includes all pets that have been on site prior to January 2000.

3B. Management reserves the right to refuse any pet and may request the immediate removal of the pet if the pet's temperament is aggressive or threatening. All dogs and cats shall be spayed or neutered. In no event may a dog owner leave his/her pet unattended. Dog owners shall not allow their dogs to become a nuisance. A pet shall not be permitted to disturb the health, safety, rights, comfort or peaceful and quiet enjoyment of other residents whether the dog is inside or outside of a home. If the Resident allows the pet loose outside the home site, management will make referrals to local animal control for removal of pet. More than three (3) violations (including both verbal and written) will result in removal of pet. Management reserves the right to issue violation and/ or written notice for the removal of all un-authorized pets. The pet must be removed upon request or occupancy may be terminated.

Please note: Dogs (of any size) providing medical service and/ or service to the disabled shall be allowed within the community provided the dog is certified, *and certificate is forwarded to the office prior to occupancy.*

3C. All pets within the community shall be of legal nature. Pets restricted by management, local and state laws are prohibited, (i.e., poisonous snakes, reptiles). Hoarding, breeding, selling of animals on or in the mobile home park property is strictly prohibited. Farm animals are prohibited.

3D. Residents owning a large dog (over 25 pounds) prior to January 2008 may keep the dog if the dog remains primarily indoors, does not damage property or disturb neighbors with excessive barking or display aggressive behavior. **Large dogs (over 25 pounds when fully grown) may not be replaced upon its death.** All dog owners shall provide the site office with certificate by veterinarian showing the dog is current with rabies vaccinations. ***All dog owners must license their dog with the Town Clerk and are to provide a copy of the license to the Cotton Farms site office each year.*** Failure to comply will result in a violation as well as a referral to animal control officer and ***removal of dog.***

3E. Dog runners and fenced pens are prohibited from the property. Please note: there is no "grand fathering in". ***DOG PENS ARE NOT ALLOWED. IF A DOG PEN EXISTS, IT MUST BE REMOVED.*** Under no circumstances is a dog to be tied to outside fixtures, runners, etc. Dogs must be leashed and accompanied by owner at all times. ***Dog owners must remove dog waste and not allow dogs to deposit on community grounds.*** If continual violations occur the Resident must remove the dog or occupancy may be terminated. Visiting dogs/ pets are prohibited from the property, excluding service animals as described in 3B.

3F. In the matter of sales of homes, Management reserves the right to accept or deny any dog.

4. UTILITIES

4A. Water, sewer and electric lines are installed at each lot. It is the homeowner's responsibility to connect and maintain these utilities from ground level up to the home. Residents shall report failure of any utility to the site office or park emergency number immediately. Water lines shut off valves are required and should be placed in a position that allows easy access for water shut off.

4B. Homeowners should install a check valve in their water line to prevent drainage of the hot water tank when water is shut off. Management will not be responsible for hot water tank damage. On occasion the park water supply may be interrupted. This is common with most community water sources. Management will make every reasonable attempt to notify Residents when water service will be interrupted; however management cannot notify when unforeseen emergencies arises (i.e. electric services interrupted, pipeline breaks). Management will make every effort to ensure that repairs are completed in a timely manner.

4C. All water lines from the ground up to the mobile home must be insulated with heat tape. The Resident shall install and maintain heat tape on all water lines above ground to the home, and replace as necessary to ensure that it functions properly. Heat tape must be fire code approved, have operative thermostat and must be plugged in October through April to prevent freezing and/or breaking of the water line. The homeowner shall repair water lines under the mobile home in a timely manner. No Resident shall refuse to repair the home's water supply line. If the park maintenance staff performs repairs, the Resident will be charged accordingly; the amount of this charge will be the actual cost of labor and materials for any such repair. Failure to comply with this rule may result in shut off of water supply to your home. Residents are required to check for water leaks under their homes on a weekly basis. Should it be discovered a homeowner has knowingly allowed continued water leak under the home the homeowner will be charged for excessive water use.

4D. Intentional waste of water and/or violation of any water ban set forth will result in fines and/or shut off (as determined by State DES). All Residents must conserve water. **Washing of vehicles is strictly prohibited within the community.** In accordance with Appendix A (model water use restrictions) and RSA38:31 AND Env-Ws360.06(b)4, by the Department of Environmental Services (DES), Cotton Farm MHP, LLC reserves the right to implement and enforce the following:

- Monitoring of water use.
- Water use restrictions/water bans and restriction enforcement
- Issuing of dollar amount fines for repeated violations of water ban/restrictions
- Discontinuing of water service (shut off) to homes where continued/repeated violations of water restrictions/bans occur.

4E. Cotton Farm Village's community well source is a Federal protected area. Pursuant to US Code Title 42, Section 300i-1, it is a federal offense to trespass upon or within the community well area, bring harm to its operator/owner, vandalize or tamper with its building and

operating systems. There will be no exceptions to this rule. Violation of this rule will result in an immediate referral to the Federal and /or local authorities and termination of occupancy.

4F. Residents shall use care not to clog septic lines with heavy matter. Under no circumstance should the following items be allowed into drains and /or septic systems: disposable diapers, sanitary napkins, tampons, condoms, coffee grounds, grease, cigarettes, ash tray contents, plastic bags or other similar objects. The Resident will be charged for costs of repairs and labor resulting from negligence or violation of these utility rules.

4G. Where water or sewer usage is individually metered, Resident shall be directly responsible for payment of overuse and will be assessed for excessive use in accordance with New Hampshire state regulations. Residents shall not interfere with, alter or damage meters. The care and maintenance of the meter system is the responsibility of management; however any damage caused by tampering or misuse by the Resident is the responsibility of the Resident. All charges to Resident for repair or disconnect will be charged at actual cost of time and materials.

4H. **As of January 2003 pools are prohibited from Cotton Farms Village property.** Residents owning a pool prior to January 2003 may keep existing pools providing they are properly maintained and approved by the home owners' insurance carrier/ provider. The home owner shall provide a copy of the home owners' insurance policy holding Cotton Farms MHP, LLC harmless in the event of any accident. Management reserves the right to have pools removed should it be determined that a hazard exists.

Filling of pools with park water source is **strictly prohibited**; Residents owning pools shall provide outside water source for filling of pools. Pre-existing pools may not be replaced. The Resident shall agree to these terms or will remove the pool. Kiddie wading pools which do not exceed 12" (twelve inches) in depth will be allowed, provided they are emptied and put away after each use. Management accepts no liability or responsibility for any injuries sustained from the private use of kiddie pools on park premises. Management reserves the right to immediately remove any pool creating a hazard. **Children are not to be left unattended in wading pools.**

5. OIL & PROPANE/GAS TANKS

5A. All residents are responsible for the maintenance of their oil and/or gas tank and will be liable for oil spill damage and clean-up costs to the property. Tanks should be inspected periodically and shall be replaced by the homeowner when necessary.

5B. Tanks must have cement padding approximately 2-4 inches thick. Management must approve placement/location of tanks. Tanks with lines & fittings located at bottom of tank can easily break and leak. All tanks must have the oil line from the tank to the furnace installed onto top of the tank only. All tanks must be placed at least five feet from any water or septic line.

5C. Tanks must be painted and remain rust free. Tank size must be state approved. Underground and/or under home tanks are strictly prohibited. Flat style tanks are recommended, as they are more stable.

5D. Homes being sold with oil and/or gas heat must replace tank/tanks in accordance with these guidelines (5B through 5D) or provide documentation from certified company that the existing tank is in acceptable condition. Failure to comply with this rule may result in denial of park approval for occupancy.

6. NEW HOMES / PLACEMENT & REMOVAL OF HOMES

6A. Management must approve new homes and replacements of pre-existing homes. All homes entering the park shall be inspected to ensure they have been built in accordance with the Manufacturing Housing construction and/or HUD code. Management reserves the right to reject a home if its size and appearance do not meet our standards. Minimum size of *new* home is 14' wide by 56' long and shall be admitted to the community on an individual basis. A charge may be assessed for preparing lots for a new home. This charge includes materials, labor and equipment for necessary preparations (approximate charge is \$5,000.00 - \$6,000.00).

6B. Management must approve the placement of the home. Placement of the home shall be in accordance with local town codes and ordinances. Movement of homes is permitted only between the hours of 8:00 am and 5:00 pm, Monday through Friday. Mobile homes may not be placed without management being present.

6C. Mobile homes shall be attractively maintained by the Resident and will comply with all applicable laws, ordinances and regulations of the community. Plastic sheeting of windows or doors is prohibited. Skirting is required and is to be installed within 30 days after move-in. Skirting must be approved by management, designed for the home and made of noncombustible materials such as aluminum or vinyl. Particleboard, wood, fiberglass and sheet metal are not permitted.

6D. The Resident shall be responsible for properly anchoring the mobile home in accordance with Town and Manufacturing Housing codes. Hitches must be removed or attractively screened/covered. All homes shall be properly numbered with at least 4-inch numbers that are visible from the street at night.

6E. All homes must be presentable in appearance. Windows, doors, awnings, siding, skirting and painted areas must be maintained and repaired when necessary. Before painting your home, deck, or shed, management must approve the color, as this could affect the neighboring property values. The Resident shall be given notice by management should the home or lot become unacceptable in appearance or condition.

6F. All entrances must have steps of pre-cast concrete, factory type wood or metal construction. Concrete blocks are unsafe and are not permitted. Steps to entrances of homes must be completed and in place within thirty (30) days of move in.

6G. No structure of any type may be erected on or within the grounds of the community without the written permission of management. All requests for structures, pavement, and land alterations shall be submitted in writing prior to commencing with the project. The Resident shall obtain a building permit (where applicable) prior to any alterations, building of decks,

porches, additions, sheds etc. Failure to comply with these rules/guidelines and local/town codes will result in a referral to local authorities and removal of structure. Temporary garages are not permitted.

6H. Residents are limited to one (1) shed per lot. Sheds are limited in size (to be determined by management), must be constructed of management approved materials and be presentable in appearance. The Resident shall agree to maintain these structures so not to cause hazards. All sheds must be properly anchored. Management reserves the right to remove hazardous structures that are not removed upon written request. Should it become necessary for management to remove such structure, the Resident will be charged accordingly.

If it becomes necessary to remove or move a structure a Resident has placed on site, to access water lines, septic lines, ground repairs, etc. Cotton Farms MHP, LLC will not be responsible for the structure. Residents must sign a waiver of responsibility with the site office when obtaining permission for shed placement, structures or pavement.

6I. Swing sets are allowed providing they are properly maintained and are placed in the back of the lot. Cotton Farms MHP, LLC will not assume responsibility if injury should occur on the homeowner's swing set. Trampolines and jungle gyms will be allowed only after the homeowner provides a statement or letter from their respective insurance company that the homeowners insurance approves and will be liable for injury or death.

6J. Umbrella type or removable clotheslines will be permitted in the community at a location that is least conspicuous. Long ropes across a lot are dangerous and are prohibited! Management reserves the right to remove clotheslines that are not park approved.

6K. TV antennas (not to exceed 15 feet in height off the ground) and 18-inch satellite dishes will be allowed. CB, HAM Radio antennas or satellite dishes more than 18 inches are prohibited.

6L. Any Resident whose home is in violation of local or state health & building codes as determined by the building or health inspector, must correct the violations upon request. Failure to correct infractions after notice will result in termination of occupancy.

7. YARD & LOT CARE /TRASH SERVICE

7A. Residents shall keep the lot/yard clean and free of debris at all times. Residents shall keep their lot/yard attractively groomed and hazard free at all times. Items such as lawn mowers, toys, trash, gasoline, oil, cans, car parts, junk, etc. are not to be stored or left outside in the yards. Grooming, cleaning, cutting of grass shall be the Residents' responsibility. Lots must be maintained in presentable appearance at all times. Residents shall cut/trim grass areas before it attains six inches in height. Should it become necessary for management to service a lot, Resident will be charged a fee to cover the cost of labor.

Any basketball hoops installed by Resident must be in the respective Resident's own drive way only, facing inward away from the road. There will be no basketball playing allowed in the street.

7B. Landscaping, planting and seeding is encouraged. Management must approve planting of trees & shrubs; set back from the roadways shall be 4 feet from roadway/street or will be determined based on the type and size of the shrubbery or tree. Management will not be responsible for damage to plantings, landscaping materials, etc. that are placed too close to the roadway. Enclosing a lot with trees, shrubs or fencing is prohibited.

7C. Mailboxes are not allowed. Mail is delivered to the Mail House. You are responsible for your box and key. There is a \$10.00 fee should you need a replacement key. The use of a Post Office Box is encouraged and is available locally.

7D. Driveways and walkways must be kept free of snow and ice. The Resident shall be responsible to keep lot driveway, pathways and walkways clear of snow and ice at all Times. If the Resident creates a hazard by failure to maintain the lot, the Resident shall assume all responsibility for injury. The Resident shall maintain and clear areas to electric and/or water meters. These areas must be kept clear at all times. Residents shall not push, plow or place snow onto roadways. Should it become necessary for park maintenance to clear snow and/or ice from a Resident's lot to prevent hazards, the Resident will be charged accordingly.

7E. Boats, trailers, campers, snowmobiles, recreation vehicles, etc. are not to be stored or operated on the property. They can be brought to the property/lot only for loading, unloading and minor repairs. They cannot remain on the property/lot for more than two days per week. When brought to the property/lot they must be safely parked in the driveway. Resident shall provide their own storage outside the property for the items listed above. Management reserves the right to remove/tow items listed above at the homeowner's expense.

7F. Firewood may be stored on the lots after it has been cut to stove-length. A maximum of one (1) cord (4' x 4' x 8') may be stored on the lot. Firewood must be stacked neatly and placed in the rear of the home so as not to be visible from the street. Firewood should be stored away from water and sewer lines. Lean-to's to cover firewood or similar structures are prohibited.

7G. Trash removal is once a week. Trash pick-up days are subject to change; please contact the office for further information. Trash and recycling items may not be kept or placed at curbside until the day before the pick-up day. All trash must be secured in trashcans and tied trash bags. Bulk items are not to be left out on lot or curbside; please contact the site office or Town Hall for bulk pick-up days. Trash and recycling items must not be left on deck areas as this becomes unsightly and may attract wild animals. The Resident shall not pile or accumulate trash on the lot.

7H. Residents shall be notified in writing if yards/lots are not being properly maintained. All lots must be maintained, presentable in appearance and kept clean at all times. No storage of bottles, car parts, cans, boxes, equipment of any kind. The Resident shall correct the issues stated. Failure to comply with this request will result in serving of a violation.

8. VEHICLES

8A. Residents are allowed two (2) vehicles per lot unless the driveway can accommodate more. Second driveways and parking on lawn areas are strictly prohibited. Vehicles may not be parked on the street overnight. On-street parking is prohibited during snowstorms, plowing or snow removal. Vehicles creating a hazard, obstructing roadway or service to the park will be towed without notice at the vehicles owner's expense.

8B. Only registered vehicles shall be allowed within the property. Residents must have their vehicles registered and inspected at all times. Residents shall forward a copy of each vehicle registration to the site office within thirty days (30) after move in. The Resident shall remove any vehicle that does not have a valid license plate and/or becomes inoperable or unsightly. No junk vehicles!

8C. No repairs to vehicles shall be permitted around the home, lot or in the roadways. Flat tires must be repaired within twenty-four (24) hours. Engine repairs and bodywork in the property is prohibited. The resident shall not allow vehicles to drip oil or gasoline. Residents shall be responsible for cleanup of such areas. Costs for clean up or damage will be the responsibility of the vehicle owner.

8D. Residents' failure to comply with section 8A through section 8C will result in written notice to correct the infractions. Failure to comply with this notice will result in serving of a violation and the vehicle will be towed off the property at the vehicle owner's expense. The resident shall pay all costs including towing, storage fees and fines.

8E. The speed limit in the community is 15 miles per hour and must be observed at all times. Driving upon or in grass ways and lots to avoid speed bumps is prohibited. Please caution your visitors that the speed limit must be observed. It is everyone's responsibility to drive safely. **WATCH OUT FOR CHILDREN!** Management may at any time log/document plate number and vehicle type of repeated violators. Repeated violations will result in a referral to the local authorities.

8F. On road motorcycles are permitted in the community; however, they must be registered/licensed and have adequate mufflers or silencers. They shall be used as transportation only on designated roads and shall not be operated in a hazardous manner by racing, etc. Motorcycles shall be ridden in the community from the entrance to the home site only. State helmet laws (where applicable) must be adhered to. Riding of motorcycles, mini-bikes, mopeds, motor scooters, dirt bikes, three/four wheelers, through the community or on the property is strictly prohibited. Failure to comply with this rule will result in removal of the violating vehicle.

8G. No commercial trucks over one (1) ton (with the exception of school buses & emergency service vehicles) will be allowed in the community. Such vehicles requiring entry, including contractors, must have approval from the community manager.

8H. No toters, tractors, semi-trucks or trailers (including camper trailers) construction or farm equipment shall be stored, parked or kept within the community property without the written consent of management.

8I. Bicycles are allowed on sides of streets and designated pathways only. They are expressly prohibited from being ridden on sidewalks, walkways or through yards. All bicycles, tricycles and toys shall be kept in neat order at the rear of the home site. If any such items are found on vacant lots, roadways/streets or community areas, they may be picked up by employees of the community and unless claimed by their owners within twenty-eight (28) days, may be discarded by management.

8J. Campers/ recreational vehicles shall not be stored on any mobile home lot. Residents shall not allow hook up or allow occupancy of camper trailers within the community. The Resident shall secure an outside storage area for such items.

8K. **NO SWIMMING** is allowed in any of the pond or water areas in Cotton Farm Village. Motorboats are not allowed. **HUNTING & TRAPPING ON COTTON FARM PROPERTY IS STRICTLY PROHIBITED.** Fishing in the pond areas is allowed provided the area is kept clean and debris is removed. Only Residents shall be allowed to fish in the pond areas. **AN ADULT MUST BE PRESENT WHEN CHILDREN ARE FISHING NEAR THE POND AREAS.** Resident shall not allow a child to be left unattended near water areas and are responsible for their children's safety at all times.

9. CONDUCT

9A. Residents shall not disturb the health, safety, peace or quiet enjoyment of other Residents. Excessive sound or noise from stereos, televisions, cars, parties, unreasonable loudness (i.e., screaming foul language) etc. is not permitted. Any complaint one Resident may have with another must be submitted in writing and signed. Anonymous complaints will be ignored. All complaints are held in confidence.

9B. Residents, their families and guests shall at all times comply with the laws and ordinances of the State and Town including but not limited to the Police & Fire Departments, Health Department and other local or state enforcement agencies. Residents shall not engage in any criminal activity within the community.

9C. Public drinking and drunkenness within the community/common grounds is prohibited. Illegal drug use or use and sale of any illegal substance within the community is strictly prohibited. Violation of this rule/guideline may result in eviction/termination of occupancy.

9D. Displaying of or discharging of firearms/guns, BB guns, and air or pellet guns fireworks, knives, or other potentially dangerous devices is strictly prohibited. Residents shall not allow family members, children or guests to use BB guns, pellet/air guns, slingshots, bow and arrows, slingshots or other potentially dangerous devices on Cotton Farm MHP property.

9E. Temporary visitors are permitted as houseguests, for no more than thirty (30) days in a one year period Management reserves the right to restrict the number of visitors at any one time to a reasonable number. Move-in of additional household members must be park approved prior to move-in.

9F. Residents shall be responsible for their visitor's actions. Management reserves the right to reject or to serve a "no trespass" notice to visitors who violate these guidelines. It is the Residents and/or homeowner's responsibility to ensure that all guests and visitors are abiding by the park rules/guidelines.

9G. Residents shall not allow visitors at any time to threaten the health and safety of another Resident, owners, staff or management of the park. Aggressive behavior, foul language and inappropriate behavior will not be tolerated. Verbal and/or physical threats will result in immediate referral to the local authorities and eviction/legal action will be necessary.

9H. Residents and their families or guests shall not damage or bring harm to the property. Adult Residents will be responsible for all household members and visitors to their home sites regardless of age, sex and time of visits. There is a 10:00 PM park curfew for anyone under the age of 18. This curfew will exclude anyone under the age of 18 who would need to be out in the park for the purpose of work or schooling. Residents shall not allow minor family members, guests, or visitors to loiter or "hang around" street areas or other areas throughout the community.

9I. Management reserves the right to enter upon and have access to all lots at reasonable times for the purpose of inspecting, maintaining and making repairs. Management reserves the right to enter upon and have access to all lots at any time in the event of an emergency or serving of notices.

9J. Residents may not use the park property for the purpose of soliciting, advertising, business enterprise, business for profit, (i.e., day care services, hair dressers, laundry service). There shall be no soliciting of money door to door for fund raising or donations without written consent from management. Residents are encouraged to contact the site office or local Police Department if solicitors within the community are bothering you.

9K. There shall be no congregating of any persons at the pond or any other common areas owned by Cotton Farms MHP, LLC after dusk.

10. MISCELLANEOUS

10A. Management considers lot line boundaries to be *approximately* halfway between homes. No resident shall claim land or boundary lines. Fencing or erecting structures to section off boundary lines is prohibited. Disregard for another Resident's lot will not be tolerated.

10B. Landscaping materials, i.e., shrubs, tree plantings shall remain on the property when selling or moving a home.

10C. Cotton Farms MHP, LLC requires all homeowners to obtain and hold an active homeowners insurance policy for the duration of the occupancy. The homeowner's policy must include coverage for bodily injury, property damage, storm and storm debris clean up, fire etc. A copy of this policy is to be submitted to the on-site office. Cotton Farm MHP, LLC will not be responsible for flood damage or damage caused by "act of nature" to homes.

10D. Tax payments to the town and all other applicable fees by law are to be paid in a timely manner.

11. LEGAL

11A. In accordance with Landlord/Tenant Law Cotton Farms MHP, LLC must notify all lien holders, mortgage company or note holder if a Resident is more than thirty (30) days late on rental payments, is in violation of these guidelines and if it is the intention of Cotton Farms MHP, LLC to proceed with an eviction.

11B. Failure to pay rent in a timely manner will result in service of notice. Residents shall be responsible for charges related in the service of rental demands, notice to quit, sheriff fees, court fees, attorney fees, postage costs, etc. Cotton Farms MHP, LLC reserves the right to evict for nonpayment of rent in accordance with "Important Notice Required by Law" (attached).

11C. Enforcement of the guidelines is a major part of the Park Manager's role, duty and obligation to all Residents. Ignorance of the guidelines herein is not acceptable as an excuse for violations. Each time a violation occurs, the Resident shall be notified by telephone or in writing and will be entitled to correct violations or infractions. Repetition of the violation will result in eviction/legal proceedings. If at any time you do not understand or find it difficult to read these guidelines, management shall interpret or read these guideline/rules to you.

11D. Any complaints regarding the park conditions, infrastructure, health, safety or a complaint in general, must be given at the site office in writing. Emergencies are at all times to be reported to the site office and park emergency number immediately. Residents are to call 911 for fire or medical emergencies. Park staff cannot respond to medical emergencies.

11E. Should any or part of these guidelines or provisions of these guidelines be invalid under an ordinance of the Town, State Law or Federal Law, such invalidity shall not invalidate the entire guidelines, but shall be construed as if not containing the particular word, phrase, provisions or performance held to be invalid, and all other rights and obligations of the parties hereto shall be enforced accordingly.

11F. All violations are subject to a \$100.00 (one hundred dollars) fine, and any repetition of a violation can subject a resident to legal action, including, but not limited to, termination of their tenancy. All fees assessed to residents are considered additional rent.

11G. Cotton Farm MHP, LLC may upon a ninety (90) day notice, as described in "Important Notice Required by Law" (attached to these guidelines) amend these guidelines.

IMPORTANT PHONE NUMBERS

Police, Fire or Ambulance	911
Park Maintenance Office	603-382-8203
Public Service of NH (Electricity)	1-800-662-7764
Comcast Cable	1-800-XFINITY (1-800-934-6489)
Verizon (Phone)	1-800-870-9999

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 THE 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 OTHER LAWFUL CHARGES, FOLLOW THE RULES OF THE PARK AND APPLICABLE LOCAL, STATE AND FEDERAL LAW, DO NOT DAMAGE THE PARK PORPERTY 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 FO 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 MAY BE OBTAINED FROM THE CONSUMER PROTECTION AND ANTITRUST BUREAU OF THE ATTORNEY GENERAL.

Dated: April 24, 2013
Effective: July 1, 2013

By signing below, Resident acknowledges receipt of the Cotton Farms MHP, LLC Community Guidelines. Resident further acknowledges that he/she and the occupants of his/her home are responsible for abiding by the Guidelines.

Resident Date

Cotton Farms MHP, LLC Date