

COMMUNITY GUIDELINES

The following GUIDELINES have been developed to provide for the general welfare, safety and security of all Residents of the Community.

IMPORTANT

THESE GUIDELINES CONTAIN SOME OF THE TERMS AND CONDITIONS OF THE LEASE. THEREFORE, YOU SHOULD NOT SIGN THE LEASE AGREEMENT UNTIL YOU HAVE READ THE GUIDELINES AND AGREE TO ABIDE BY THEM.

GENERAL CONDITIONS OF TENANCY

1. All Residents shall register with management at the community office prior to moving into the community.
2. No one other than the named tenant(s) or registered occupants or guests shall be permitted to reside in the home or in the community. Tenants residing in the home shall at all times comply with the maximum occupancy requirements of the Lease Agreement. Only those individuals registered at the time of occupancy may live in the home. Any additional residents must be registered and approved by management in writing before moving into the home. Management reserves the right to reject any additional occupants.
3. Tenants are prohibited from using the leased premises for other than residential purposes, or for any illegal, immoral, or business purposes.
4. Resident shall not sublet or assign the leased premises, or any part thereof.
5. Before vacating the community or terminating the Lease Agreement, resident shall give to the landlord thirty (30) days prior written notice of his intention to vacate or not renew its Lease Agreement.
6. In order for a resident to sell his home and keep it on its existing homesite in the community, the actual home and all its appurtenances must be brought up to community standards. A copy of said standards shall be supplied to the selling tenant at the time the selling tenant gives landlord written notice of its intention to sell its home, as provided for in the Lease Agreement. A copy of said standards shall be made available to all residents upon request to management, prior to the listing or other offering for sale of the home. Management reserves the right to make modifications or alter said requirements in the best interests of the entire community, provided said changes are included in the written standards made available to the residents. The prospective purchaser must make written application to the landlord pursuant to the provisions of the Lease Agreement.

CARE AND INSURING OF HOMES AND HOME SITES

7. All homes and the use thereof shall be in compliance with all applicable laws, ordinances and regulations. A copy of the Certificate of Title shall be given to community management.
8. **Tenants shall be prohibited from making any improvements to the homesite or from digging for any purpose whatsoever without the landlord's prior written permission.** Before placing any outbuildings or additional structures on the leased homesite or to the dwelling itself, of any kind including, but not limited to, the required foundation enclosure, awnings, or other similar attachments to the home, a resident must obtain prior written approval from management. The terms of said written approval shall be kept in the resident's file in the management office. All new utility sheds or replacement sheds must meet community standards for sheds and resident must obtain prior written approval from management. Before painting any home in the community, the resident must obtain prior written approval from community management regarding color. All improvements and remodeling must be done in a reasonable length of time as approved by community management.

9. Resident affirms that he has checked the premises and accepts them in a good state of repair and in a sanitary condition.

10. Resident shall maintain the leased premises and keep them in a good state of repair at his own expense and waives any and all right to have any improvements or repairs made at landlord's expense, or otherwise. This includes TENANT'S obligation to maintain the exterior of the mobile home and any improvements, including the patio, driveway, foundation (blocks and skirting) fixtures and landscaping and to keep the Lot clean, free of debris and refuse, lawn care, and to keep any grass cut and weeds under control. Any additions or improvements shall be at resident's expense. Landscaping improvements, walkways, driveways, and all site built improvements shall become landlord's property and shall remain on and be surrendered with the leased premises at the end of tenant's tenancy. If the required maintenance (including, but not limited to, care of lawns, trees and shrubs) is not performed, landlord may cause the same to be performed and charge Tenant for the cost and expense of same as additional rent due. A minimum fee of fifty (\$50.00) Dollars and a maximum fee of five hundred (\$500.00) Dollars will be charged to the tenant each time landlord has maintenance performed.

11. Landscaping shall be accomplished in accordance with contemporary standards established by management. To determine contemporary standards for the community, management will consider that sixty percent of the homesites in the community represent contemporary standards.

12. Resident shall not tamper with, and shall not permit other persons to tamper with, community fuses, electrical connections, or any other utility connections. Resident shall contact management regarding problems with landlord supplied homesite utility connections. It is the resident's responsibility to install and maintain heat tape protective systems on all water lines at the resident's homesite. In addition to the home water lines there is a water riser located underneath or beside the home, which brings the water to the surface. All residents must consult management about the Heat Rod (if installed) in this riser as replacement and proper heating of this Rod is the resident's responsibility.

13. Resident shall permit landlord, or his agent, to enter the leased premises at all reasonable times, and on reasonable notice, for the purpose of inspecting, maintaining or making repairs, alterations, or additions to any portion of said premises. Such entry shall be without any rebate of rent or liability for damages to resident for any loss of occupancy or quiet enjoyment thereby occasioned. Resident shall further permit landlord, or his agent, to enter the leased premises at any time, without notice, in the event of an emergency requiring immediate attention.

14. In accordance with the provisions of N.J.S.A. 46:8C-3, a resident of the community may sell his home individually. The tenant shall be permitted to place one "For Sale" sign in a window of his home, but in no event shall said sign exceed the dimensions of 12" x 18" in size. Additionally, the tenant shall notify the management in writing of his desire to sell his home. The landlord reserves the right to approve any purchaser of the tenant's home, prior to the sale, which approval will not be unreasonably withheld. The prospective purchaser must complete an application provided by management, for community residence. Said application must be returned to the management, in person, by the prospective purchaser. The landlord may require the prospective purchaser to provide documentation and data, in addition to the lease application, to assist the landlord in evaluating the prospective purchaser's qualifications to reside in the community. Prior approval of the purchaser as a tenant must be obtained before the sale of the home may be consummated. In accordance with State statute, the landlord acknowledges it cannot unreasonably withhold the approval of a prospective purchaser/tenant, and the tenant acknowledges the landlord is not obligated to re-lease that homesite to the tenant's prospective purchaser.

15. Resident shall obtain, at his own expense, and maintain in force at all times during his tenancy a policy of insurance from an insurance company satisfactory to landlord **and name Friendly Village MHP LLC as a certificate holder**. Said policy shall cover liability and property damage, with a combined single occurrence limit of liability in an amount not less than \$100,000.00. Landlord is to be furnished with a certificate of insurance within seven (7) days of the date the Lease Agreement is signed as proof insurance is in effect. Landlord is to be furnished with an updated certificate of insurance annually as proof insurance remains in effect.

CONDUCT OF RESIDENTS

16. Resident(s) shall not engage in, or permit guests to engage in, any drunkenness or immoral conduct.
17. Alcoholic beverages shall not be served or consumed in the clubhouse, in or around the pool area, or in any common area or facility, except on occasions approved by the management.
18. No loud talking, radio, television, or other noise capable of disturbing other community residents shall be allowed between the hours of 10:00 p.m. and 8:00 a.m. No unusually loud or disturbing noises shall be permitted at any time.
19. All tenants shall keep the homesite free of debris. Resident shall not commit, or allow to be committed, any nuisance or waste upon the premises. Trash shall be concealed at all times in covered trash cans in the storage shed between pick-up dates. All personal property shall be stored away and nothing shall be left outside of the home except for outdoor furniture or a grill.
20. Resident shall not use the premises in any manner that will or may increase the rate of insurance, or cause the cancellation of any insurance policy covering the premises.
21. Resident shall not cause or contribute to, or allow his guests to contribute to, the stopping of any waste pipes or overflow of water, and shall be responsible for and promptly pay landlord for all damages occasioned by such activity.
22. Residents should notify the management of their departure and return dates for vacations or other extended absences from the community; however, the community management shall not be liable for any vandalism or other damages to homes or other property occurring at any time.
23. Solicitors, vendors, peddlers, etc., shall not be permitted in the community at any time. Residents shall notify the community management of any such person.
24. No drone of any size or type may be operated on the premises by any person.
25. All complaints to be submitted by tenants to the landlord shall be submitted to landlord in writing, and until said complaints are submitted in writing at the Community Office, the landlord shall not be held responsible for his failure to respond to same.
26. The landlord assumes no responsibility for any contractors hired by the tenants for the purpose of performing any work on their home and the tenant shall not engage the services of any contractor to perform work on their homesite unless the prior written consent of landlord is secured. Tenant shall be responsible for any damage or injury caused by contractors hired by tenant for the purpose of performing any work on their home or the homesite and shall indemnify and hold landlord harmless for any claims for damages caused by said contractors.
27. Tenants shall be prohibited from any type of door-to-door solicitation in the community.
28. Tenants shall be prohibited from placing fencing of any type, including lattice for any purpose upon any leased homesite.
29. Tenants shall be prohibited from maintaining antennas of any type on their home or anywhere on the leased homesite, without the prior written permission of landlord. Landlord reserves the right to designate the location, either on the home or on the homesite, if said permission is granted. Permission for the installation of a satellite dish not exceeding 40 inches in diameter will be granted, subject to landlord's approval of the location on the homesite.

GUESTS

30. Persons under eighteen (18) years of age who are not behaving in such a way to respect the peaceful and quiet enjoyment of other tenants will not be permitted in the clubhouse, pool area or in any common areas or facility unless accompanied by a parent or guardian. Any person engaging in such behavior may be prohibited from using these facilities.

31. Tenants shall see that their guests observe all community GUIDELINES. Tenant shall be responsible and liable for the conduct of his guests within the community. Guests shall not disturb other tenants by unruly and noisy behavior nor trespass on other tenants' property. Damage to other tenants' or community premises is the responsibility of the tenant to repair or pay for such damages. No person, including guests, and including children will engage in any recreational activity except on the tenant's homesite or in designated approved play areas.

OUTDOOR CLOTHES DRYING

32. Tenants shall be permitted to dry clothes or other objects outdoors only in accordance with the conditions of this paragraph. Outdoor drying is permitted during the hours of 7:30 a.m. and 7:00 p.m., Monday through Saturday, exclusively. The device used for said drying and hanging shall be of the fold-up, non-permanent, umbrella-type clothesline; said type must be approved by landlord prior to use. When not in use, said device must be collapsed and stored out of sight. The location on the homesite for the placement of said hanging device shall be designated by landlord and is to be in as inconspicuous a location as possible. Tenant is expressly prohibited from hanging any object, of whatever kind, outside of the home unless it is hung on the approved device. The tenant is expressly prohibited, for any reason, from hanging anything outside of the home on Sundays or legal holidays.

MOTOR VEHICLES

33. The landlord has the right to regulate traffic and speed for the general safety and welfare of all tenants. Parking or storage of commercial vehicles rated three quarter (3/4) ton in capacity, travel trailers, boats, boat trailers and unlicensed, inoperable or other unsightly vehicles is not permitted on any leased homesite or community street. If any of the above are maintained on any leased homesite or street, landlord shall have the right to have them towed away and stored at the tenant's expense, after 48 hours written notice being delivered to the tenant by the landlord. The landlord shall charge the tenant for any such towing and storage expense which reimbursement obligations shall be considered additional rent.

34. No more than two (2) automobiles shall be parked at any homesite. Visitors or guests who cannot utilize the on-site parking shall park their vehicles at designated guest parking areas. Carports and other parking areas shall be used only for the parking of currently licensed vehicles.

35. There shall be no on-street parking. Parking in the street is strictly forbidden and streets must be kept clear, at all times, for emergency vehicles. Tenants are prohibited from blocking any of the streets within the community and shall prohibit their guests and family members from blocking any streets located in the community. Tenants are expressly prohibited from parking any vehicle, of any kind, on any of the grass areas within the community including but not limited to, individual homesites and common areas. For the first violation of this regulation, a notice to cease or correct will be issued. Upon a second violation the landlord will commence summary dispossession proceedings.

36. The tenants, their families and guests, shall be prohibited from making major repairs to any motor vehicle, anywhere within the community without the prior written permission of the landlord. At no time whatsoever shall the tenants be permitted to store or place their cars on jacks, blocks or any other devices used to hold a motor vehicle off the ground without wheels or tires.

37. No motorcycle, or similar type vehicle, shall be allowed in the community unless it is the property of a tenant and is equipped with a high quality (noise reducing) muffler. No motor vehicle of any description (including, but not limited to, automobiles, trucks, snowmobiles, motorcycles, minibikes, mopeds, and go-carts) shall be operated on the leased premises or

anywhere within the community premises unless such vehicle is properly registered and licensed for use on public roads in accordance with the applicable laws of the State. No resident shall operate, nor permit his guests to operate, a motor vehicle of any description anywhere within the community premises unless the operator holds a valid driver's license. No school buses can be brought into the community and parked.

38. At all times, the tenant shall follow all traffic and speed rules established or posted within the community.

SWIMMING POOLS AND RECREATION AREAS

39. Tenants shall observe rules posted at the swimming pools and in other recreation areas. Landlord shall have the right to make such reasonable modifications and additions to the posted rules, as it shall from time to time deem necessary to promote the safe and convenient use of the facilities by all tenants. In addition to the conditions set forth herein, any guest of a tenant who wishes to use the pool facilities must be accompanied by the owner/occupant tenant that signed the lease. The owner/occupant tenant must register the guest with the management office for every use. Management has the right to limit the number of guests as well as the right to prohibit the use of the pool facilities by either tenants or their guests, or both, in the interest of the health and safety of all members of the community and users of the common facilities.

40. Tenants and their guests shall at all times use the swimming pools and other recreational facilities strictly at their own risk. In no event shall the management be liable for accidents or injuries occasioned through the use of such facilities.

OTHER COVENANTS AND AGREEMENTS

41. Tenant is prohibited from storing any items beneath or within the foundation enclosure of the home. The tenant must provide an access passage to the area beneath the home to facilitate proper and necessary inspections by state and local officials. Awnings, carports and porches are to be utilized for their intended purpose only; using them for storage is not permitted.

42. Tenant is prohibited from erecting, anywhere on the home homesite, a mailbox or newspaper box or similar object or receptacle. Individual flagpoles are not allowed on any homesite. One flag per home may be displayed affixed to tenants' home only in a location approved in writing by management. Playground equipment is specifically prohibited, including but not limited to swing sets, climbing structures, trampolines, sand boxes, saws, ladders, ropes, etc. Desert or stone front landscaping in place of front lawns is strictly prohibited. Each resident must maintain a healthy front lawn. Handicap access ramps are allowed and must be placed on the driveway side of home leading to the side door. Front handicap ramps are strictly prohibited, unless the side door is blocked by a garage or other structure rendering side access impossible.

43. The lease shall be comprised of these Community Guidelines, the Lease Agreement, the Requirements for Continued or New Occupancy. These three (3) documents and any modifications, amendments or changes thereto shall constitute the entire agreement between the parties. No modifications or additions thereto shall be valid unless in writing, signed by both parties, and attached to the lease documents, except modifications instituted by management that are for the general health and welfare of the tenants. Notifications of the tenant by U.S. First Class mail or personal delivery shall be deemed proper notification.

44. Tenants understand and agree that their use and occupancy of the homesite leased pursuant to this agreement, and their use of all common areas, shall be subject to all the terms, conditions, rules, regulations, covenants, and agreements contained herein and in all documents comprising the Lease Agreement, and acknowledge they have read and agree to the same. Tenants further understand that any breach of the aforesaid shall constitute a breach of the lease and shall subject tenants to dispossession proceedings and liability to landlord for any and all damage occasioned by such breach, including reasonable attorney's fees.

45. No home shall be moved into Friendly Village without the prior written approval of the community management.

46. Landlord shall not be liable for any loss or damage suffered by tenant on account of landlord's inability to deliver possession of the leased premises at the beginning of the lease term. Landlord may, at its option, assign tenant another homesite, if available, which tenant shall accept in lieu of the original homesite.

47. Landlord shall not be liable for any liability of debt or damage claimed for injury to persons, including tenants and their guests, invitees, or licensees, or for property damage from any cause related to occupancy of the leased homesite, or use of any common areas or facilities. Tenant hereby covenants and agrees to indemnify and save landlord harmless from all costs and expenses, including attorney's fees, liability for damages, or other claims or losses, because of or arising out of any such injuries, damages, or losses.

48. Landlord shall not be liable for any damage occasioned by its failure to keep the community in repair.

49. **CRIMINAL ACTIVITIES.** Neither you, your family, guests, invitees, agents, nor any member of your household ("You") will engage in or facilitate any criminal activity on the Manufactured Home Community Premises including but not limited to any violent criminal activity or any drug-related criminal activity. "Violent criminal activity" means any criminal activity that has as one of its elements the actual or threatened use of force against a person or property of another. This includes criminal gang activity, threatening or intimidating, assault, and unlawful discharge of a weapon. You also agree that You will not engage in any behavior which jeopardizes the health safety or welfare of any representative of management. You will not engage in any other illegal activity including but not limited to prostitution. "Drug-related activity" means the illegal manufacture, sale, distribution, use or possession of marijuana or any controlled dangerous substance as defined by State or Federal Law or the illegal use, distribution, or possession of prescription drugs. You will not permit the dwelling or rented lot to be used for or to facilitate any such behavior or criminal activity. Violation of this provision constitutes material non-compliance with the terms of this Lease and is grounds for eviction.

ABANDONMENT PROHIBITED

50. Tenant shall not vacate or abandon the premises at any time during the term of the lease. If tenant shall abandon, vacate or surrender said premises or be dispossessed by law, or otherwise, thereby leaving tenants property on community premises, landlord shall have the right, at his option, either to deem the property abandoned and dispose of it accordingly in compliance with New Jersey law, or to move and store the home and any other personal property at the place of his choosing at tenant's sole expense. Absence from the premises for thirty (30) days after any breach by tenant of this lease shall constitute an abandonment and landlord shall have available all rights and remedies provided for in Paragraph 18 of the Lease Agreement.

51. If landlord employs an attorney to enforce any of the terms of this lease, or to regain possession of said home homesite, or to bring an action for collection of rent or damages, tenant agrees to pay all of landlord's actual attorney's fees and expenses, regardless of whether it proceeds to judgment or suit is filed. Tenant further agrees to pay landlord's actual attorney's fees and expenses incurred in attempting to enforce or collect any judgment rendered in the landlord's favor. All such attorney's fees and costs are agreed to be considered "additional rent". IF THE TENANT IS SUCCESSFUL IN ANY ACTION FOR SUMMARY PROCEEDING ARISING OUT OF THIS LEASE THE TENANT SHALL RECOVER ATTORNEYS' FEES OR EXPENSES THAT ARE ACTUALLY AND REASONABLY INCURRED OR BOTH FROM THE LANDLORD TO THE SAME EXTENT THE LANDLORD IS ENTITLED TO RECOVER ATTORNEYS' FEES OR EXPENSES OR BOTH AS PROVIDED IN THIS LEASE."

52. In the event tenant fails to pay rent or other charges or shall persist in violation of the GUIDELINES after notice of violation, landlord shall have the right to terminate tenant's tenancy in accordance with state and local laws. Landlord reserves a right of reentry into the leased premises for this purpose.

53. Should any paragraph of these GUIDELINES or of the Lease Agreement, or any portion of any paragraph of any document compromising the Lease Agreement be declared void or unenforceable for any reason whatsoever, the remaining paragraph or portions thereof, shall remain in force and be unaffected by such declaration.

54. Whenever a noun or pronoun referring to the parties is used in any particular gender or number, it shall be understood to mean any other gender or number, as the circumstances may require. Whenever the word "street" appears, the term "drive" is to be substituted. All vehicle passageways are private drives as determined by the Monroe Township Mobile Home Park Ordinance.

55. All the provisions contained herein are intended to be general in application and are not intended to be limited to the heading under which they have been placed.

56. Any and all fines, penalties, fees, costs, charges or expenses that the landlord imposes on the tenant, in accordance with the Lease Agreement or these rules, shall be considered and held to be "additional rent" due.

PET REGULATIONS

57. a. No pets shall be harbored in or shall be allowed to occupy any home or homesite leased in this community, without the prior written consent of the landlord. If the landlord gives his written consent to any pet, the pet shall always be on a leash when walked and the tenant is responsible to remove any feces. Tenants are prohibited from leaving any pet outside of their home, including in enclosed screen rooms or screened in porches. No dog houses or dog runs are permitted. No fences are permitted. In addition, Tenant agrees to (1) produce proof of rabies immunization annually, (2) register and obtain a license for the pet from the Municipality, if required, (3) register the pet with landlord and provide a picture, and (4) provide the landlord with proof of adequate liability insurance covering property damage or personal injury liability caused by pets. For the first violation of this regulation a notice to cease or correct will be issued. A second violation will result in a \$10.00 fine, the third violation will result in a \$20.00 fine, and a fourth violation will cause a summary dispossession proceeding to be commenced. In addition, the tenant will be required to remove any pet involved with more than one violation or any single act of aggressive behavior. Fines are payable as additional rent. Pets are not allowed in the clubhouse, nor on the grounds of the clubhouse and playground areas and in the area of the mailbox kiosks. No pet may be kept on the rented premises that acts in an aggressive manner poses a risk to or actually causes injury to person or property (including other pets), would be any annoyance to Tenant's neighbors or otherwise constitute a nuisance. The landlord reserves the right to rescind this permission to have a pet in the community if said pet disturbs or causes any annoyance to the other tenants in the community.

b. Permission from Management is required to keep a pet in the community. In consideration of others, it is important that those who have pets to observe the following rules:

- i. If a pet causes any disturbance such as barking, snarling, etc. which will annoy your neighbor, or otherwise acts in an aggressive way or causes personal injury or property damage, permission to keep this pet will be revoked.
- ii. Resident may keep two (2) cats or two (2) dogs, or one (1) cat and one (1) dog. No more than two (2) pets will be permitted. Pets are limited to two, either cats or dogs, per manufactured home.
- iii. Any pets, when not inside a home, must be physically attended to while on a short leash in tenant's yard or walked in specified areas. Pets may not roam free on any tenant homesite, including their own. Any pet found loose in the community will be taken to the animal shelter. No pet may be tied outside unattended.
- iv. No pets are to invade the privacy of other tenant's homesite.
- v. Reserved
- vi. If your pet is allowed to go on your homesite, or happens to defecate anywhere else on community property, droppings must be picked up,

wrapped in paper, and placed in the trash daily. **THERE WILL BE NO EXCEPTIONS.**

- vii. No pets will be allowed to be acquired after moving into the Community unless written approval is given by the Community Manager.
- viii. Pets belonging to guests and visitors must be approved by Management and must obey all Community Rules and must be confined to the resident's homesite.
- ix. There is a restriction to specific breeds of dogs (included related mixes); Pit Bulls and Staffordshire Terriers, Doberman Pinschers, Chows, Rottweilers, Presa Canarios, German Shepherds, Great Danes, Akitas, Alaskan Malamutes, Siberian Huskies and Wolf Hybrids, and any other breeds deemed dangerous by Management.
- x. No dog houses or dog runs are permitted.

PATIOS

58. The owners of front entry homes may enter into an agreement with management to have installed a concrete patio on their homesite subject to the terms and conditions of management's Patio Agreement. The Patio Agreement must be executed by the resident and management prior to any work being performed.

WINDOW TREATMENTS

59. Interior window treatments and window coverings must be standard interior products designed for the purpose of covering windows, patio doors, French doors, etc. Drapes, mini blinds, and louvers are typical types of approved window coverings. The surface area of all exterior facing window coverings must be of a neutral color such as white or beige, or as approved by management. Management reserves the right to approve the backing style or color of any window treatments visible from the exterior of the home. Towels, sheets, paper products, foil, reflecting tint, flags, etc. are specifically prohibited and may not be placed behind any interior window, door or any other transparent surface that will be visible from the street.

NO DUMPING

60. No dumping of any type will be tolerated on any portion of community property, including the woods adjacent to Friendly Village and Summerfields. Any illegal dumping will result in immediate summary disposes action.

TENANT'S SIGNATURE

X _____

X _____

FRIENDLY VILLAGE, MHP LLC

By: _____

Date: _____