

*Wyngate*

*Manor*

A 55 and Older Community



**SUPERIOR MOBILE HOMES, INC.  
DBA WYNGATE MANOR  
A 55 AND OLDER COMMUNITY**

**Wyngate Manor Office: 1011 St. Rt. 7 NE, Brookfield, Ohio 44403  
Phone: 330-448-6836**

**Corporate Office: 535 W Third St., Dover, Ohio 44622  
Phone: 330-364-5549**

PREFACE: Community Management of Wyngate Manor offers Equal Housing Opportunities. We do business in accordance with Federal Fair Housing Laws and will not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin in the sale of rental of housing or residential homesites advertising the sale or rental of housing; financing of housing; or in providing real estate brokerage service. Your rights as a Resident, and our manufactured Community operator's rights, are protected by sections 3733.09-3733.20 Of the Ohio Revised Code, which regulates manufactured home communities.

**WYNGATE MANOR COMMUNITY GUIDELINES**

Welcome to Wyngate Manor. We appreciate your patronage and will try in every way to make your new home both pleasant and comfortable. It is our sincere desire to offer you the finest possible Community in which to live. In order to do so, and maintain a uniformly high standard of living throughout your community, we submit to you the following "WYNGATE MANOR COMMUNITY GUIDELINES."

The legislature of the State of Ohio, the Public Health Council, and the Department of Health, requires the management of a manufactured home Community to adopt guidelines governing the operation and maintenance of the Community. Your manufactured home Community has adopted the following guidelines pursuant to Ohio Revised Code 3373.11 and Chapter 3701.27 Administrative Code of Ohio. These guidelines presently contained in Wyngate Manor Mobile Homes Park Rules of Operation and Maintenance (Revised June 2023).

- I. **OCCUPANCY AND RENTAL:**
  1. **OWNERSHIP:** One or more person(s) name may appear on a title for a manufactured home. A home may be purchased for someone but the owner whose name is on the title must have their name on the Rental Agreement and is responsible for rent and utility payments associated with the home.
  2. **APPROVAL:** All occupants of a home shall be approved prior to purchasing a home and commencing occupancy. State law requires that all occupants of the home be registered with Community Management. A security deposit equal to one (1) month of the current rent is required.
    - a. Application standards of the community prohibit the residency approval of persons convicted of criminal felony and this extends to persons who occupy the home of an approved Resident. Residents are expected to conduct themselves in a manner that does not violate the law or rules of the public health council, the Ohio Department of Commerce, or local regulations. Persons convicted of a felony after their residency has commenced may have their residency terminated should that felony be of a violent nature or an aggression against minors.
  3. **TITLE:** All homes must be titled with the County Clerk of Courts, Title Division, within thirty (30) days of receiving title, with a copy to be given to Community Management. Community Management requires that a copy of the title to the home be on file with Community Management prior to occupancy of any home. Failure to present a copy of the title may be grounds for the termination of residency.
  4. **LIMITATIONS:** No Manufactured home shall accommodate or be occupied by more than two (2) persons per bedroom including the owner (Resident) and their family/friends or in accordance with local laws.
  5. **DEATH OF RESIDENT:** If there is only one (1) owner of the home and that person dies, a remaining spouse shall have the option of continuing residency in the Community.

6. **ABSENCE FROM THE COMMUNITY:** A Resident who is absent from the premises for thirty (30) days or more consecutive days without first notifying Community Management, and who is **in default** of rent, will be considered to have abandoned the property and Community Management, at its sole option, may dispose of the property and all remaining personal property as provided by law.  
**ABSENCE FROM THE COMMUNITY:** A Resident who is absent from the premises for thirty (30) days or more consecutive days and who is **not in default** of rent, remains responsible for any and all maintenance of the leased premises as if the Resident were present and in residence. Failure to maintain your leased premises will result in the termination of your residency.
7. **DISABILITY:** Those persons seeking an accommodation for a disability must notify Community Management of the need for an accommodation and explain the accommodation needed. Community Management reserves the right to request medical or psychological verification of the disability and the accommodation requested by a medical practitioner.
8. **TAXES & INSURANCE:** All residents are responsible for the taxes levied and charged to the home. A current copy of your homeowner's insurance must be provided to Community Management showing the current insurance coverage for the home.

II. **LEASE/SUB-LEASE**

1. No resident may sublease or permit anyone to occupy the home while the Resident is not occupying the home.
2. Every person approved as an acceptable resident by Community Management will be given a copy of the Guidelines and will be offered the option of a one (1) year Rental Agreement or a month-to-month Rental Agreement with essentially the same terms if the one-year lease is declined. A Rental Agreement must be signed prior to moving into the home.

III. **FEE PAYMENTS**

1. **RENT:** Rent shall be due and payable in advance on the first (1<sup>st</sup>) day of each calendar month during the term of the Rental Agreement. A late charge of \$25.00 will be added for any balance due after the fifth (5<sup>th</sup>) of the month. A return check fee of \$25.00 be added for any returned check.

Utility payments charged are considered part of the rent due and failure to keep utility accounts current shall be considered a default of rent to be paid and will result in the termination of residency.

2. **DEATH:** If a home becomes part of an estate to be probated, Community Management shall not be denied the right of having the home removed from the Community. If Community Management allows the home to remain in the Community, then the Community shall be paid the full amount of the monthly rental fee plus payment for all services rendered in proper maintenance of the home site and/or general maintenance of the home, at the time all payments and/or expenses are due. By acknowledgment of receipt of these guidelines by signature, the Resident agrees to create for Community Management a priority claim on any estate of the Resident.
3. **SECURITY DEPOSIT:** A security deposit equal to one (1) month's rent is required prior to occupancy. The deposit will be returned upon termination of the Rental Agreement, subject to the premises being left in good repair and condition, and all rents and expenses current. The Resident will provide to Community Management a forwarding address for return.

IV. **RESIDENCY RULES**

1. **LAWN CARE:** No resident shall fail to maintain their lawn and yard in a well-groomed manner. The premises shall not be used for storage except for patio furniture or barbeque equipment kept in good condition. If deemed needed, Community Management may, but is not required to, perform all work such as mowing, clipping, leaf-removal, and other services necessary to upgrade or maintain the yard. Residents will be billed at the current rates for material and labor.
2. **LANDSCAPING:** No landscaping changes, pruning, planting, or digging, including but not limited to tree planting and other ground/landscape activities, may not be made by Resident without first obtaining approval from Community management so that sewer, water, gas, electric, cable and other underground facilities may be identified and properly protected, and Community aesthetics may be maintained. No tenant shall move, alter, or remove any Community landscaping. All landscaping installed by residents becomes part of the homesite and may not be removed upon termination of residency.
3. **REPAIR CHARGES:** Repair of any underground utility lines, common areas, and other homes/buildings damaged by digging or planting on the premises will be charged to Resident causing the damage.

4. **STORAGE UNDER THE HOME:** Only tires, axles and hitches may be stored beneath the manufactured home. Firewood, or other combustible materials, must be stored in a safe place, off the ground, and an excessive quantity.
5. **DIGGING:** Residents shall not dig or drive rods, stakes, pipes, or other objects into the ground in any area of the Community.
6. **PATIOS AND DRIVES:** Patios and driveways must be kept free of gasoline and oil stains. If damage to asphalt or concrete is caused by gasoline or oil leaks. Resident must remove these stains, or charges for such removal will be assessed. Painting concrete is not permitted. Any changes to driveways and patios must be approved by Community Management. Maintenance of driveways and patios are responsibility of tenant.
7. **SNOW REMOVAL:** Sidewalks, driveways, and patios must be kept clear of snow and ice.
8. **OUTSIDE STORAGE:** Standard yard and patio furniture, and an approved storage building are the only items permitted outside of the manufactured home. Lawn mowers, garden tools, lawn equipment, toys, and auto parts must be stored in an approved shed.
9. **LAUNDRY:** Clothes, sheets, blankets, or related items may be hung outside the home for drying or airing or other purpose during daylight hours on weekdays only. All drying apparatuses/clothes lines must be removed after each use. Overnight and weekend drying are not permitted.
10. **TREES:** The Residents may trim trees with permission. Community Management will only spray trees to preserve them from disease; any other types of spraying will be done at the resident's expense and must first be approved. No tree shall be removed from property without Community Management approval.
11. **PEST CONTROL:** Pest control shall be the sole responsibility of the homeowner. Community Management reserves the right to exterminate any home as it deems necessary. Any fees incurred for said extermination shall be the sole responsibility of the Resident.
12. **FENCES:** Fences are not permitted.
13. **POOLS:** No swimming pools are permitted. Children's wading pools must be emptied daily.
14. **TRAMPOLINES & BASKETBALL HOOPS:** Trampolines and basketball hoops are not permitted.
15. **SECURITY LIGHTS:** Security light is connected to each resident's meter. These lights must be kept on at night. It is the Resident's responsibility to maintain the light. It is Community Management's responsibility to assure the lights are operational.
16. **SIGNS:** Signs and/or advertisements shall not be displayed on any homesite or on the exterior part of any manufactured home. Community Management is authorized to remove any such sign without risk or loss of liability.

V. **CONDUCT**

1. **STANDARD OF CONDUCT:** Each resident and their guests shall conduct themselves in a way that will not disturb the peaceful enjoyment of the Community by neighbors or other Community occupants. Any offensive noise, (such as music or vehicles) which disturbs the peace and enjoyment of the Community residents, may result in a ban or restriction on the source of the disturbance, including eviction of the Resident and/or their guests. Residents shall personally refrain from and forbid any other person on the premises from intentionally or negligently destroying, defacing, damaging, or removing any fixture, appliance, or other part of the Community premises. Excessive use of intoxicating liquors; use of abusive or vile language; speeding; indecency or disorderly conduct will not be tolerated anywhere in the Community by residents, their families, and guests. Guests and occupants are held to the same standard of conduct as are residents approved for the Community.
2. **CHILDREN:** Each resident is personally responsible for the conduct of any children and guests, and will be liable for any conduct or behavior, intentional or negligent, which disrupts in any damage to the property of the Community or another resident. Community Management is not responsible or liable for any damage or injury caused by a resident, their children, or their guests to the person or property of another resident of the Community. Children who are not supervised or controlled and who cause a disturbance of the peaceful enjoyment of the Community will result in the termination of the residency of the parent(s) and/or guardian. No children are allowed near the lake unless accompanied by an adult.
3. **CURFEW:** All parents are responsible for enforcing the Community curfew for children under 18 years old. Minors shall not be permitted in common areas or in homesite or homes other than their own residence after 10:00 pm. All children under the age of twelve (12) must be in their own homes each night after dusk.

4. **VIOLATIONS/TERMINATION OF LEASE:** These Guidelines are intended to protect rights, privileges, health, safety, and welfare of all residents. Community Management reserves the right to terminate the Rental Agreement of any resident who disregards or violates these Guidelines.
5. **ALCOHOL:** Alcohol must be kept on your homesite and should not be seen.
6. **VIOLATION/NOTICE OF MATERIAL VIOLATION:** Any tenant receiving two (2) violation notices within six (6) months may be asked to vacate the premises per Ohio law. These guidelines are intended to protect the rights and privileges and the peace, health, safety, and welfare of the tenants. Community management reserves the right to terminate the Rental Agreement of any tenant who disregards or violates these guidelines.
7. **NO SOLICITATION:** No resident, guest or any other person shall peddle or solicit orders for the sale or distribution of any merchandise, device, service, publication, ticket, or other matter whatsoever without written consent of Community Management.
8. **LAWS:** A violation of any law or ordinance of the city, township, county, state, federal, EPA, health department or any other entity that dictates to the community management will not be tolerated. Any police report written due to the action or conduct of any resident or guests of Residents will be treated as material rules violation and may be used as grounds for eviction from the Community.
9. **COMMERCIAL BUSINESS:** No commercial businesses will be conducted within the Community that interfere with the resident's peaceful enjoyment of the community.

VI. **RECREATION**

1. The Community center may be reserved, in advance by residents for private parties, by applying in person at the Wyngate Manor office, stating the nature of the party, approximate number of guests, and date and time desired. The request will be granted provided the date and time of conflict with previous commitments or with the benefits of the community residents.
2. It shall be the responsibility of the residents to leave the facilities in a clean and arranged condition after any function, whether public or private. If the Community Management is required to clean after any function all deposits will be retained for the clean-up fee.
3. Persons using the Community Center shall remove garbage and debris after each use.
4. Children under the age of eighteen (18) are not permitted in the Community Center without the accompaniment of a responsible adult.
5. Any persons signing for the use of the facility shall be held financially responsible for any damage done to the facility.

VII. **UTILITIES**

1. Water and sewer lines are provided to each homesite.
2. Each tenant is responsible for paying their own utility bills.
3. An electric meter, gas meter, television cable and telephone lines are provided at each home site. Resident is responsible for all electrical lines and cables leading from or to the point of connection to the home to the point of connection with the Community facilities. Residents make their own application to the respective utility companies for services and pay all bills rendered by said companies when due.
4. Residents will not tamper with said meters or equipment. In case of service difficulties please notify the utility company or Community Management.
5. Residents agree to properly use the water and sewer systems of the manufactured home community. Residents are not to deposit disposable diapers, papers, or sanity napkins into the sewer system. Residents will maintain all water, sewer, gas and electric lines or pipes within the manufactured home to the point of connection with the Community facilities.
6. The Resident is responsible for assuring there are NO leaks in the water and sewer lines leading from or to the point of connection with the Community facilities to their home. A leaky faucet or water left running in the winter will cause a buildup of ice in the sewer lines. Thawing of these lines and any repair will be the responsibility of the Resident.
7. All homes must have proper and adequate heat tape installed on the water line when the home is set up. If not, and water lines freeze, it is the responsibility of the Resident to thaw the water line. The cost of damage or loss of water caused by Resident's failure to comply with these guidelines will be billed to the Resident. Do not let water run as this causes the sewer lines to freeze. Residents must exercise extreme caution when working with Community water lines. Cost of repairs to Community lines due to negligence will be charged to the Resident.

8. Any person, other than Community Management, installing or connecting utilities, must be licensed or demonstrate to Community Management that said person has sufficient experience to make such connection in a professional manner.
9. Tenants will be assessed the cost of repairs to water and sewer lines or other utility lines because of their negligence.
10. Regarding water, the Resident is responsible for any and all cost of damage resulting in replacement or repair (including service charges and loss of water) of water meters, remotes, insulation, and winterizing of all metering equipment and water lines if such equipment is damaged due to negligence of the Resident. Negligence includes leaving heat tapes unplugged, or non-working; intentionally defacing or tampering with the meter, the remotes, or the lines to the remotes. It shall be the responsibility of the Resident to provide adequate protection to the meter equipment from damage of any type including freeze-up. A service charge shall apply to a meter requiring repair due to freeze-up. If the repair bill is not paid after 30 days, Community Management has the right to shut off the water service to the Resident and terminate the Rental Agreement. Community employees may go under your home without notice to inspect water metering equipment and utility connections.

**VIII. SALES OF A MANUFACTURED HOME**

1. **RIGHT TO SELL:** Each resident has the right to sell their manufactured home within the Community if Resident gives Community Management ten (10) days written notice.
2. **PRIOR APPROVAL OF PURCHASER:** Occupancy within the Community is permitted only with prior approval. All residents and occupants must be registered at the office for a designated site. Each resident shall bring a new purchaser to Community Management to complete all applications for residency and credit. The purchaser/new resident will be screened for credit approval and criminal background. The purchaser/new resident must agree to all Community guidelines and evidence that agreement in writing. You, as seller(s), have the right to be in attendance at any meeting between Community Management and any prospective purchaser. If the home is sold without obtaining prior approval of the purchaser for occupancy, then the Resident/Seller will remain responsible for all rent and utilities which accrue, regardless of whether the Resident continues to occupy the home or holds title. All rent and other charges owed by the Resident must be paid prior to closing the sale of the home. No tenancy is transferable, and Resident's tenancy continues until the purchaser is approved and executes a lease with Community Management
3. **REQUIREMENT PRIOR TO SALE:** Homes entering this community must meet all local code requirements, including electrical, health, safety, and building, but not limited thereto. And approved by Community Management.
4. **RENTS, FEES, ETC.:** All rents, fees, utility bills and debts to the Community must be paid in full before the sale of a home, and before the acceptance of a new resident to purchase a home to remain in the Community.
5. **SIGNS:** "For Sale" signs are permitted in front window of home with legible phone number. Signs are not permitted on homesites
6. **TITLE:** A copy of the title of the home must be on file with Community Management prior to purchaser occupying new home.

**IX. EXTERIOR/INTERIOR OF THE HOME**

1. Community Management reserves the right to maintain Community standards that set forth the quality and condition of the exterior and interior of any manufactured home within the Community. By signing these guidelines or waiving signature thereto, residents agree to reside within the Community subject to the standards of the Community.
2. The exterior appearance of the manufactured home and adjacent structures must be neat and clean at all times. Hand or power washing and waxing and exterior upkeep of the home is essential and must be done periodically. If such maintenance is not conducted by the Resident, Community Management will conduct or contract for the maintenance and bill the Resident for such service.
3. Community Management reserves the right to terminate a Rental Agreement and require the removal or repair of a manufactured home based solely on the condition or appearance of the manufactured home if it fails to meet Community standards. These guidelines are to enforce and maintain property values and standards for all residents of the Community and the

Resident understands that Community Management's enforcement of these guidelines is not intended as any interference with the sale of the home.

4. All manufactured home accessories and equipment owned and used by resident shall be maintained in good repair and kept neat and clean at all times.
5. Hitches must be removed or concealed.
6. It is not permissible to sell tires and/or axles from your manufactured home.
7. Any Resident approved for residency shall be required to make any repairs or changes deemed necessary by Community Management to improve and upgrade the manufactured home and/or premises to Community standards. All purchasers shall take notice of the home standards to which the Community operates prior to the commencement of their residency. Failure of any resident to make repairs or changes deemed necessary shall be the basis of the terminate of all lease agreements.
8. **AWNING AND CARPORTS:** Porches, decks, awnings, and carports may be constructed with treated wood or vinyl. Resident must submit a drawing to Community Management for approval prior to construction. Construction must be done by a contractor. Contractor information must be submitted with the drawing.
9. **SHEDS:** The maximum size of the outside storage building is 10'x12'. The building must be made from manufactured aluminum or have a vinyl coated steel finish. The type of building and location must be approved by Community Management. The building must be on a concrete pad and properly anchored.
10. **AIR CONDITIONERS:** The location of all window mounted or central air conditioners must be approved by Community Management prior to installation. Window units must be supported by metal bracing in good operational condition.
11. **SATELLITE DISHES:** Must be mounted on the home and must be inconspicuous in location. Management reserves the right to request that a satellite receiver be moved if the reception or service is not interfered with or disturbed.
12. **HOUSE NUMBERS:** All homes must have house numbers on the front exterior of the home. Minimum 4" tall.
13. **WINDOW TREATMENTS:** Only standard shades, blinds, curtains, or other typical window treatments are permitted. Insulation, towels, sheets, and blankets are not allowed.
14. **STEPS:** All homes must have steps to all exterior doors. They must be fiberglass, with aluminum handrail. Wooden steps built with a pre-treated wood are permitted and must follow Community Management guidelines for dimensions. (43 inches wide; 40 inches deep; 28 or 32 inches high; and must have BOCA approved railing). All steps must be pre-approved by Community Management. No wooden decks and/or additions are permitted.
15. **LAWN FURNITURE AND ORNAMENTS:** Only furniture designed for outdoor use is allowed outside the home and must be properly maintained. All lawn ornaments must be in good taste as determined by Community Management.
16. **SKIRTING:** Skirting must be white, vinyl vertical. Skirting must be manufactured as a manufactured home accessory.
17. **PAINTING:** Exterior paint colors must be pre-approved by Community Management. Exterior colors must be earth tones.

X. **REPAIR OF HOMES**

1. All repair people, plumbers, electricians, and other service people hired to do work in the Community must be responsible, qualified, and licensed by the appropriate licensing authority if required. All work must be performed in accordance with State and local codes. Any work conducted by the above on a resident's manufactured home is the responsibility of the Resident who compels the work unless express prior arrangements have been made with Community Management. Community Management will not assume any financial responsibility for work or service which is conducted on a resident's home unless express prior arrangement has been made with Community Management. Injury resulting from any home or homesite service to any person or property is solely the responsibility of the Resident.
2. No alternations or additions shall be made to the exterior of the manufactured home or the manufactured home site without prior, written consent from Community Management. This includes but not limited to, patios, utility buildings, sunrooms, skirting, tie downs, steps, air conditioner, porches, awnings. Local building codes may require a permit and the Resident is responsible for obtaining all necessary permits. Compliance with all state and local codes is the

responsibility of the Resident. Community Management does not assume any responsibility or liability for resident's failure of compliance. Any additions must be factory built (aluminum or vinyl) and professionally installed and completed within thirty (30) days of approval.

**XI. REPLACING A HOME**

1. A Resident may replace a home. However, such replacement shall not occur without the written, two-day prior approval of Community Management. The home must be built to all HUD Codes and specifications for manufactured homes. Community Management shall have the option of requiring drawings, manufacturer guidelines and other building/construction paperwork for review prior to commencement of any replacement activity. All installation must meet state and local requirements particularly the requirement of the Department of Commerce.
2. TITLE: A copy of the title shall be presented to Community Management within ten (10) days of the purchase/trade of such home and prior to replacement. The law requires that all titles transfers be registered with the Clerks of Courts, Title Division within thirty (3) days of purchase or transfer. Title Division within thirty (30) days of purchase or transfer.
3. RELOCATION: Community Management expressly reserves the right to relocated any manufactured home within the Community at any time.

**XII. PARKING AND MOTOR VEHICLES**

1. Motorcycles, mopeds, quads, snowmobiles, tri-wheeled motor vehicles including motorbikes, and/or carts are not permitted to be operated within the Community for pleasure driving. Motorcycles may be parked at the manufactured home site, but engines must be turned off east of the bridge to Wyngate.
2. All motor vehicles must be operated by licensed drivers in compliance with all applicable laws.
3. The maximum speed limited is 15 mph for all motor vehicles.
4. Motor vehicles not in working condition must be removed from the Community. Unlicensed, expired and/or inoperable vehicles will not be permitted to remain in the Community.
5. There is to be no repair of motor vehicles within the Community. Extensive mechanical repairs of motor vehicles are not permitted within the Community (without express written permission of Community Management).
6. If a Resident's driveway will not accommodate parking for overnight or weekend guests, contact the Community Management office to arrange additional parking facilities. Be considerate of other residents and do not block driveways with motor vehicles.
7. Ohio Department of Health laws, Sections 3701.27-26 prohibits boats or recreational vehicles being stored on individual manufactured home sites. No tractor trailers or utility trailers shall be parked on any manufactured homesite. Alternate arrangements for these vehicles must be made. If using the designated storage area Community Operator is not responsible for theft or vandalism of these vehicles or contents thereof.
8. Each homesite is permitted 2 vehicles. Additional vehicles require approval from Community Management.
9. Parking on lawns is prohibited. Parking on empty homesites overnight is prohibited.

**XIII. INSTALLATION AND REMOVAL OF A MANUFACTURED HOME**

1. Manufactured homes entering and leaving may be moved, installed, or disassembled to or from the homesite by any person licensed by the Ohio Department of Commerce if person provides to Community Management a cash bond in the amount of \$500.00 to insure against damage to Community property. Community Management must be notified of the time of move, which should be between the hours of 8:00 am and 5:00 pm, Monday – Friday so Community Management may have an inspector present.
2. Installation of all manufactured homes must be inspected by an inspector licensed by the Ohio Department of Commerce. A "Final Seal" occupancy permit must be affixed to the home., indicating that it has been approved to live in at the address specified
3. Only transporters of manufactured homes, properly authorized by the Ohio Department of Transportation and/or the Public Utilities Commission of Ohio are permitted to move homes into or out of the Community the times such transporter are scheduled must be reported to Community Management. Any damages to the homesite are the responsibility of the homeowner.

4. Skirting must be installed within 30 days of installation of the manufactured home.

**XIV. PETS/ASSISTED CARE ANIMALS**

1. Two pets per manufactured home are permitted. There is an additional monthly charge of \$5.00 per pet per month.
2. No Resident may own a pet in the Community without first obtaining written consent from the Community Management.
3. There is a 35-pound weight limit on animals permitted in the Community. Prior to signing a Rental Agreement, a picture of the pet must be provided to Community Management along with documentation stating weight of pet.
4. No exotic animals may be kept in the Community, including snakes. No dangerous animal or animal which presents a health or safety risk to the Community and/or its residents will be permitted. Unruly animals of any size, which disrupt the Community or any area thereof, will be removed by the Residents upon request by Community Management.
5. The pet owner will see to it that residues are confined to the Resident's own homesite and not left elsewhere within Community. All residue and/or damage from animals shall be removed and repaired by Resident. All dogs must be kept on a leash when with the Resident in the Community.
6. All dogs must be licensed according to Ohio law and must be current with all inoculations. Prior to signing Rental Agreement proof of licensure must be provided to Community Management.
7. No dog houses are allowed in the Community.
8. Any dog or other pet that disturbs the peaceful enjoyment of the Community by and for its residents shall cause the Resident to be in material violation of the rules of conduct. The Resident is responsible for the behavior of their animals.
9. Visitor pets are not permitted in the park.

***Please note the following:***

Section 3701.27-27, Paragraph B of the Ohio Department of Health laws specifically state, "DOMESTIC ANIMALS OR HOUSE PETS SHALL NOT BE ALLOWED TO RUN AT LARGE OR CREATE A NUISANCE IN MAUFACTURED HOME COMMUNITIES", and Community Management respects this law. Also, no pet may be left outside unattended, even when on a leash.

Animals required as assisted care animals for the health, welfare, and safety of the Resident, i.e., pilot dogs, are permitted. Please notify Community Management if your own such an animal. Community Management reserves the right to request medial or psychological verification of an asserted disability and the need for accommodation from a medical practitioner. Any physical change, modification or alteration to the Community required to accommodate the assisted care animal must be submitted in writing to Community Management prior to any such change and Community Management reserves the right to verify the need for any accommodation requiring a change or modification of any home, structure, or area of the Community. Assisted care animals are still expected to conform to behavioral requirements of the Community and may not disturb the peaceful enjoyment of the Community's residents.

**XV. RESPONSIBILITY FOR INJURY**

1. The use of firearms, fireworks, or any projectile-shooting device of any description is expressly and strictly forbidden in the Community. Any injury to property or persons resulting from any violation of this rule is the responsibility of the Resident and Community Management expressly disavows any liability for the same.
2. Any injury caused by a resident to another or the property of another will be the responsibility of the Resident causing the injury or damage and such Resident will reimburse the Community for any loss resulting from such incident of damage or injury.
3. Each manufactured home placed in a manufactured home Community after effective date of this rule, shall be supported by blocking that meets the requirements of the individual manufactured home manufacturer, the "National Fire Protection Associations" 1977 standard NFPA 501A and the requirements of the Ohio Department of Commerce.
4. **FIRES:** Any open outside fires or burning of any type is strictly prohibited within the Community. This includes, but is not limited to, bonfires, campfires, or burning wood or any other combustible material. Containers manufactured specifically for fire pits are allowed and can be no more than 34-inches in diameter. All fire pits must be approved by Community Management and supervised at all times in use by Resident.

5. **LOSS:** Community Management is not responsible for loss due to neglect, fire, theft, or accident. The Community is private property. Residents, guests, visitors, service men and women, firms, and people enter the Community at their own risk. The Community Management assumes no responsibility for damages of any kind to anyone or to their property or their person.

**XVI. TRASH PICK UP**

1. Garbage cans must have lids and the lids must be secured.
2. Garbage cans shall be stored in the shed or behind the homes.
3. Garbage and trash must be placed in garbage containers at the curb not prior to 6:00 pm the day before collection day unless other arrangements for collection have been made and Community Management has approved these arrangements. For large items, contact Community Management for proper disposal procedures.

**NATIONAL FIRE PROTECTION ASSOCIATION 1977 STANDARD NFPA 501A; 4.2.2.1 NUMBER, SPACING, AND LOCATION OF ANCHORING TIES**

1. Number of Ties: The minimum number of ties per side of various lengths of manufactured homes in hurricane and non-hurricane zones shall be in accordance with Tables 4.2.2.1 (a).
2. Spacing of Ties: Ties shall be as evenly spaced as practicable along the length of the manufactured home with not more than 8 feet open-end spacing on each end.
3. Location of Ties: When continuous straps are provided as vertical tie, such ties shall be positioned at rafters and studs. Where a vertical tie and diagonal tie are located at the same place, both ties may be connected to a single ground anchor, provided that the anchor used is capable of carrying both loadings.
4. Special Ties: Clerestory roofs and add-on sections of expandable manufactured homes shall have provisions for vertical ties at the exposed ends.

XVII. AMENDMENTS

These Guidelines and rental fees may be changed by Community Management by giving notice in writing of the change(s) and the effective date of the change(s) to all Residents at least thirty (30) days prior to the effective date of such change(s). The Resident agrees to be subject to all subsequent amendments and modifications to these guidelines and agrees without further signature to be bound and obliged by these guidelines and amendments and will comply with the same.

Date: \_\_\_\_\_

Resident: \_\_\_\_\_

Resident: \_\_\_\_\_

Community Management: \_\_\_\_\_

**PLEASE BE ADVISED THAT YOUR RIGHT AS A RESIDENT AND YOUR MANUFACTURED HOME COMMUNITY OPERATOR'S RIGHTS ARE PROTECTED BY SECTIONS 3733.09 TO 3733.20 OF THE OHIO REVISED CODE, WHICH REGULATE MANUFACTURED HOME RENTAL AGREEMENTS.**