

THE RULES AND REGULATIONS OF SUNSET PARK

The Rules and Regulations of Sunset Park, as hereinafter set forth, shall be provided to Lessee at the time of the signing of the Lease Agreement and shall become part of said Lease Agreement. These Rules and Regulations may, at times, be restated in the Lease Agreement. These Rules and Regulations, wherever applicable, supplement and/or are in addition to the requirements of the Lease Agreement.

1. The rent provided in the Lease Agreement is due or on before the fifth (5th) day of each month. A fee of Fifteen Dollars (\$15.00) shall be charged if the rent is not paid by the ~~fifth (5th)~~ ^{TENTH (10th)} day of each month.

2. All rent should be mailed to the following address: Sunset Park P.O.
Box 243 Hope, Idaho 83836.

3. The premises shall be used only for parking of a mobile home housing not more than two (2) persons unless written approval is obtained from the management for more than two (2) persons.

4. Lessee may not assign this Lease Agreement or sublet the premises or permit the same to be used for any business, including babysitting or childcare, without the prior written approval of the management.

5. All tenants must notify the management in writing thirty (30) days in advance when planning to move unless tenant is a member of the armed forces.

Members of the armed forces may terminate the Lease Agreement with less than thirty (30) days' written notice if said tenant receives reassignment orders which do not allow greater notice.

6. Management reserves the right of access to all rented spaces outside the mobile home for the purpose of inspection and utility maintenance.

7. Removal of any plants or shrubs from a vacant lot or mobile home lot without the written authorization of management is prohibited.

8. No awnings, carports, or other appurtenances may be used other than those approved by management .

9. Each resident is cautioned against driving of rods, stakes, pipes, and the like into the ground, or against digging in an area without first checking with the management.

10. Fences are generally not permitted. However, management may consider designs submitted by a tenant and reserves the right to approve or reject the placement of a fence and the fence design and materials.

11. The management assumes no responsibility for motor vehicles on park property, of for loss or damage to mobile homes.

12. No improvements to the exterior of the mobile home or to the mobile home lot are permitted without written permission of the management. No storage containers of any type may be placed on the property without the prior written approval of management.

13. Management reserves the right to add additional rules and regulations, or make any changes at any time upon ninety (90) days' written notice to the tenants.

14. No more than two (2) motor vehicles shall be allowed on the premises unless a greater number is granted in the Lease Agreement based on the particular lot. No tenant shall allow the storage of any automobile, etc. on the lot belonging to an individual or individuals whose names are not on the Lease Agreement. No automobiles, etc. shall be allowed on the premises unless they are in running order and are registered with the appropriate licensing authority. No motor vehicles shall be allowed in the park with defective mufflers or any defect which creates excessive noise.

15. No more than one (1) dog and one (1) cat per mobile home is allowed on the premises. No other pets shall be brought upon the premises without first obtaining written permission of the management.

16. Each mobile home owner must keep the grass, shrubbery and flowers under his or her control (trimmed). All leaves must be raked up and disposed of properly each fall prior to snowfall. Garbage service consists of the management removing garbage from two (2) cans per mobile home per week. If there is additional garbage, removal of the garbage from the lot shall be the responsibility of the Lessee.

17. The failure by management to enforce any of the Rules and Regulations of the park against any particular Lessee shall not constitute a waiver of management's right to enforce any such future violation against said Lessee or any such future violation against said Lessee or any other Lessee in the park.

18. At the time of removal of the mobile home from the premises, final payment must be made either on cash or by cashier's check.

I have read the above Rules and Regulatione and agree to abide by them.

DATED this day of , 19 .

LESSEE:

LESSOR:

