EXHIBIT H
COMMUNITY RULES AND REGULATIONS

TO PROTECT YOUR INVESTMENT AND INCREASE THE VALUE OF YOUR HOME, RULES AND REGULATIONS HAVE BEEN ADOPTED TO ENCHANCE THE DESIRABILITY OF RESIDING IN THE COMMUNITY. IT IS THE SINCERE DESIRE OF THE MANAGEMENT TO MAKE THIS AN ATTRACTIVE COMFORTABLE, HEALTHY AND ENJOYABLE PLACE FOR YOU, YOUR FAMILY AND YOUR NEIGHBORS. THE FOLLOWING RULES AND REGULATIONS ARE IN ACCORDANCE WITH CHAPTER 70 OF THE DELAWARE – LANDLORD CODE. TO ACHIEVE A BASIC UNDERSTANDING BETWEEN TENANT AND MANAGEMENT, THE RESPONSIBILITIES OF EACH ARE SET FORTH CLEARLY AND MUTUALLY AGREED TO BELOW:

1. **PETS – No resident shall keep, house, maintain, feed, or care for any pet for anyone else at any time in the Park.**

RESIDENT shall not keep or harbor any pet (including an animal, bird, rodent, or reptile of any kind) for which prior written approval has not been given by LANDLORD. Having a pet in the community is a privilege which can be revoked if the following provisions are not complied with in their entirety:

1. No pets are permitted except those declared, identified, and approved by management at the time of application for tenancy. No more than **one** pet will be permitted at any site. No pet taller than 12 inches at the shoulder or 25Lbs. at maturity will be accepted. Pets, if accepted, must be kept under the control and responsibility of the RESIDENT. **Guests are not permitted to bring pets into the community.**
2. Prior to bringing any pets into the community, all pets must be registered with the community office. Information necessary for registration is type of pet, size, age, weight, height, and photo.
3. Only house pets are permitted in the Community. House pets are herein defined as dogs and cats which remain inside the house at all time except when being walked on a leash. Under no condition will a dog will a dog or cat be allowed to run free.
4. No RESIDENT may keep or harbor any of the following breeds (or mixes) of dogs: German shepherds, pit bulls, Rottweilers, Dobermans, dingoes, or huskies.
5. Any pet outside the home must be kept on a leash. Not pet is to invade the privacy of any RESIDENT'S site, including flower beds and shrubs. RESIDENT is responsible for any damage to property, waste, or disturbances or annoyances (such as barking, snarling, and growling) caused by pet.
6. Dog houses, animal runs, pens or any type of pet enclosure are **strictly prohibited.**
7. Cats are not permitted to run loose at any time. Cats must be spayed or neutered (written veterinarian proof required).
8. RESIDENT is encouraged to spay or neuter dogs. Keeping a pet for breeding purposes is prohibited. However, in the event of offspring, LANDLORD must be

notified and written permission obtained for offspring to stay in the Community for the nursing period.

9. Noisy or unruly pets or those which have violated any other provision of this appendix must be removed from the Community.

10. Pets may not be curbed on other RESIDENT'S yards, recreation areas or any other common ground in the Community. RESIDENT is responsible for daily pick up and proper disposal of any pet droppings on RESIDENT'S site or anywhere inside the Community or on its perimeter. Pet droppings left to accumulate become a health hazard and smell.

11. RESIDENT is responsible for compliance with all applicable state, city or county regulations and requirements with respect to licensing, vaccinations, health, and leash laws. Current copy of rabies certificate must be kept in the office in RESIDENT'S file and license tag is to be worn by pet at all times when walked on leash outdoors.

12. Not pet which has displayed a propensity to attack either human beings or other animals without provocation and no pet which has been determined to be a "dangerous pet" shall be permitted in the Community for any purpose or at any time whatsoever. Any such animal or pet considered an "aggressive animal" shall not be permitted in the community.

13. Birds which are of the nature of house pets are allowed, however, no birds, fowl or animals of any kind are to be bred or raised on site or in home for business purposes

14. Outside caged pets and/or farm animals are prohibited.

15. Snakes or any type of reptile that is considered dangerous or poisonous are strictly prohibited. Pot belly pigs are strictly prohibited.

16. In the event false information is provided of the pets and in the event the described pet exceeds the pet qualifications at full growth, said pet must be removed from the Community.

17. Violations of any provisions of this appendix will result in a twelve (12) day letter pursuant to section 7010 of the Delaware Code being issued requiring the remedy or correction of the deficiency. Failure to correct or remedy the condition within twelve (12) days may result in the termination or non-renewal of the Rental Agreement.

18. Permission is granted only for the pet listed below. If RESIDENT loses this pet, or if the pet dies, the pet may not be replaced without prior written permission of LANDLORD subject to this section.

2. **PARKING** –

No automobiles shall be parked in roadways, streets or on lawns. Tenants or guests shall park only in their designated places. Tenants are not permitted to park more than two (2) vehicles on their parking pad, unless the tenants has an extra parking pad in place. Tenants are not permitted to park in vacant homes' or vacant lots' parking spaces. Parking of your vehicle is to be on your lot parallel to your lot. If you have guests, please park vehicles so that your neighbor's parking will not be hindered. Boats, trailers, campers and other vehicles are not to be parked on your lot. A run-about boat up to 16' maximum would be allowed. Parking of this boat is permitted directly behind driveway. Do not cross the buffer zone

Limit vehicle washing to once per month. Guest's vehicles cannot be washed in the Park at any time.

Please observe any signs posted throughout the park relating to speed and traffic control. Although the Park assumes no responsibility in the event of an accident, we ask the cooperation of all residents. Parents should keep all children off the streets at all times.

The speed limit on Park roads is 10 miles per hour. Please inform anyone coming into the park of the speed limit. No motorized vehicles, such as motorcycles, mini-bikes or all-terrain vehicles are allowed to be ridden on park roads or property at any time or kept on your lot.

The road on which you live must be kept open at all times. No vehicle should be driven anywhere on your lot except where it is stoned or paved.

(a) No major automobile repairs are permitted in the Community. Vehicles must not be blocked or jacked up for more than a 24-hour period. Unregistered vehicles, vehicles which are disabled with no intent to immediately be repaired, and vehicles with flat tires where no intent exists to immediately repair or replace said tires are not permitted to be stored or maintained in the Community. The passage of thirty (30) days without significant activity under this rule shall be prima facie evidence in favor of the landlord as a lack of intent under this section and shall result in the towing of such vehicles by management at the expense of the offending tenant.

(b) Vehicles must be registered and tagged at all times.

(c) Cars with no mufflers or loud mufflers are not permitted in the Community.

(d) Tenant(s) are responsible for keeping the parking area clean and free from vehicle leakage, including but not limited to, oil, antifreeze, and transmission fluid.

(e) **Campers, motor homes large commercial vehicles and other similar vehicles are not permitted in the Community.**

3. **General conduct** –

(a) Adult residents shall be responsible for the conduct of the members of their family, as well as that of their guests, and shall be held liable for any damage caused to the property of others or Community property. Children are to respect personal property of others as well as their lot boundaries. No resident (including children) is permitted to trespass on other resident's lots or use resident's lots as shortcuts through the Community unless invited to do so. Every

resident is expected to conduct himself in a dignified and neighborly manner. Please be considerate of others.

(b) The conviction of any tenant or resident for any crime or the breach of any law which is characterized as a misdemeanor or felony shall be considered as a material breach of the rental agreement. Such breach is not subject to remedy or correction and therefore the lease agreement shall terminate immediately upon such conviction.

(c) No guns of any type or description may be used or discharged within the Community. Specifically, B-B guns, sling shots, and bow & arrows are prohibited in the Community.

(d) Complaints relative to any family in the Community will be discussed in private with the particular family involved. In cases where complaints continue after the family has been properly notified, eviction will be sought.

(e) Public drunkenness the use of profane, loud, boisterous talk will not be tolerated where it disturbs or interferes with any other tenant's right to quiet and peaceful enjoyment and it will be grounds for eviction.

(f) No playing of radio, television, stereo system or musical instruments at any time at a level which permits them to be heard on the next lot. All residents of the Community have the right to peaceful and quiet enjoyment. To insure you of peaceful living, those persons (residents or guests) who cause multiple complaints of loud parties, noise or unruly conduct will be asked to leave.

(g) No ball-playing is permitted in the streets. No individual basketball hoops or poles allowed.

(h) Curfew: Summer – All children under the age of 18 must be off the streets by ten (10:00) p.m. Winter – All children under the age of 18 must be off the streets by nine (9:00) p.m.

(i) Skateboards, roller skates, roller blades, or any other toys are not permitted to be ridden after dusk. Bicycles may be ridden in the Community until dusk only. After dusk, bicycles may be ridden out of the Community and to your home only and must have lights.

(j) No swimming pools or trampolines are permitted in the communities.

4. **Speed Limit:** Ten (10) miles per hour must be obeyed on all streets. Speed limits will be enforced. Violation of the speed limit will be grounds for eviction. This speed limit is for all vehicles and is established for the safety of all Tenants and their families and guests. Strict compliance with the speed limit shall be observed by each individual. All intersections shall be considered YIELD corners. Pedestrians ALWAYS have the right-of-way.

5. No mini-bikes, motorbikes or go-carts are permitted in the Community. Joy-riding will not be permitted in the Community.

6. **SEWER**: It shall be the Tenant's responsibility to keep sewer lines open. If a sewer line is clogged because of foreign matter, and not by an obstruction in the main sewer line, the Tenant will have to pay the charge for cleaning his own sewer line. paper or disposable diapers, flushable wipes sanitary

napkins, tampons, razor blades, paper or cloth towels, wash cloths, baby pants, diapers, food, vegetables, grease, cooking oil, meats, no kitty litter as cats are not allowed. or other items not intended for you sewage system must be discarded in plastic bags and may NOT BE FLUSHED DOWN THE TOILET INTO THE SEWER. Any clogging of sewer lines caused by these items will be opened at the Tenant's expense.

Each tenant is solely liable and responsible for keeping his own water and sewer connections from freezing and shall arrange for such repairs. The constant running of water to prevent lines from freezing is absolutely prohibited and shall constitute grounds for eviction.

7. No peddling, soliciting or commercial enterprise is allowed in the Community.

8. Management will not be responsible for damage, injury or loss by accident, theft, fire, mischief or acts of God to either the property or person of tenant or guests and you are hereby notified that you will assume all such risk in such matters.

9. Snow Removal: Snow will be removed from the street by the management, if and when necessary and practical. Each tenant is responsible for keeping his own walkway and parking spaces clear of snow. No rock salt on concrete surfaces. Refrain from walking on roadways during icy or unsafe conditions.

10. No yard sales allowed in the Community.

11. Tenant is responsible for removal of all yard waste.

12. No fire pits or trampolines are permitted anywhere in the Community.

13. All holiday decorations must be taken down and stored out of sight within fifteen (15) days after the date of the holiday. Christmas trees can be disposed of at the local landfill on route five.

14. No subletting permitted. Tenant must own the mobile home.

We reserve the right to alter, amend, or change any or all of the rules and regulations as it becomes necessary to protect the health, welfare and safety of our residents. Upon such changes being noticed in writing, they shall become part of these rules and regulations and part of the lease. If tenant breaches any of the above rules or regulations, landlord shall reserve the right to notify tenant of the breach. If the breach is not corrected, landlord may terminate the lease and seek possession by appropriate court procedure.

THE PARK RULES AND REGULATIONS ARE PART OF YOUR LEASE. CONTINUED VIOLATION AFTER NOTICE WILL BE CAUSE FOR EVICTION FROM THE PARK.

Exhibit "J"
MANUFACTURED HOME STANDARDS

TO PROTECT YOUR INVESTMENT AND INCREASE THE VALUE OF YOUR HOME, RULES AND REGULATIONS HAVE BEEN ADOPTED TO ENCHANCE THE DESIRABILITY OF RESIDING IN THE COMMUNITY. IT IS THE SINCERE DESIRE OF THE MANAGEMENT TO MAKE THIS AN ATTRACTIVE COMFORTABLE, HEALTHY AND ENJOYABLE PLACE FOR YOU, YOUR FAMILY AND YOUR NEIGHBORS. THE FOLLOWING RULES AND REGULATIONS ARE IN ACCORDANCE WITH CHAPTER 70 OF THE DELAWARE – LANDLORD CODE. TO ACHIEVE A BASIC UNDERSTANDING BETWEEN TENANT AND MANAGEMENT, THE RESPONSIBILITIES OF EACH ARE SET FORTH CLEARLY AND MUTUALLY AGREED TO BELOW:

1. Skirting of your home must be completed within thirty (30) days after entrance into the Community, in compliance with the Sussex County Building Code. Skirting material must be vinyl or galvanized painted tin. Hitches must be removed from the home so that the lower portion of the home can be completely enclosed. Proper skirting as described must be maintained throughout your stay in this Community.

2. Exterior antennas are not permitted. No amateur (ham) radio is to be installed in the Community. Satellite dishes are permitted in the Community. Dishes may be not larger than 18" round or 36" x 22" oval. Location of satellite dishes requires management approval based on whether the installation is structurally sound and aesthetically located. The liability of a satellite dish is the tenants' responsibility.

3. No garbage, bottles, furniture, tires, outdoor toys, etc., are to be stored in a visible location at the mobile home. Items should be stored in a shed that has been approved by management.

4. Lawns must be kept mowed, neat and tidy. Grass height must not exceed 6" (inches). Should the grass on your lot exceed 6", management will cut the grass and charge the resident $25.00 per hour. There will be no warning letters for non-compliant grass height. No composting permitted in the Community. Tenant is responsible for removal of all yard waste.

    a. Planting of flowers is permitted. No additional planting of trees is permitted.

5. No lettering, signs or insignias shall be displayed on any lot, home or window except **owner's name and address**. Further, your **lot number must be placed on the front of your home immediately upon its placement in the Community. "FOR SALE" signs will be limited to 24 x 24 inches.**

6. Tenants may install only an **UMBRELLA CLOTHESLINE** and this must be in a concrete foundation and kept in good condition; no broken frames or hanging lines.

7. Location and type of all storage sheds, patio covering, porches and/or masonry work, **must be approved by management prior to construction or installation.** You must obtain a letter from the community office and a permit from the Sussex County building inspector's office before you begin construction. Management reserves the right to

refuse any construction. Any new construction in Community must be completed within thirty (30) days from date of management's written permission. No P.O.D.s allowed. Storage shed must be on a concrete foundation with one row of blocks and anchored securely. You will be held responsible for any damage caused by your shed if blown in the Community during a storm. Sheds must be T-111 or vinyl siding and color coordinated to the existing home, largest size 10 x 12 feet. Tenants are limited to one (1) shed per rented lot. The sheds, must be maintained in good repair, clean and sanitary. Outside storage buildings or sheds must have at least 64 square feet and no more than 150 square feet of floor area. Sheds must be delivered to the site already fully assembled. Sheds are to be placed on a minimum of one row of blocks. Permitted storage buildings are to be constructed of salt-treated wood with either texture T1-11 or vinyl siding and a shingle roof. Plans of such buildings must be submitted to the Community and approved before purchased or delivered to the site. Sides on shed must be painted using salt-treated T1-11 or siding approved by the Community. Plywood is not allowed as siding or roof materials.

8. Tenants are not allowed to have a fence of any type unless management gives approval.

9. All homes must have precast steps, fiberglass steps, or a deck with steps. All exterior doors must have steps, preferably landings with treated wooded steps. Decks must be no smaller than 8' x 10' (built according to Sussex County code) and approved by management.

10. No swimming pools or hot tubs shall be allowed on the premises. Specifically, no pools with filters are permitted. Only small kiddie pools less than two (2) feet deep and less than ten (10) feet in diameter are permitted, which must be taken down and put away each night.

11. Management approval of individual swing sets allowed in this Community.

12. No ponds of any kind are permitted in the Community. .

13. Tenants may not screw hammocks into trees.

14. Garbage collection is provided by the Community. It must be wrapped and placed in water-tight containers. Trash should not be placed out for pickup earlier than the night before pickup. Please, for the convenience of your neighbor, do not put garbage cans or other containers out at any other times. The containers must be kept tightly sealed, clean and neat. **Cans should be removed from the curbline as soon as possible after garbage has been collected.** The containers must be placed to the rear of the mobile home. The area surrounding the containers must be kept clean and neat. NO BURNING OF TRASH OF ANY KIND.

15. The tenant shall maintain all water, gas, electrical and sewage connections from the outlets on the utility posts or in the ground to the mobile home.

16. **Plumbing**: Must be kept in good repair and plumbing leaks are to be repaired immediately. (The Landlord reserves the right to shut off the water supply to a home if a water leak exists whenever such action is deemed by the Landlord to be in the best interests of the Community.) All homes must have a check valve on tenants' water line. No outside running water permitted.

17. **Heat Tapes**: Each tenant is solely liable and responsible for keeping his own water connections and water lines from freezing. All heat tapes must be installed according to manufacturer's instructions. Heat tape must be installed and functioning on all water lines. Allowing water to run continuously to prevent frozen water lines is strictly prohibited and will be cause for termination of the lease.

18. No tarps of any kind permitted in the Community; provided however, tenant may maintain neat and tidy covers over their A/C units during the winter.

19. No broken or cracked screens, glasses, doors, windows, etc. permitted in the Community. All blinds and/or shades need to be in good repair. No sheet or blankets may be used as curtains.

20. Cool sealing is required on all homes with metal roofs in the Community.

21. Tenant is required to repair all bad shingles. No roofs in disrepair permitted in the Community.

22. New homes being placed in the Community must not be older than 5 years old. Management must approve all new homes.

23. QUALITY AND APPEARANCE: Unit must be in excellent condition and appearance, with all components intact. If existing home is sold by Tenant, it will not be allowed to remain in Community unless it meets standards for entry level homes.

    Any existing home in current need of repair or maintenance needed to protect the safety and value of the home and property has 1 year from the written notification to comply with the "Material Specification".

24. MATERIAL SPECIFICATIONS:
    a. Fiberglass shingle or galvanized colored tin (Galvalume Product) roof, with a minimum 3.5 to 1 "A" type roof pitch. Factory installed "A" roof must be maintained.
    b. Painted galvanized or vinyl skirting between unit and ground.
    c. Vinyl siding without any indication of rusting, loosening, weathered appearance, mismatched panels, rusting screws or fasteners.
    d. Accent trim on home must be repainted as needed.
    e. All windows, doors and other components shall be factory installed or like-kind and good quality replacements. Must have shutters or trim on all windows before placement in Park.
    f. The mobile home must be enclosed with painted galvanized or vinyl skirting material underneath prior to being occupied by Tenant.

25. MISCELLANEOUS: The unit must conform to the requirements of State of Delaware and Sussex County sanitation, housing, building and health codes. Existing homes must comply with the standards for new placements in the Community by January 1, 2014.

EXHIBIT "K"
WAIVER OF RIGHT TO EXISTING RENTAL AGREEMENT

I, N/A, an existing tenant of _____

pursuant to a written rental agreement, dated: _____ do knowingly, and intelligently waive any and all rights I have under my existing rental agreement including but not limited to my right to compel the landlord to continue to use the provisions of my current agreement. **I understand that I am waiving any and all rights, I have to maintain the terms and conditions of the original rental agreement and any other rights I have under that agreement**, so that I may execute a new rental agreement. The new rental agreement has been drafted to comply with the provisions of the Manufactured Home Owners and Community Owners Act, a copy of which I hereby acknowledge having received.

I understand that when I execute the new rental agreement, that the new rental agreement will govern my relationship with the landlord from the date of execution until the termination of the rental agreement. I also understand that the Manufactured Home Owners and Community Owners Act will govern the relationship between the Landlord and myself under the new rental agreement.

_____ _____

Tenant Tenant

Dated _____ Dated _____

Signed in the presence of _____ Dated: _____

NOTE: The original of this waiver should be attached to the front page of the new rental agreement.

EXHIBIT "L"

PET AGREEMENT

I (we), _____(Tenant or Tenants)of _____

_____, hereby agree to the following:

I (we) are permitted to have only one pet (cat or dog), which pet shall weigh less than 25 pounds

The pet is a _____, and its name is _____ (the "Pet"). Such Pet shall have all required vaccinations, and shall be licensed annually as required by the applicable governmental authorities. Such Pet shall at all times have a collar with appropriate identification such that its name and the address of the owner can be ascertained from such identification.

As required by the Rental Agreement, the Pet is to be restrained and under the control of the Tenants at all times. Tenants shall clean up after the Pet. The Pet shall not be noisy, unruly, dangerous or a nuisance to others.

If, at any time, in the opinion of the Landlord, the Pet or the Tenants actions or non-actions with respect to the Pet shall become a detraction to the quality of life in the Community, the Landlord shall have the right to terminate this Agreement.

Upon the termination of this Agreement, and the withdrawal of the permission of having the Pet, the Tenants shall immediately remove the Pet from the community. A failure to comply with this provision shall entitle Landlord to all rights under Manufactured Home Owners and Community Owners Act, 25 *Del. C.* § 7001 *et seq*. as amended, and the Rental Agreement with respect to a breach of such Agreement.

I (we) understand the terms and conditions of this Agreement, and accept such terms and conditions.

IN WITNESS WHEREOF, the parties have set their hands and seals to this Agreement the day and year below written.

WITNESS:
LANDLORD:

LUZ SANTOS By:_____(SEAL)

Dated:_____

WITNESS:

TENANT:

_____ By:_____(SEAL)

Dated:_____

WITNESS:

TENANT:

_____ By:_____(SEAL)

Dated:_____

WITNESS: