RULES AND REGULATIONS OF COUNTRY HOMES MOBILE PARK

INTRODUCTION

The purpose of these rules and regulations is to help maintain an environment enjoyable, attractive and safe for all residents of COUNTRY HOMES MOBILE PARK ("Park").

The Rules and Regulations of Park are incorporated into the Rental Agreement and are an exhibit thereto and are binding on all residents at Park. These rules are also binding on occupants and guests, as defined elsewhere herein.

These Rules and Regulations may be amended with Tenant's consent or upon ninety (90) days' written notice.

DEFINITIONS

Manager: The person or persons designated by the Landlord to act on its behalf in conducting the affairs of the park to which the manager has been given authority.

Mobile Home: A manufactured home that is used as a dwelling by the residents, is connected to utilities and is designed without a permanent foundation.

Park: That certain Mobile Home Park located at 4325 Lenville Rd. in Moscow, Idaho.

Premises: The tract of land consisting of a mobile home space rented to a resident.

Resident: A person who has been approved for residency by Park and who is named on a rental agreement for occupancy of the space in which Resident is residing.
Occupant: A person who has been authorized for occupancy with an approved resident and is either named in the rental agreement of resident as an "occupant" or whom signed a separate occupancy agreement with Park.

Guest: A person who has complied with all guest requirements as set forth herein.

RULES AND REGULATIONS

The Rules and Regulations consist of the following:

1. POLICIES: The Park has no restrictive covenants or policies, implied or written, which would bar residency on the basis of race, religion, sex, disability or family status. Requisites for occupancy are outlined in writing and are in compliance with local, state and Federal law.

2. MOVE IN REQUIREMENTS: All residents of the Park must complete and sign a month to month or annual rental agreement, emergency contact form and also must agree to the rules and regulations of Park prior to moving into Park. If such resident will be housing a pet, the resident shall also sign a "Pet Rider".

A prospective purchaser of an existing home on park property shall be advised by the resident/seller that management shall determine if the home meets the requirements contained herein and may mandate that any defects or violations be remedied prior to approval of a sale of an existing home.

The Park manager shall be advised at least five (5) days prior to the intended home placement of an approved resident's intent to move a home into Park property to assure that the home meets all

park and municipal standards. Park may refuse the admission of any home that does not meet Park standards.

All incoming residents are responsible for hooking up to the existing utility connections. Such installation shall be in strict accordance with current regulations and pass all county inspections.

All residents must procure and maintain insurance protecting themselves from loss of property, replacement loss of home, and injury to person on Park property and shall assure that such insurance is renewed annually. Management shall have the right to demand proof of compliance with this obligation and resident shall provide such proof no later than five (5) days of such request.

Each lot space shall be assigned a number by management. Resident shall be responsible for purchasing and placing such number on their home on the side facing the street approximately five (5) feet from the ground. This shall be performed no later than fifteen days after entry and shall be replaced, as necessary, in the event the numbers become difficult to view by the public.

New residents are responsible to install their home in strict accordance with the standards set forth elsewhere herein, and shall be solely responsible for proper connection to sewer, water and electrical services, including the obtaining of all necessary permits, approvals and inspections:

(a) Sewer: Connection must be with ABS rigid pipe with airtight seals. All clogged sewers above the inlet to the sewer main are the responsibility of Resident to repair.

(b) Water: Code approved inlet pipes wrapped with heat tape or insulation must be used for connection to water source. The standpipe under the mobile home must be wrapped. All water lines shall be underground and shall be maintained (from Resident's home

to the connection) in good operating order at all times. Water lines should have a suitable check valve device to prevent water heaters from draining in the event the water supply is interrupted;

(c) Electrical: After Resident's electrician completes the electrical connection, it must be inspected and approved by a government inspector. When inspection has been given approval Resident shall request electrical service by calling the appropriate utility company;

(d) Television: Television cable or satellite service is available and is charged to the resident. Service can be established by calling the local provider.

Homes may install a covered parking area for one car and a storage shed or locker, to be installed at resident's cost and approved by management prior to installation.

The color of the home, roof color, siding materials and style for any shed, carport cover or patio cover shall match the color, materials and style of existing homes.

Each home shall be solidly blocked and fully skirted. All hitches and tongues shall be removed or concealed from view. All tires, wheels and axles shall be removed. The home shall be set as low as possible to the finished grade.

No storage tanks shall be allowed above the surface of the ground.

The placement of the home shall be pre-approved by Park and shall be located within the appropriate setback lines as established by an individual Lot Plan for installation of the subject home.

3. FIRE AND SAFETY STANDARDS: Park reserves the right to require that a home meet applicable fire and safety standards as a condition of transfer of a rental agreement if a state or local

agency responsible for enforcement has issued a notice of violation and the violation remains uncured.

4. GARBAGE: Residents are responsible for having continual and regular garbage service at their lot space to be picked up weekly. Resident will establish a direct account with the County for such service and abide by their guidelines for disposal of items. Residents shall properly dispose of all rubbish, garage and other organic or flammable waste at reasonable and regular intervals in accordance with the garbage collection company and/or local ordinance. Each resident is responsible for all costs of extermination and/or fumigation for infestation caused by resident's failure to properly dispose of his or her waste.

5. GARBAGE DISPOSALS: The Park is served by individual on-site lagoon sewer systems and no garbage disposals may be installed or used by residents. If a garbage disposal is installed or used in contravention of this rule, resident shall be responsible for the cost to remedy any failure of the septic tank system during or after resident's occupancy.

6. HAZARDOUS SUBSTANCES: No resident shall keep on or about the leasehold premises for use, disposal, treatment, generation, storage or sale, any substances designated as or containing components designated as hazardous, toxic, or harmful and which are subject to regulation by any federal, state or local law, regulation, statue or ordinance (collectively referred to as "Hazardous Substances"). Resident shall be fully and completely liable to Park and shall indemnify, defend and save harmless the Park with respect to any and all damages, costs, fees (including attorneys' fees and costs), penalties (civil and criminal), clean-up costs assessed against or imposed as a result of the use, disposal, transportation, generation and/or sale of the hazardous substances arising out of any act of resident, its family, agents, employees, successors, contractors, subcontractors, licensees or invitees.

7. FLAMMABLE MATERIALS: No paints, oils, gasoline or any other flammable materials shall be kept in any mobile home. No such materials will be stored in storage sheds or carports nor under resident's home or in any location on the leasehold premises. Lawn mower fuel may be stored in a safe location outside the mobile home away from any materials that may be impacted by association with a flammable material.

8. HEAT TAPES: Heat tapes shall be installed on all water lines connecting from the resident's home to the ground. NO FREEZE TAPE on water line.

9. FREEZING WEATHER: Water should always be conserved and may not be left on continuously to prevent freezing. If pipes or standpipes should freeze management is to be notified immediately.

10. HOME INSTALLATION STANDARDS: Set up of manufactured homes or any improvements thereto shall require pre-approval in writing by management. Manufactured homes (a) shall be set in accordance with local government standards with all hitches removed and concealed from view; (b) shall have poured concrete or wooden steps painted to match the subject home within thirty days of move-in and porches with protective railings installed at each entrance door, be completely skirted with lap siding, wood residential-type or equal to match the home and installed within sixty (60) days of placement; (c) shall have rainwater gutters and down spouts installed within sixty (60) days of placement; (d) shall have all water lines, sewer lines and wiring underground where possible, be of rigid material and not exposed to view; (e) shall have landscaping installed within sixty (60) days of placement after submittal of an approved landscaping plan; (f) shall have the home and all accessory structures, improvements and utility connections constructed with quality workmanship, at all times maintained in good condition and shall comply with applicable governmental laws, ordinances and regulations; (g) Roofs shall be pitched and shall

be made of asphalt/wood shingles or corrugated metal; and (h) The home shall be painted in a muted color pre-approved by management.

Decks may only be installed upon prior written approval of management.

Ramps may be installed to accommodate a resident's disability.

Any improvements such as room additions, carports, cabanas, screened enclosures, awnings or utility buildings shall have prior written approval of management prior to installation. The installation of any such approved improvements shall be in strict conformity with all applicable ordinances and building standards.

Utility buildings (sheds) shall be constructed of the same material as the mobile home and painted to match such home within thirty (30) days of installation.

11. ILLEGAL USE OF PREMISES: No resident, or resident's family, invitee, license or any other person under resident's control shall use the premises for any illegal purposes.

12. HUD COMPLIANCE: All homes must have a label plate showing HUD approval and an identifying serial number. The serial number should be visible at all times. If it is defaced the resident shall be responsible for obtaining a plate with a readable serial number. In the event any home is altered, it must be inspected and re-approved. Any home intended to be sold must meet local fire standards as substantiated by local inspectors. The cost of the inspection shall be borne by the resident;

13. PAYMENT OF RENT FOR OCCUPANCY: Rent is to be timely paid. Late charges commence on the seventh day of the month. Rent is for occupancy of the home on park property, regardless of whether the resident has moved out and is no longer in occupancy. Rent is due until the home is moved off park property. Residents must also be

current in payment of personal property taxes to the county. Failure to pay either personal property taxes or utilities (not included in rent) will be considered non-payment of the resident's rental obligations and shall be considered "additional rent.

14. PARK MANAGER: The park manager, if any, is responsible for on-site supervision of the park and activities on park property. If there is any concern by a resident for the health, safety or welfare of himself or any other park resident, such information should be reported to the park manager. If, however, the concern is of a medical or criminal nature, such information should be reported directly to "911".

The manager's office hours shall be posted and such hours are to be respected, absent an emergency or a specific appointment made with management's consent.

The park manager is also a park resident whose privacy should be respected. Residents should contact management only during business hours, absent an emergency. Communications should be courteous and non-threatening. After hours the park manager should not be approached either on park property or elsewhere. Phone calls to management both prior or after business hours and on weekends is prohibited absent an emergency. Management also reserves the right to discontinue communication with any resident or guest who is volatile, hostile or threatening. Management also reserves the right to demand that communications be in writing only.

Oral conversations with management in non-business hours or in a non-business setting are to be considered the opinions and conversations of a fellow resident in a personal capacity and ARE NOT BINDING ON PARK MANAGEMENT.

Any resident complaints must be made to management in writing and shall be delivered to management during normal business hours, absent a bona fide emergency. Residents shall allow a minimum of

five (5) days until receiving a response from management, absent exigent circumstances.

15. SALE AND TRANSFER: Any resident who sells a manufactured home within this park shall notify management of the intended sale and transfer of the rental agreement at least fifteen days in advance of such intended transfer. This notice must advise management that all rent, taxes and applicable utilities (not included in rent) have been paid. Management will notify the selling resident of a refusal to permit transfer of the rental agreement within five (5) working days from receipt of application. Management shall approve or disapprove the assignment of the rental agreement on the same basis that management approves or disapproves of a new resident and any disapproval shall be in writing. Failure to notify management of the intended sale and transfer and failure to have all rent, late charges, taxes or applicable utilities paid may each be grounds for disapproval of the prospective resident.

NO RESIDENT MAY RENT OR LOAN THEIR SPACE OR MOBILE HOME TO ANY OTHER PARTY ABSENT SPECIFIC PRIOR WRITTEN APPROVAL BY MANAGEMENT.

16. VIOLATION OF RULES: In accordance with Idaho Law (55-2010), a substantial or repeated violation of the rules and regulations of the park shall be grounds for termination of tenancy. Management shall provide the violating resident with a notice to comply within three (3) days. If the resident does not cease and desist from violating the rule such resident shall be then sent a notice to vacate the premises within a twenty (20) day period.

17. FAILURE TO PAY RENT: Failure to pay rent is grounds for termination of the tenancy. Rent is due on the first day of each and every month and must be paid as long as the home occupies space in the park regardless of actual occupancy by the resident. Any rent not paid by 5:00 p.m. on the fifth day of the month shall be subject to a flat rate fee. Thereafter unpaid rent shall be subject

to a per diem fee, as set forth in the rental agreement or as amended by notice. The late fee schedule may be amended by delivery of a thirty-day notice to Resident. Late rent which does not include the appropriate late charges shall be considered unpaid and delinquent.

All rent shall be paid preferably by ACH payment, or, if needed, by check or money order only. Cash will not be accepted. All checks are to be made payable to Country Homes Mobile Home Park and are to be tendered to management. Payment may be deposited in the park rent drop box at the entrance to the community. Any check insufficiently funded shall be assessed an NSF charge as set forth in the Rental Agreement. In the event any resident tenders two insufficiently funded checks, such resident shall no longer be entitled to tender rent by check and shall be required to make all future payments by money order or cashier's check.

Any resident not paying rent shall receive a three (3) day written notice demanding all owed rent and other applicable charges. Failure to pay rent within such period may result in termination of the tenancy and a twenty (20) day notice to vacate. Management may also consider the obligation of any resident to pay personal property taxes or utilities as "additional rent" which, if unpaid, may also be grounds for termination of tenancy as "non-payment of rent."

If management accepts money from a resident which is less than the amount owed, such acceptance shall not be considered a satisfaction of the amount owed but will be merely applied toward the least recent amount due with the remaining balance due and owing until paid.

18. RENTAL AGREEMENT: Any resident desiring not to renew his rental agreement shall notify management in writing no less than thirty (30) days prior to expiration of the rental agreement. If the resident's employment requires a change in residence the resident

shall give management thirty days' notice of termination (or if any resident has reassignment orders from the armed forces). All rental agreements shall be for the term stated in the Lease Agreement unless a different specified term is agreed upon.

Any resident intending on moving out his home from Park property (and has given timely notice to Park) shall notify Park at least five days in advance of the actual move out (in addition to timely notice of termination of tenancy. Residents must obtain clearance and approval from management prior to vacating. Resident shall be responsible for any damage to the Lot Space caused during residency or on move out, which shall be automatically due as "additional rent".

19. RESIDENT RESPONSIBILITIES: It shall be the obligation of all residents to (a) Keep the mobile home he occupies clean and sanitary; (b) Properly dispose of all rubbish, garbage and other organic or flammable waste in a clean and sanitary matter; and (c) Not intentionally or negligently destroy, deface, damage, impair or remove any facilities, equipment, furniture, furnishings, fixtures or appliances provided by the landlord or permit any member of his family, invitee or licensee or any person acting under his control to do so.

Residents must also keep current all personal property taxes owed and all electrical service charges. It shall be a violation of these rules and regulations for any resident to reside at the park without electricity and running water.

The use of alternate forms of fuel in a residence (in lieu of electricity) such as candles or propane is strictly prohibited.

Installation of a wood or coal burning unit shall require park pre-approval and shall be installed, if approved, in accordance with local building department regulations, including inspection.

Storage of wood or other fuels on Resident's lot space shall be by approval of management in advance of such storage.

Each resident shall be responsible for upkeep and maintenance of their home in compliance with all city, county, state and federal laws, codes and ordinances.

Each resident shall be responsible for removal of all snow and ice on their lot space and driveway.

The mobile home and exterior shall be kept clean at all times (washed annually). Gutters shall be cleaned out at least twice annually. Park, at its election, may mandate that a home be painted. Upon such demand, Resident shall comply within sixty (60) days unless resident receives a written extension from management.

Blinds or curtains in the front window of homes shall be kept in good repair.

All concrete, asphalt and other surfaces shall be maintained in good condition and repair, kept clean and maintained free of oil or other sticky or oily substances;

Outside spray painting of any kind is prohibited;

Any intoxicated, rude, vulgar, harassing or abusive conduct outside Park property is prohibited. Any persons engaging in such conduct shall be asked to immediately remove himself from Park property.

20. MISCHIEF AND TRESPASSING: No resident is to enter another resident's lot space or the residence of the manager without specific invitation or appointment, absent an emergency. No resident, resident's family, invitee, licensee or any other person under resident's control shall alter, disturb, damage, deface or interfere with any other resident's home or lot space, or any

common areas, including the landscaping, ground treatment, structures or facilities.

21. MOVING: No resident, resident's family, invitees or licensee or any other person under resident's control shall move a mobile home, its furnishings or equipment into or from the premises during the hours commencing at 11:00 p.m. and continuing until 7:00 a.m.

22. NOISE: No resident, resident's family, invitee or licensee or any other person under resident's control shall make any loud noises nor cause disturbance, loud music, loitering, loud gathering, screaming, or any other cause for disturbance which would interfere with fellow residents' quiet enjoyment of their premises. Quiet hours shall be observed from 11:00 p.m. until 7:00 a.m. During this time there shall be no loud disturbances, loud parties, loud playing of music, outside loitering or any other act which would cause fellow residents' complaints.

Musical instruments may only be played from 9:00 a.m. to 8:00 p.m.

Radios, televisions, stereos or car stereos shall be set at a volume which is not disturbing to fellow residents and shall not be used at a time or in a manner which causes disruption of others to the peaceful enjoyment of their premises.

23. LIEN HOLDER IDENTIFICATION: It shall be the obligation of any applicable resident to advise management of the identity (by name, address and telephone number) of any lien holder which has any interest in the manufactured home of resident no matter when such interest arises. It shall be the further obligation of the resident to advise management any time the identity of the lien holder changes no later than thirty (30) days from the change date.

24. ALTERATIONS AND IMPROVEMENTS: It shall be the obligation of any resident performing alterations or improvements to his manufactured home to comply with all applicable building and zoning

codes. In particular all residents shall be required to obtain a permit prior to commencing authorized improvements or repairs and shall obtain a final inspection upon conclusion of such improvements or repairs. The final certificate of inspection shall be copied and delivered to management. Any alteration to a home must be done after receipt of a HUD permit and, upon completion, be inspected and approved by HUD or appropriate governmental agency. Any and all approved alterations must also meet any "set back" requirements applicable to placement.

25. NOTIFICATION OF REPAIR OR DAMAGE: Resident shall immediately notify the Park in writing of any necessary repairs or replacements or damage to the leasehold premises for which the Park is responsible.

26. NUISANCE OR WASTE: Neither resident nor resident's family, invitees, licensees or any other person under resident's control shall commit waste or permit a nuisance. What act constitutes "Waste or Nuisance" shall be determined solely by Park.

27. LAWNS AND LANDSCAPING: Each resident is solely responsible in keeping the lot spaces' lawns mowed, trimmed, watered, fertilized twice annually, weeded and if necessary, reseeded. Grass must be mowed continuously in the growing season, weed whacked and dandelions and other weeds must be controlled at all times. Leaves are to be raked in the fall and bushes must be trimmed annually. Any dead trees or bushes shall be removed immediately.

Resident is responsible for sweeping the street bordering Resident's lot space and to remove and gravel or debris emanating from Resident's lot space or driveway. The surface of the street starting with the middle of the street to both borders of Resident's lot space shall be subject to this obligation. Resident shall dispose of any gravel or debris collected.

Upon notice of intent to enter which remains uncured, Management

shall have the right to enter Resident's lot space and perform whatever maintenance is required to bring Resident's lot space in conformity with the rules and regulations of Park. In which event, any changes for labor shall be the responsibility of the resident and shall be charged back to resident as "additional rent."

Resident is responsible for disposal of all lawn clippings or other yard waste that accumulated on resident's lot space.

28. SECURITY DEPOSIT: Resident shall remit to management the amount of security deposit referenced in the rental agreement (if applicable). This security deposit may be withheld in whole or in part if resident fails to pay rent or other charges or if management is required to expend monies as the result of resident damage to property. These monies shall be deposited in a trust account held by management in a bank. Any interest thereon shall be the property of the park. The resident shall be provided with a written receipt for such deposit and shall be provided the name and address of the bank in which the deposit is being held. The resident shall further be notified if there is a transfer of the deposit to another bank. If, upon termination of the rental agreement, management intends to withhold all or part of the security deposit it shall so notify the resident within twenty-one days of termination of the rental agreement or no later than thirty (30) days of surrender of the leasehold premises. Management shall give a specific basis for the retaining of all or part of the deposit and shall also include any applicable refund. This notice shall be delivered to the resident personally or to his last known address.

29. CHANGE IN LAW: If any changes in applicable laws conflicts with any of the rules and regulations of the park then the rule or regulation shall be automatically amended to conform.

30. ATTORNEYS' FEES: In the event management is required to retain

counsel to enforce any rule or regulation of the park or to collect monies owed then in such event it shall be the obligation of the tenant to pay all attorneys' fees incurred by management as the result of such enforcement or collection action.

31. CONSTRUCTION: In the event of construction by an outside contractor such contractor must agree to provide a waiver of lien in favor of the park.

32. WAIVER OF HOMESTEAD RIGHTS: In the event of a default in rent by any tenant, the park may, at its election, request that the violating resident and spouse execute a written waiver of homestead rights in consideration of management agreeing not to terminate the tenancy for a period of time specified in the waiver.

33. ENTRANCE ON TO PREMISES BY LANDLORD: Management shall respect the privacy of all residents and shall not enter any resident home without the prior written consent of the resident except in the case of an emergency (in the opinion of management) or when a tenant has abandoned his manufactured home. Management shall have the right of entry upon the space which the manufactured home is situated for maintenance of utilities and protection of the manufactured home at any reasonable time or in an emergency but not in a manner which would interfere with the tenants' quiet enjoyment.

34. DANGEROUS ACTS: It shall be the sole right of management to ask anyone to leave the park premises who, in the estimation of management, is causing a threat to the welfare of other residents. Additionally, it shall be the sole right of management to prohibit any acts of a tenant, guest or invitee that, in the estimation of management, increases the danger of fire to the resident's home, any other residence in the park or any common facilities located in the park.

Residents shall be responsible for their actions, the actions of

their children or any other family member, invitees, licensees or any person under resident's control and shall reimburse Park for any vandalism, mischief or damage caused by such person(s). Any expense incurred shall be paid upon demand or charged to resident as "additional rent."

35. OCCUPANTS AND CARE PROVIDERS: All residents must be approved for occupancy prior to residing on park property. "Approval" is defined as written approval after review of an application for occupancy. Any person desirous of being assigned a rental agreement through purchase of a home on park property must fully comply with the applicable terms of the Rental Agreement and these rules and regulations, but is not limited to, delivery of fifteen days advance written notice of the sale and corresponding opportunity for the park owner to approve the proposed purchaser for residency.

Any persons listed on the rental agreement as "occupants" who are residing on park property by virtue of residency with an authorized resident may reside on park property but are also subject to screening. "Occupants" shall not be allowed to reside with an authorized resident if such occupant poses a threat to the health, safety or welfare to the park community. Such occupant must be named as an occupant in the resident's rental agreement or must be independently approved for occupancy (if not listed in the rental agreement). Any occupant on park property by virtue of residing with an authorized resident may only occupy as long as such resident occupies park property. If the authorized resident vacates, is evicted or no longer occupies the subject home due to death or illness, all occupants must either be screened for residency or forthwith vacate within ten (10) days of the resident's departure from the subject premises unless such departure is temporary.

"Guests" of authorized residents or occupants may visit at any time. Guests who stay overnight on park property in excess of

forty eight (48) continuous or cumulative hours must register themselves and their vehicle with management PRIOR to any extended stay as a condition of continued occupancy (overnight) on park property. Any guest who fails to register with management shall be considered an unauthorized trespasser. Guests who remain on park property overnight for fifteen (15) consecutive or cumulative days must submit application for residency and be approved for residency as a condition for continued occupancy. Any guest who remains on park property in excess of fifteen days without receiving approval for residency shall be considered an unauthorized trespasser.

All guests and visitors are required to comply with the rules and regulations of the Park. Residents shall so advise their guests and visitors and shall provide to such guests and visitors a copy of the rules and regulations.

If a person moves on to park property as a live-in care provider, such person must firstly contact management prior to residing with a park resident and provide to management proof that such person is a care provider in management sole opinion. If management is satisfied that such person is a bona fide care provider, such person shall be allowed to reside with the applicable resident provided that such person is in residency to provide the services defined by the resident's physician. The "live in care provider" shall not be considered a resident but must comply with the rules and regulations of the park. If the applicable resident dies or no longer needs the services of the care provider, such care provider must forthwith vacate park property. Management may also, at its sole election, determine that the care provider is deleterious to the welfare of the applicable resident and challenge the right of the care provider to remain in occupancy with the resident, by contacting the resident's physician, social services or any other agency or relative responsible for the welfare of the applicable resident.

If a person moves on to park property for the purpose of providing "accommodation" to a resident, such person must firstly contact management prior to residing with a park resident. Management reserves the right to be shown proof that such accommodation is required including, but not limited to, a statement by the park resident of need for accommodation and reason that such person can accommodate the resident's need(s). Management may, in its sole election, determine whether such person is actually providing accommodation to the applicable resident and challenge the right of such person to remain in occupancy with the resident by contacting the resident's physician, social services or any other agency or relative responsible for the welfare of the applicable resident.

36. EXTENDED GUEST STAYS: Guests (who have complied with all requirements for occupancy as set forth elsewhere herein) staying longer than fifteen (15) days or more (cumulatively or consecutively) shall be assessed a guest charge of twenty five ($25.00) dollars per person per day.

37. RESIDENT VEHICLES: Management reserves the right to refuse entry to, or remove from the park, any motor vehicle that in Management's sole discretion should not be allowed in the park. Such vehicles shall include any vehicle not bearing a current license tag, not carrying current insurance or in obvious need of repair. In "need of repair" includes vehicles that require painting, body part replacement, rust damage, badly worn tires or any other condition which would lead to concern about the safety of the vehicle. If a vehicle is requested to be removed and remains on park property in excess of forty-eight (48) hours from such demand, management may elect, upon notice, to tow such vehicle at resident's expense.

All resident vehicles must be muffled and in good running condition to prevent excessive noise and accumulation of oil and anti-freeze.

Each space is permitted two (2) vehicles only, but no vehicle may protrude into the roadway or may be parked any location other than the dedicated parking area of the lot space. Motorcycles or other vehicles shall not be parked on the lawn, patio or any landscaped area. Motorcycles or motorbikes may only be ridden to enter or exit the Park. Approved motorcycles owned and registered by the Resident may be stored in the carport with written permission of management. No parking is permitted on Park streets for more than one hour, for loading or unloading, as Park streets must be kept clear for emergency and service vehicles. All vehicles must be of standard vehicle size.

No recreational vehicles or boats are allowed to be permanently parked on resident's lot space unless such resident has written approval of Park to be exempt from this rule. Any RV or boat which has received approval to be stored on Park property shall be stored in an area screened from view of the street and by fellow neighbors. Such vehicles may be parked at Resident's lot space for a period of no longer than forty-eight hours. Absent specific written permission from management, travel trailers, campers, boats, truck trailers and any other such vehicle (exclusive of cars) must be stored off park property or at a location authorized by management. Residents must contact the manager for parking arrangements. Motorcycles and mini bikes are solely allowed as transportation to and from park property. Joyriding on park property is strictly prohibited.

Residents are responsible for assuring that their guests park in the proper location(s) on Park property.

Management reserves the right to tow, at the owners, expense, any vehicle parked in the road more than eight (8) hours or in violation of the rules and regulations herein.

The maximum speed limit within the park is 10 (ten) miles per hour unless otherwise posted.

Residents shall be held fully responsible for damage to their dedicated parking area or to the Park roadways caused by failure to comply with the rules contained herein.

38. GUEST VEHICLES: Guest vehicles (of guests who have properly complied with all guest occupancy requirements set forth herein) staying in the park (even in the guest parking area) for an extended period (15 or more days cumulatively or consecutively) shall be charged $5.00 per day (if not parked in the hosting resident's designated parking area) and shall be properly identified by placement of the name and space number of the tenant on the windshield. Guests shall only be entitled to park in visitor parking, if available, or may park in the resident's lot space if the location of the guest vehicle does not impede any traffic or interfere with fellow resident's parking. All guest vehicles may only be parked on Park property with prior approval by management. A resident whose guest violates the parking rules will receive one notice requiring compliance within 24 hours. Failure to comply within such time period will authorize towing of such vehicle.

39. TRUCKS: Trucks larger than three-quarter tons may not enter the park without advance management approval.

40. BUSINESS ACTIVITY: Homes at the park may only be used as private residences. No commercial activities may be conducted within the community utilizing a private residence as a business or sales office. No baby sitting or preschool activities are allowed. No resident shall be allowed to use the name "COUNTRY HOMES MOBILE PARK," its phone number or address for transaction of any commercial business.

Auctions, garage sales or other type of public sales of resident's personal property shall not be permitted.

41. ABANDONMENT: In the event any resident abandons his home on

park property, which shall be defined as failing to pay rent and indicating no intention to reside in such home, the resident shall remain responsible for rent until such time as the home is removed and shall be further responsible for the costs of removal including the attorneys' fees and expenses associated with foreclosure of the landlord's lien to transfer title if such action is warranted under the circumstances.

42. PROHIBITED CONDUCT:

a) Fireworks, outdoor burning and explosives are strictly prohibited.

b) Outside burning of any kind is strictly prohibited. An approved indoor fireplace which meets all applicable safety standards may be used for inside wood burning if there is no "burn ban" in effect. Firewood kept outside must be stacked in a location approved by management.

c) No course paper, sanitary napkins, kitchen grease, towels or any material that might clog sewer lines shall be put in the plumbing fixtures. The dumping of coffee grounds, paper products (other than toilet tissue), egg shells, grease or oils into resident's sink(s) or toilet(s) is strictly prohibited and resident shall be entirely responsible for the cost of any clean up, back up or ground sewage spill over caused by the inappropriate use of toilets or sinks by resident or resident's guests.

d) Vehicles dripping gasoline or oil shall be immediately removed off park property to prevent damage and/or pollution.

(e) No alcohol may be imbibed on common areas of park property.

(f) All residents must assure the peaceful enjoyment of fellow residents and may not engage in any conduct which is disorderly or

annoying to fellow residents.

(g) Repair of vehicles on park property is strictly prohibited and vehicle washing may only be done in resident's carport or driveway.

(h) There shall be no storage of personal belongings or furnishings on sidewalks, entranceways, patios, carports, driveways, parking areas, under mobile homes or any common areas.

(i) There shall be minimal guest traffic to resident's homes after 10:00 p.m. nightly.

(j) Door to door solicitation is strictly prohibited.

(k) Only small swimming pools are allowed and such pools must be removed at the close of the day.

(l) Trampolines are strictly prohibited.

(m) Collapsible umbrella clothes lines shall be the only clothes lines used outside of Resident's home. No rope, twine or similar clothes lines shall be allowed. Approved clothes lines are to be removed and stored in inclement weather. No clothes are to remain overnight on clothes lines;

(n) Firearms may only be kept inside Resident's home if resident has lawful license for such firearms and in no circumstance may such firearms be used outside or for any purpose other than lawful purpose as defined by Idaho law.

43. ABSENCE FROM THE COMMUNITY:

While on vacation or extended absence, Resident shall notify management of the departure and return dates. Resident shall also leave a spare key with management in case of emergency. Tenant shall be responsible for making arrangements to maintain

landscaping, for mail pick-up, newspaper deliveries and any other requirements pertaining to maintenance and appearance of Resident's home and/or space.

44. WATER WASTE: No resident shall allow water to be left wastefully in the bathroom, kitchen or elsewhere in the mobile home, or when using water in the carport, on lawns, or elsewhere.

45. PETS: Only 2 pets are permitted on park property with prior written approval of management. APPROVED DOGS MAY RESIDE ON PARK PROPERTY BUT NO APPROVAL SHALL BE GRANTED FOR DOGS WEIGHING IN EXCESS OF THIRTY-FIVE POUNDS AT MATURITY. Any pet, regardless of whether such pet is already on park property or is a service animal, must be registered with management so that management can identify which animals belong on park property. Pets are subject to any applicable county codes and to the park's rules and regulations, all of which are attached hereto in the "Pet Rider" which must be signed by any resident housing a pet on park property (even if such pet is already on Park property or is a service animal).

No resident may feed or encourage the occupancy of stray animals on park property. Management reserves the right to refuse the entry or to demand the departure of any animal with known vicious tendencies or which displays vicious tendencies while on park property. Management also reserves the right to demand the removal of any pet whose owner fails to comply with the rules and regulations set forth in the attached "Pet Rider." Residents shall be fully responsible for the actions of their pets and of any pets on park property at the invitation of resident.

Only approved breeds of pets shall be allowed on Park property. The following breeds are prohibited and may not be on park property at any time: St. Bernard; Great Dane; Bull Terrier; Chow Chow; Belgian Malinois; Pakistani Bulldog; Doberman Pinscher; Pit bull; Boxer; Rottweiler or Tosa Inu.

Any resident with an authorized pet(s) on Park property shall strictly comply with the Pet Rider including, but not limited to, assuring that such pet is supervised and on a leash while outside the home, that any feces is immediately removed at any location in which the dog is located, and that such pet is not tied up or left outside for any reason. Dog runs or kennels may only be used with prior written permission of management.

Pets are to be kept inside unless walked by leash outside the residence of such pet.

Park may, at its sole election, contact the Humane Society to remove any pet roaming park property.

Resident shall be fully responsible for supervision of any pets of Resident's guest(s) and shall pay Park for any damage caused by such Pet, as "additional rent" if so demanded. All pets on Park property, no matter what length of time, are subject to all conduct rules binding on Residents' pets.

46. DEPARTURE: A thirty day (30) day written notice must be given management before vacating the community. Spaces must be left in good order, free of debris and litter. Deep-rooted trees, shrubs and grass are considered park property and are not to be removed.

47. OWNER OCCUPANCY: All homes must be OWNER OCCUPIED. Subletting homes is strictly not allowed. Evidence of ownership must be tendered to management simultaneous with application. If a resident is already in the park and management requires proof of ownership, such tenant must produce proof of ownership within five (5) days of demand.

48. TOWING: Any vehicle which does not belong on park property or which is parked in violation of the rules and regulations of the park or which are inoperable or abandoned shall be towed from the

park with advance notice which shall be attached to the vehicle forty-eight (48) hours in advance of actual towing.

49. SIGNS: A "For Sale" sign is permitted and shall be placed in the home window. No signs, advertisements, notices or other lettering of any kind shall be exhibited, inscribed, painted or affixed by any resident on any part of the premises without the prior written approval of Park management. This prohibition includes staked signs.

50. PHYSICAL OBSTRUCTIONS: No common areas of the premises, including but not limited to, sidewalks, entrance ways, parking areas, driveways or streets, shall be obstructed in any way by packages, boxes, furniture, automobiles, motorcycles etc.

51. FENCES: No fence may be constructed on Park property.

52. WAIVER: Any waiver by management or management's failure to take action in connection with any provision of the Rental Agreement or these Rules and Regulations shall not be deemed a waiver of any such provision or any subsequent breach of any such provision and the acceptance of rent thereafter shall not be deemed a waiver of any preceding breach by resident of any provision of the Rental Agreement or these Rules and Regulations regardless of management's knowledge of such preceding breach at the time of accepting rent. In the event any provision of the Rental Agreement or these Rules and Regulations shall be determined to be invalid or unenforceable, the remainder of the Rental Agreement or these Rules and Regulations shall continue in full force and effect.

53. ADDRESS OF LANDLORD: Checks and notices to be sent to the Park Management (Landlord) shall be sent to: COUNTRY HOMES MOBILE PARK, 4325 Lenville Rd. #12, Moscow, ID 83843.

54. CONSENT: Any "consent" by management shall be defined as consent evidenced by a writing which consent has been obtained by

tenant in advance of any action requiring management consent.

55. PERFORMANCE BY MANAGEMENT: In the event management determines that, after notice to a resident of a violation of a rule and regulation which notice remains "uncured" after the cure time has expired, it is in the best interest of management to perform that task which is required to achieve compliance, management may, in its sole discretion, charge tenant for the cost of compliance and such cost shall be considered "additional rent."

56. PERTINENT INFORMATION: Upon commencing residency or at any time thereafter, if management requires pertinent information from tenant such as proof of age, emergency contacts, vehicle identification numbers, license numbers, identity and address of the applicable lender, verification of employment etc., tenant shall forthwith cooperate in providing such requested information to management.

57. ENTIRE AGREEMENT: Resident agrees that these Rules and Regulations and the Rental Agreement contain the entire agreement between the parties relating to rental of space at the Park. All prior negotiations and stipulations concerning this matter which preceded or accompanied the execution hereof are conclusively deemed to be superseded hereby. No servant, agent or employee of the park has any authority to make any representations or enter into any agreements in any way inconsistent or in conflict with the Rental Agreement or these Rules and Regulations. The Rental Agreement and these Rules and Regulations may be altered however by written agreement of the parties or by operation of law.

58. TRANSFER OF UTILITIES: Upon applicable written notice, the Park may transfer the responsibility for paying for any or all existing utility costs directly to the resident who, upon receiving such notification, shall be required to directly contact the utility for commencement of service after termination of such service by the Park. Residents shall be then directly responsible

for payment upon commencement of Resident's direct service. Failure to pay the applicable utility may constitute a violation of the Park's rules and regulations.

59. SUPERVISION OF MINORS: All minors of residents or guests shall be supervised by an adult while playing at the Tot Lot. Park shall assume no liability for damage to person or injury to property caused by children's playing or use of bicycles on Park property. Miscellaneous recreational items shall be kept off park streets at all times. Toys are to be kept on the Resident's lot space if in use and stored in an interior location while not in use. Children shall not be allowed to wander or trespass into the lot spaces of non-consenting residents. Any damage to park property caused by Resident, a minor under Resident's supervision, or Resident's guest or occupant shall be the responsibility of Resident and, after such damage is calculated shall be charged to Resident as "additional rent".

These Rules and Regulations are dated June 1, 2021.

COUNTRY HOMES MOBILE PARK