

Community Guidelines

KINGSBOROUGH ESTATES

TABLE OF CONTENTS

A. Occupancy.....	Pg.1-2
B. Rent Collection.....	Pg.2
C. Termination of Residency.....	Pg.2
D. Home Installation.....	Pg.2-3
E. Home and Homesite Maintenance and Improvements.....	Pg.3-5
F. Utilities.....	Pg.6
G. Conduct.....	Pg. 7-8
H. Supervision of Children.....	Pg.8
I. Pets.....	Pg.8-9
J. Community Facilities.....	Pg.9-10
K. Insurance, Damaged and Destroyed Homes.....	Pg.10
L. Security.....	Pg.10
M. Subletting, Guest, and Home Sales.....	Pg.10-11
N. Vacating and Removing a Home from a Homesite.....	Pg.11
O. Vehicles.....	Pg.12-13
P. Grievance Procedure.....	Pg.13
Q. Other.....	Pg.14

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Kingsborough Community Guidelines

The following Community Guidelines governing Kingsborough Manufactured Home Community (hereinafter referred to as "Community") have been prepared in accordance with the law to provide all Tenants (hereinafter referred to as "Residents") with sensible, reasonable and responsible guidelines to follow while residing at the Community, so that proper order can be maintained, and so that the rights and privileges of Residents will not be left undefined. Community Management will, to the best of its ability, enforce these Guidelines in a fair, non-discriminatory, consistent and uniform manner. When Residents agree to abide by the Guidelines they contribute to positive well-being of the Community and all its Residents.

Residents must respect policies, procedures, and guidelines that have been developed regarding Residency and the use of its Community facilities.

Where required by law, "Community Management" refers to "Landlord", "Residents" refers to "Tenants", "residency" refers to "tenancy" and "Guidelines" refer to "Rules and Regulations".

Community Standards or other standards mentioned in the Guidelines refer to written standards, which are available upon request from the Community Office. These standards are subject to change. All approvals, including Resident Design Approvals, required in these Guidelines must be in writing.

The Community Management reserves the right to terminate and Resident's residency at the community for any violation of the Community Guidelines in accordance with local laws.

A. OCCUPANCY AND REGISTRATION:

1. Prior to occupancy all prospective Residents must:
 - a. Provide Information requested and execute all forms provided by Management.
 - b. Be approved for residency by Community Management in accordance with current policy.
 - c. Be named on the Lease Agreement.
 - d. Sign the Lease Agreement if 18 years of age or older
 - e. Obtain approval of their pet and list on the Lease Agreement.
 - f. Individuals failing to comply with the requirements shall be deemed trespasser and shall immediately be removed from the Community.

2. Home Occupancy requirements are as follows:
 - 1 bedroom home: no more than 2 occupants
 - 2 bedroom home: no more than 4 occupants
 - 3 bedroom home: no more than 6 occupants

- 3 Any change in occupancy must be approved by Community Management, registered on the Lease Agreement and signed by all occupants over the age of 18 years of age.

B. RENT COLLECTION

1. Due date: Rent is due and payable on or before the first day of the each month.
2. Payment: Community Management requires that all payments be by check or money order. Management reserves the right to refuse payment by out of state or third party checks. Residents whose checks have been returned for any reason may be required to tender payment by Money Order, Bank or Cashier's Check.
3. Late Fee: A late fee is due on rent payments received after the fifth of the month. This fee will be consistent with applicable law and is subject to change.
4. Returned Check Fee: A fee will be assessed to any returned checks. This fee will be consistent with applicable law and is subject to change.

C. TERMINATION OF RESIDENCY

Any misrepresentation on the Resident's Application to lease a homesite at the Community is grounds for termination of a Resident's tenancy at the Community Management's discretion. As approved by law, the Community has the right to terminate any Resident's tenancy at the Community for any violation of the Community Guidelines, Community Standards, or Lease Agreement.

D. HOME INSTALLATION

Homes entering the Community must be in compliance with the Community Standards. Residents are responsible for the installation of their home in the Community. Homes must be installed in compliance with industry standards, manufacturer's specifications, all applicable laws, and Community Standards. The installation must be done by a professional home service company or properly licensed contractor. All contractors and workers must have worker's compensation and liability insurance.

1. Hitches: Hitches must be removed from all homes except as provided by law.
2. Skirting: Skirting must be approved in writing by Community Management in the form of a Resident Design Approval and must comply with current Community Standards. Skirting must be installed within 30 days of the move-in date.
3. Steps: Steps must be approved in writing by Community Management in the form of a Resident Design Approval and must comply with current Community Standards. Steps may be incorporated into a raised deck design and must then conform to Deck Standards.

4. **Wood Decks:** Decks must be approved in writing by Community Management in the form of a Resident Design Approval and comply with the Community Wood Deck Standards.
5. **Storage Sheds:** If a Resident chooses to install a storage shed, he must obtain written permission from Community Management in the form of a Resident Design Approval. The shed must be in compliance with the Community Shed Standard.
6. **Tie Downs:** Installation of tie downs to the home must comply with the manufacturer's design and certification and comply with all applicable laws. Tie Downs Installation is the sole responsibility of the Resident. It is recommended that Residents have their own tie downs inspected annually by a licensed contractor.
7. **Air Conditioners/Evaporative Coolers:** Must be in good repair and free of rust or loose covers and connections. Only professionally installed central air conditioning systems/evaporative coolers are permitted. The exterior portion of central air conditioning systems shall be located on the side of the home least visible from the street. Pre-existing window air conditioners or through the wall units must be installed according to manufacturer's instructions, must be self-supporting using metal supports, and may not be located on the side of the home facing the street. Unit to ground or wooden supports are not permitted. Gaps between the window air conditioner and the window frame must be filled and finished, and in conformance with Community Standards regarding windows and window coverings.
8. **Antennas:** Outside antennas, aerials, towers or satellite dishes will only be permitted on a Resident's homesite in accordance with Community Standards and the Telecommunications Act of 1996.
9. **Homesite Address:** Each home must have the address placed on the front of the home, visible from the street with numerals between three and six inches in height.

E. HOME AND HOMESITE MAINTENANCE AND IMPROVEMENT

1. Home and Homesite Maintenance

Each Resident shall keep his homesite and home in a clean and neat condition and free of any hazardous conditions. If a Resident causes any damage to the homesite including, but not limited to, paving, landscaping or utility systems, he will be held responsible for repairs. No storage is permitted around, under or in screened rooms. All items must be stored inside the home or storage shed, except standard patio furniture and barbecue equipment in good condition, which may be left outside seasonally.

All expenditures for the repair and maintenance of a homesite will be the sole responsibility of the Resident. If the Resident does not maintain the homesite, in accordance with the Guidelines, Community Management may, at its option, make such repairs and invoice the Resident for these services. The amount will be

determined by Community Management and is subject to change. Said invoices will be deemed as additional rent and will be due and payable in full when next month's rent is due.

- a. **Landscaping:** Except when specific provisions of your lease indicate management provides these services, Residents are to maintain their lawns, landscaping, trees and shrubs in the following manner. Lawns, landscaping, trees and shrubs on each homesite must be maintained by the Resident. Residents are to water and trim their lawn, trees and shrubs in order to maintain a well-kept appearance. During the fall season, all leaves must be picked up and bagged in clear trash bags ONLY.

Lawns are to be cut once a week during the growing season. Lawns are to be fertilized by the Resident with a chemical or organic fertilizer and weed killer, each spring and fall. Lawns and landscaping not maintained by Resident, in accordance with these Guidelines, may be maintained by Community and invoiced to the Resident. Said invoices will be deemed as additional rent and will be due and payable in full when next month's rent is due.

- b. **Yards:** Yards must be kept neat and free of litter.
- c. **Storage:** Bicycles, tricycles, wagons, scooters, or any other type of toys, wading pools, lawnmowers, power tools and any other mechanical devices must be stored in the home or storage shed when not in use. Basketball hoops, trampolines and playhouses are not permitted. Swings are not allowed to be hung on trees. Only swing sets are permitted.
- d. **Trash Collection:** Residents are permitted 2 containers not to exceed 32 gallons in size except in communities where containers are provided by Community Management. Containers should be placed at curbside only on the morning of trash pickup. Trash containers may not be stored on the side of the home facing the street. Trash must be kept in plastic bags and then placed in covered containers at all times. No large items, hazardous waste or items other than household waste are permitted to be left outside your home. Consult with Community Management regarding the proper disposal of recyclables, yard waste and large items. You will be given 24 hours to remove large items after which Community Manager has the right to dispose of and charge a fee that will be considered additional rent. *Community Management may be willing to remove large items for an additional fee. Arrangement must be made in advance with Community Management.*
- e. **Clotheslines:** Only collapsible or umbrella type clotheslines are permitted in the Community and will be used at the rear of the homesite. No hanging of clothes or any other materials outdoors, other than on clothesline, is permitted. Clotheslines must be collapsed immediately after use.

- f. **Exterior of Home including siding, skirting, roof, decks and steps:** The exterior of the home must be maintained in good repair and in a safe and attractive condition. Home must washed or painted if required by Community Management.
- g. **Windows:** Windows are not to be covered with foil, cardboard, wood, metal or other nontransparent substance or material. Appropriate curtains or blinds will be the only window coverings permitted. Materials of a commercial nature designed to reduce or eliminate glare and harmful sunrays may be installed to the manufacturer's specifications on the interior of the home only. All window screens must be kept in good repair. Stacking boxes, furniture or other items, against the interior windows, so as to appear unsightly, from the exterior of the home is prohibited.
- h. **Screened Porches:** Screened porches should contain necessary home furnishings and not be utilized as a storage area.

2 Home and Homesite Improvement

Prior to making any exterior improvement to a Resident's home or homesite including, but not limited to painting, staining decks, landscaping, additions, awnings and skirting, the Resident must obtain written approval from the Community Management in the form of a Resident Design Approval. Additional permits may be required by the municipality.

Prior to improvement of landscape, with the exception of planting annuals, written permission is required in the form of Resident Design Approval to insure the safety of underground wiring, gas lines and water and sewer mains. Landscape improvements include adding peps, post, shrubs, trees, plants or anything below the surface of the ground. All shrubs, trees and plants installed by the Resident will become the property of the Community when the Resident vacates the Community.

The cost of improvements, repairs and/or additions to a Resident's home, homesite or utilities is the Resident's sole responsibility. In no event will a Resident permit a lien to be placed on Resident's homesite. If there were to be any such lien, Community Management will have the right, but not the obligation, to pay for and discharge same and thereafter collect such payment from the Resident, which will be deemed as additional rent.

- a. **Fencing is NOT PERMITTED** in the community other than what is installed by the Community Management.
- b. **Handicap Access:** Equipment required for handicap access is permitted at Resident's expense. Prior to installation of any handicap improvements or equipment, the Resident must obtain written permission from the Community Management in the form of a Resident Design Approval. Such improvements or equipment must comply with all appropriate standards, building codes and regulations (if applicable), and shall be built by a licensed contractor.

E. UTILITIES

Utility Connections: Residents are required to connect to gas, water, sewer, electric utilities, telephone and cable as applicable on the homesite. It is the Resident's responsibility to make his application to the utility companies and to arrange for all connections by licensed contractors at the Resident's expense.

1. **Repairs to Utilities:** Residents are responsible for the repairs to utilities between their home and the following:
 - a. Circuit breaker at the electrical pedestal
 - b. Gas shut off valve
 - c. Water riser/shut off or water meter
 - d. Sewer Riser
 - e. Telecommunications cable connection
2. **Interruption of Service:** Community Management does not have any liability or responsibility to the Resident in the event that Community Management is delayed or prevented from providing any utility or other service that it has undertaken to provide due to causes beyond Community Management's reasonable control. This shall include periods during which any service is interrupted by reason of the maintenance or repair of any equipment utilized in providing such service. In no event shall Community Management be deemed to be in default with respect to any of its obligations, unless Community Management has received written notice of any default and has failed to correct the problem within a reasonable amount of time.
3. **Tanks:** No outside gas, oil or fuel tanks of any type, including LPG tanks shall be allowed in the Community, unless specifically permitted. One gas barbecue with attached LPG tank, maximum 20 pounds is permitted on each homesite.
4. **Damage and Cost:** Residents must not dispose of sanitary napkins, disposable diapers, or other items that may block sewage lines by flushing them down the toilet. These items must be wrapped, and placed in trash containers. Residents will be financially responsible for cleaning a blockage caused by a violation of these Guidelines.
5. **Utility Relocation:** If a utility must be relocated because of the homesite improvement desired by the Resident, the expense of relocating the utility will be the responsibility of the Resident.

G. CONDUCT

All Residents guest and visitors must respect the rights of others to enjoy the quiet and peaceful use of the Community. All Residents, guests, and visitors must act in an orderly fashion and not engage in disruptive behavior.

Prohibited Conduct

The following examples of prohibited conduct will not be tolerated and apply to all Residents, guests, and visitors. Any Resident engaging in this or similar disruptive conduct will be expected to stop immediately or will be served a Notice of Violation. Engaging in prohibited conduct may result in eviction, as permitted by law.

1. **Business Activities:** Peddling, soliciting or conducting any commercial enterprise or profession, by a Resident anywhere with the Community is not permitted.
2. **Damage and Destruction:** Willful damage or destruction of any Community property or any Resident's property within the Community is prohibited. The commission of such acts may cause the Resident's tenancy Agreement to be terminated. Residents are encouraged to fill out a written report on any such incident witnessed by them.
3. **Firearms and Fireworks:** There shall be no visible transporting of firearms or any other weapon, brandishing a firearm or weapon, or any attempt to intimidate, threaten or harm anyone with a weapon by any Resident, or guest. The use of any weapon including firearms, BB guns, slingshots, knives, bows and arrows is prohibited. Residents are prohibited from lighting and using fireworks in the Community.
4. **Gambling:** Gambling as defined by law is prohibited.
5. **Alcohol Beverages:** Any and all drinking of alcoholic beverages will be reserved for consumption within the confines of one's home. Public intoxication, drunk driving or improper conduct stimulated by alcoholic consumption is prohibited.
6. **Controlled Substances:** The selling, possession, manufacturing, intent to deliver, sell and/or use of controlled substances; the driving under the influence of same; or the conduct of oneself in a disruptive manner while under the influence of such substances, are prohibited.
7. **Noise:** Excessive noise or loud parties that disturb the peace and quiet of other Residents will not be permitted. This includes noise made by voice, radios, stereo systems, televisions, musical instruments or other noise making apparatus.
8. **Health Codes:** Violation of applicable health codes or ordinances is prohibited.

9. **Animals:** With the exception of bird feeders, the feeding of wild animals with the Community is prohibited and Residents are discouraged from doing anything to attract wild animals into the Community.
10. **Yard Sales:** No yard, patio, porch or other sales of one's personal property is permitted within the Community unless approved by Community Management.
11. **Home Safety:** Any condition, or material that constitutes a fire hazard will not be permitted. Each home will contain all safety equipment required by law.
12. **Electronic Devices:** Any electronic device that interferes with general radio, television or other common household electronic devices is not permitted.
13. **Trespassing:** Residents are prohibited from trespassing on occupied or vacant homesites.
14. **Harassment:** Residents are prohibited from harassing other Residents, their guests, and Community Management. If such behavior occurs, Community Management may terminate the Resident's Lease Agreement.
15. **Curfew:** Management has a right to enforce any curfew imposed by the local municipality.

H. SUPERVISION OF CHILDREN

Children under six (6) years of age must always be supervised by a parent, guardian or caregiver at least fourteen (14) years of age in any common area of the Community. While using the swimming pool facilities, any child under fourteen (14) years of age shall be accompanied by a parent, guardian, or caregiver, at least eighteen (18) years of age, who is responsible for the child's behavior.

I. PETS

Only one pet allowed per household. Pets must be licensed and properly vaccinated in accordance with local ordinance and be approved by Community Management and listed on the Lease Agreement. Pets must wear a tag bearing the owner's name, and wear any licensing tags. Pets must be on a leash at all times when outside, and may not be left unattended outside the home or in a screened-in porch.

1. **Dog Breeds:** Breeds or mixed breeds commonly known to be of an aggressive nature, including but not limited to Pitbulls, Chows, Rottweiler, Siberian Husky, Shar Peis, German Shepherds and Doberman Pinschers are not permitted. Community Management reserves the right to determine the acceptability of any pet.

2. **Size:** Dogs must be of a breed or mixed breed known to grow no more than fifteen inches in height, measured across the withers (across the back at the top of the shoulder), and weigh no more than 40 pounds full grown.
3. **Noise:** Noisy or unruly pets or those that cause complaints will not be allowed to remain in the Community.
4. **Common Areas:** Pets will not be allowed in common areas or neighbor's homesite.
5. **Clean up:** Pet owners are responsible for the removal of all pet excrement or litter from the homesite or from any place in the Community that the pet may be exercised by its owner on a daily basis.
6. **Liability:** Pet owners will be liable for all damages caused by their pet.
7. **Exotic pets:** No exotic pets including but not limited to, snakes and wild animals are not allowed.
8. **Signs:** No "Beware of Dog" or similar signs permitted.
9. **Pet Enclosures:** No outdoor pet enclosed are permitted.

I. COMMUNITY FACILITIES

Recreational facilities are for the exclusive use of Residents in good standing, and their guests, when accompanied by the Resident, on a "use at your own risk" basis. Community Management is not responsible for accidents or injury to any person. These facilities, which may include a Community Center, swimming pool, common areas as well as other Community-owned facilities, are private property; their use is a privilege rather than a right. Any person who remains with the confines of the Community Recreational Facilities, after being requested by Community Management to leave, or who is not a Resident or guest of a Resident will be considered trespassing.

1. **Posted Guidelines:** Guidelines posted a recreational and other common areas must be observed at all times and will be enforced strictly.
2. **Fees:** A deposit and/or fee may be required for the use of any recreational facility for parties or private use.
3. **Private Use of Facility:** Use of the Community facility for a private function will require the Resident executing a specific agreement for this purpose. Consult with the Community Management to make arrangements.

4. Refusal: Community Management reserves the right to refuse the use of any and all facilities to a person who violates the Community Guidelines, Policies, or Lease Agreement.
5. Lost/Stolen Articles: Community Management is not responsible for lost or stolen articles.
6. Attire: Appropriate attire, as determined by Community Management, will be worn at all times at the Community facilities.
7. Mailboxes: Mailboxes will be provided and maintained by Community Management.
8. Alcohol: The use of alcohol is not permitted in any Community facility at any time.

K. INSURANCE, DAMAGED AND DESTROYED HOMES

The Community is not responsible for the maintenance of insurance on your home including fire, casualty, and liability insurance. Each Resident must carry adequate "Fire and Extended Coverage" insurance on his home and must also maintain reasonable general public liability insurance. Each Resident will be required to provide suitable evidence of such insurance to Community Management upon request.

If the exterior of a home is damaged, the home must be repaired within 30 days. In the event that a home is destroyed, it must be removed from the Community at the homeowner's expense within fourteen (14) days. However, if the home represents a hazard, then it must be removed from the Community at the homeowner's expense within three (3) days. Rent will be due and payable until the home is removed, and the homesite is cleared of all debris.

L. SECURITY

It is the Resident's sole responsibility, and not the Community's, to provide for his own security needs, including the need for fire or police. The providing of Courtesy Patrols or gates by the Community does not constitute providing of any security services. In the event of any emergency, local police, fire departments, or 911 should be contacted.

M. SUBLETTING, GUESTS, AND HOME SALES

1. Subletting: No resident may sublet his home or homesite; take in boarders; or permit anyone other than persons or pet listed on the Lease Agreement to live on the premises.

2. **Guest:** Guest are allowed to visit Residents for not more than 30 days total per year. Guest must register with Community Management if staying in Community longer than 72 hours.
3. **Home Sales/ Qualification of Prospective Resident:** If a prospective Resident desires to purchase a manufactured home from a Community Resident and desires to leave the home in the Community, the buy must first apply for residency and be accepted by the Community Management prior to the consummation of the sale. Community Management reserves the right to refuse any prospective Resident of he does not meet the Community qualifications.
4. **Home Sales/ Qualifications of Home:** Residents who intend to sell their home that will remain in the Community must have their home inspected by Community Management to insure the home will meet current Community Home and Homesite Standards. If a prospective Resident desires to purchase a home within the Community the home and homesite must be in compliance with current Home and Homesite Standards.
5. **Replacement of Homes:** Prior to replacement of any home with another, the Resident must complete a new rental application form and submit that application, along with other required forms, to Community Management for approval, which must be obtained in writing prior to moving another home onto a homesite.
6. **Advertising a Home for Sale:** A Resident who desires to sell his home may advertise in the Community only by placing, inside the home, one sign not larger than 24 inches by 24 inches. The sign must be professionally printed and approved by Community Management.

N. VACATING AND REMOVING A HOME FROM A HOMESITE

Residents removing a home and vacating a homesite must leave the homesite clean and free of debris within forty-eight hours. Residents will notify Community Management in writing no less than thirty days prior to the removal of their home. (The exception will be if the home is a "Destroyed Home" as per Section K. Insurance, Damaged and Destroyed Homes of the Guidelines.)

Failure to remove the home on or before the date specified in the notice shall require the Resident to provide a new notice upon the same terms and conditions as original.

Q. VEHICLES

1. **Registration**
 - A. Residents must register with the Community Management any vehicles kept in the Community. Vehicle Identification must be displayed, if provided. No more than three (3) vehicles will be registered for any homesite.
 - B. If the Community requires vehicle identification stickers you must comply with designated guidelines.
2. **Parking:**
 - A. **Designated Areas:** Motor vehicles must be parked in off-street areas provided or in designated areas within the Community. On-street parking is not permitted. Parking on lawns, patios, or any area of the homesite other than designated parking area is prohibited. It is the responsibility of the Resident to clear streets of parked cars whenever requested by Community Management. Parking within 10 feet of any fire hydrant is strictly prohibited.
 - B. **Vehicle Size Requirements:** Parking is provided only for passenger vehicles in good operating conditions currently licensed with no more than two axles. No vehicles with a load capacity in excess of one ton will be parked within the Community, except when making normal deliveries.
 - C. **Resident Home Parking:** A parking area for no more than two (2) vehicles will be provided for each home.
 - D. **Visitor Parking:** Visitor are defined as non-Residents remaining in the Community less than 24 hours. Visitors must park in area designated by Community and may park no more than 24 hours.
 - E. **Guest Parking:** Guest are defined as non- Residents remaining in the Community for not more than 30 days. Guests must park in areas designated by Community Management.
3. **Repairs and Maintenance:** The repairing of any motor vehicle within the Community, other than the changing of tires or road-aid services is prohibited. Auto washing will be permitted in parking area located at the homesite.
4. **Motorcycles, Mopeds and Motorized Scooters:** Motorcycles, mopeds and motorized scooters are permitted provided they are used only for ingress and egress. Storage of these vehicles must either be in an approved shed or in the designated parking space.
5. **Vehicles Covers:** Only commercially produced vehicle covers are permitted.
6. **Traffic Control:** Residents must observe all traffic control signs and drive in a safe and responsible manner.

7. **Other Motor Vehicles:** Off road vehicles or unlicensed vehicles will not be allowed in the Community.
8. **Removal:** Unlicensed, inoperable or illegally parked vehicles are subject to removal or disabling by Community Management, in accordance with local laws, at the Resident's expense.
9. **Noise:** All vehicles must be properly muffled with engine and exhaust noise kept to a minimum. Engines will not be "raced", "gunned", or "revved" in a manner that will disturb the peace and quiet of the Community.
10. **Recreational Vehicles and Boats:** No person may sleep or live on any type of recreational vehicle within the Community. In no case may a recreational vehicle be attached to water and sewer connections. Recreational vehicles and boats may be parked in homesite parking areas up to 24 hours with prior approval from Community Management. Otherwise, recreational vehicles will be parked only in the Recreational Vehicle Storage Area, if available. An RV Storage Agreement must be signed with Community Management prior to use of a storage area for all RV's and boats. A monthly storage fee and key fee may be charged. Storage is provided on a "first come first served" basis and is at the Resident's risk.
11. **Bicycles, Skateboards, Scooters, and Roller Blades:** These must be operated in accordance with all local safety requirements in a non-disruptive manner and must not in any way cause destruction of Community property.

P. GRIEVANCE PROCEDURE

To facilitate the prompt and equitable resolution of any concern by a Resident, Community Management encourages the use of the following procedure:

All concerns should first be expressed to Community Manager.

In the unusual circumstance in which the Resident and the Community Manager cannot agree, the Resident should prepare a written statement outlining the nature of the concern, and all supporting facts. This statement should include the Resident's name, telephone number, and address and should be mailed to the Corporate Office. The Corporate Office will investigate and respond within a reasonable period of time.

Q. OTHER

Community Management does not waive its option to evict a Resident for a violation of the Community Guidelines when it holds a Resident financially responsible for a Guideline violation.

In the event any Community Guideline, Community Standard, or Lease Agreement is in conflict with any existing law, the law will prevail, but all other portions of Guidelines, Community Standards or Lease Agreements will remain in full force and effect

These Community Guidelines shall supersede any prior Guidelines that may have been in effect and will govern the rights and responsibilities of Community Management and Residents from this day forward. The Community Owner reserves the right to assign these Community Guidelines, along with any Lease Agreement or other Agreements entered into with any Resident, to any successor owner of the Community, and they shall remain in full force and effect and binding upon the respective parties.

All the terms and conditions of the Lease Agreement are specifically incorporated herein by reference as Community Guidelines governing the residency.

The rights of Community Management contains herein are cumulative and the failure of Community Management to exercise any right shall not operate to forfeit any other right of Community Management. No waiver by Community Management of any of the Community Guidelines shall be deemed to imply a further waiver of that or any other Community Guideline.

Community Management has the right to modify these Guidelines in accordance with applicable law.