

PARK RULES FOR CONESTOGA

1. Any violation of the lease or these rules shall constitute grounds for eviction.
1. All persons who reside in the mobile home park are required to register with the park management.
1. Residing in the park means living in, or staying at, a mobile home for more than 30 days.
1. The mobile homes in the park are to be owner occupied only. Subletting a mobile home or allowing another person to live in the mobile home free of charge are not permitted. The registered owner must reside in the mobile home at all times.
1. The mobile homes in the park are to be occupied and not left vacant. If a mobile home will be left unattended for more than one month, the resident must advise the park management of that fact.
1. The maximum number of residents per mobile home shall be determined by the occupancy standard set forth in the BOCA code, as adopted by the U.S. Department of HUD, which provides as follows:
 - a. Every dwelling unit must contain a minimum gross floor area not less than 150 square feet for the first occupant and 100 square feet for each additional occupant. Every room occupied for sleeping purposes by one occupant must contain at least 70 square feet of floor area, and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of floor area for each occupant.
1. All mobile homes and surrounding grounds must be kept clean and in good condition.
1. Lawns must be cut and trimmed at all times to a height of not more than three inches. If this rule is not observed, the management will cut the grass and bill the resident.
1. Mowing lawns on Sunday is prohibited.
1. All tenants shall arrange to have garbage and trash picked up weekly. Garbage and trash may be placed in a common container with a lid that can be secured. All garbage must be wrapped in paper or plastic so as to contain the odor. Burning of rubbish or trash is prohibited.
1. All mobile homes must be skirting within sixty (60) days after arrival in the park. The skirting used must be approved by the management and must be uniform per mobile home (i.e., different types or different brands or different colors of skirting may not be used on one single mobile home; the skirting must be aesthetically pleasing and have a uniform appearance.)
1. Awnings, porches, utility buildings, tie down equipment and other exterior modifications and structures are permitted if the approval of the management is received in advance.
1. Concrete blocks are not allowed for steps.
1. No noisy construction is allowed on Sunday.
1. Clothes lines are allowed, provided that they are taken down immediately after the clothes are dry, that the "square type" or the "umbrella type" of clothes line is removed from its holder in the ground after each use, and that the lines, poles, and other apparatus is stored in an inconspicuous manner.
1. Unless a newborn baby or illness deems it necessary, there is to be no laundry hanging on lines on Sunday.
1. Tenants are advised that the water in the Park is provided from a combination of wells which vary in the amount of water they supply, and at times the water level can reach a low point. Therefore, washing automobiles in the Park is prohibited (cars may be washed at the garage at the farm on Stoney Lane so long as there is no water shortage). Wading pools will be permitted if there is an adequate water supply and approval by the management is received in advance.
1. Each tenant shall maintain tight drains to the sewer outlet. Any leaks, including faucets, drains, and all plumbing fixtures, must be immediately repaired (particularly in the summer or when the water table in the Park's well system is low).
1. It is prohibited to flush anything down the drain which may block the drain pipes (items such as rags, cloth, hard paper, sanitary napkins, etc)
1. Heat tape must be placed on any water lines which may otherwise freeze in cold weather.
1. It is prohibited to shoot or hunt with BB guns, pellet guns, 22 rifles, high-powered rifles, air rifles, shotguns, revolvers, bows and arrows or similar weapons within the Mobile Home Park.
1. It is prohibited to operate any type of business or commercial venture which would cause business invitees to come to a mobile home within the Park unless (1) Approval from the Park Management is obtained in advance, and (b) There are no signs displayed in the Park in connection with the business or commercial venture.
1. The speed limit in the park is 15 m.p.h. Reckless driving is prohibited.
1. Vehicles shall be parked in the designated area that is specified for each home. No uninspected vehicles shall be left in the park for more than 30 days.
1. It is prohibited to bring into the Park any motor vehicle, which creates excessive noise or a hazardous condition.
1. It is prohibited for a person without a valid driver's license to operate any motorized vehicle in the Park. This includes mini-bikes, dune buggies, snowmobiles, and go-carts, etc.
1. Major car repairs are not permitted in the park.
1. Overnight parking of commercial vehicles is prohibited except under special written authorization from the management.
1. Bicycles operated within the Park must obey posted traffic signs.
1. Parking and storage of boats, boat trailers, travel trailers, tent campers, pick-up camper bodies, snowmobiles, trailers, and any other such recreational vehicles, will be permitted only at a special parking lot to be designated by the management. Parking of such vehicles is prohibited at any other place in the park.
1. When loading and unloading your recreational vehicle, it may be parked in your lot for a period of not more than three (3) days.
1. Outside pets and dogs are prohibited. An outside pet is defined as any animal, which goes or is outside of the mobile home at any time for any reason with or without its owner or other person. Inside pets (not including dogs) such as fish, birds in cages, house cats, etc., are permitted.
1. It is prohibited to own any pet, which makes excessive noise or creates any other type of unreasonable disturbance.
1. Signs and commercial advertising in the park are not permitted (other than the placement of a "for sale" sign on the home or on the property on which the home is located).
1. All residents of the park must obey all federal, state and local laws and regulations, especially laws that pertain to excessive noise, disturbing the peace, and illegal drugs.
1. Excessive noise or disturbing other residents is not permitted.
1. Residents are responsible for the actions of their children and guests.
1. All mobile homes in the park must have at least one working fire extinguisher.
1. Soliciting or peddling in the park is not permitted.
1. Residents may sell their mobile homes within the park, and the mobile home may remain in the park, provided that the following conditions are met: (1) the resident must give a written and dated notification to the park management that his mobile home is for sale (b) If the resident has any vehicle(s) or other possessions in a designated storage area in the Park, he must either remove said items in advance or make other satisfactory arrangements with the park management. (c) The mobile home must be in compliance with any applicable township, county or other local housing codes (d) the person who purchases the mobile home must be approved in advance by the park management.
1. Residents moving from the Park will be permitted to remove any trees, bushes, plants or other shrubbery which they had previously planted in the Park, provided they return the premises to the condition they were in originally, prior to the planting of the tree, bush, plant or shrubbery to be removed.
1. To avoid damage to the underground utility services, there shall not be any digging in the ground (such as planting shrubbery, installing fences, etc) without prior written approval from the park management.

IMPORTANT NOTICE REQUIRED BY LAW

The rules set forth below govern the terms of your lease or occupancy agreement with this mobile home park. The law requires all of these rules to be fair and reasonable.

You may continue to stay in this park as long as you pay your rent and other reasonable fees, service charges and assessments hereinafter set forth and abide by the rules and regulations of the park. Entrance and exit fees may not be charged. Installation and removal fees may not be charged in excess of the actual cost of the mobile home park owner or operator for providing such service of the installation or removal of a mobile home in a mobile home space.

You May be Evicted for any of the Following Reasons

1. Non payment of rent
2. A second or subsequent violation of the mobile home par rules or lease
Occurring within a six-month period.
3. If there is a change in use of the park land or parts thereof.
4. Termination of Mobile Home Park.

You shall only be evicted in accordance with the following procedure

1. A resident shall not be evicted by any self-help measure
2. Prior to commencement of any eviction proceeding, the mobile home park
Owner shall notify you in writing of the breach or violation of the lease or park
Rules by certified or registered mail.

a. In the case of nonpayment of rent the notice shall state that an eviction proceeding may be commenced if the mobile home resident does not pay the overdue rent within twenty (20) days from the date of service if the notice is given on or after April 1, and before September 1, and thirty (30) days if given on or after September 1, and before April 1 or an additional nonpayment of rent occurring within six (6) months of the giving of the notice may result in immediate eviction proceedings.

b. In the case of a breach of the lease or violation of the park rules, other than nonpayment of rent, the notice shall describe the particular breach or violation. No eviction action shall be commenced unless you have been notified as required by this section, and upon a second or subsequent violation or breach occurs within six months the mobile home park owner may commence eviction proceedings at any time within sixty (6) days of the last violation or breach.

You shall not be evicted when there is proof that the rules you are accused of violation are not enforced with respect to the other mobile home residents or nonresidents on the park premises.

In addition, no eviction proceedings for nonpayment of rent may be commenced against you until you have received notice by certified or registered mail of the nonpayment and have been given twenty (20) days from the date of service if the notice is given on or after April 1, and before September 1, and thirty (30) days if given on or after September 1 and before April 1, to pay the overdue rent, however, only one notice of overdue rent is required to be sent to you during any six-month period. If a second or additional violation occurs within six (6) months from the date of the first notice, then eviction proceedings may be immediately started against you.

You are entitled to purchase goods or services from a seller of your choice and the park owner shall not restrict your right to do so.

If you desire to sell your mobile home, the mobile home park owner may not prevent the sale and may not claim any fee in connection therewith, unless there exists a separate written agreement. However, the mobile home park owner may reserve the right to approve the purchaser as a resident in the mobile home park.

Enforcement of the Mobile Home Park Rights Act is by the Attorney General of the Commonwealth of Pennsylvania or the District Attorney of the county in which the mobile home park is located. You may also bring a private cause of action. If your rights are violated you may contact the State Bureau of Consumer Protection or your local District Attorney.

NOTICE PURSUANT TO THE SAFE DRINKING WATER ACT OF 1986

The Safe Drinking Water Act passed by Congress in 1986 requires all water systems to provide certain information about the possibility of lead contamination in the drinking water. The information that we are required to provide is set forth below.

We are required to indicate that possible sources of lead in drinking water include lead pipes, lead piping and lead solder. There can be lead contamination from the water system or from the plumbing system within the mobile home. Even though a water system may provide lead free water, the mobile home may contain sources of lead contamination.

The United States Environmental Protection Agency (EPA) sets drinking water standards and has determined that lead is a health concern at certain levels of exposure. There is currently a standard of 0.050 parts per million (ppm). Based on new health information, EPA is likely to lower this standard significantly.

Part of the purpose of this notice is to inform you of the potential adverse health effects of lead. This is being done even though your water may be in violation of the current standard.

EPA and others are concerned about lead in drinking water. Too much lead in the human body can cause serious damage to the brain, kidneys, nervous system, and red blood cells. The greatest risk, even with short-term exposure, is to young children and pregnant women.

Lead levels in your drinking water are likely to be highest: If your home or water system had lead pipe or if your home has copper pipes with lead solder, and if the home is less than 5 (5) years old or if you have soft or acidic water, or if water sits in the pipes for several hours. There are certain steps that you can take to reduce the known or potential lead content in the drinking water, including the following:

1. When you have any work or repairs done on the plumbing system within your mobile home, advise the plumber to use lead free materials.
2. The cold-water faucet should be used for drinking, cooking and preparing baby formula.
3. You should run the water until it gets as cold as it is going to get before each use. If there has been a recent heavy use of water in the home, such as a shower or doing laundry, flushing the pipes should take five to thirty seconds. Otherwise, it may take as long as several minutes.
4. You may use alternative water supply, such as bottled water.

The Mobile Home Park will take certain measures to reduce the amount of lead in the water, including the avoidance of using lead or lead based materials in the water distribution system and notification to all plumbers, builders, contractors and others who work on the water distribution system about the Federal ban on lead and advising them to use only lead free solder and materials.

The Management of the Mobile Home Park can provide you with more information, including copies of the EPA pamphlet called "Lead And Your Drinking Water". Also, information can be provided about the availability of testing for lead and the costs of such a test. You may contact management.

Finally, we are required to indicate that if there is lead in the drinking water, the severity of the problem may depend on the age of the plumbing. As indicated the most common sources of lead in the drinking water are lead pipes, lead piping and lead solder. The only way to be sure about the amount of lead in the household water is through testing at a competent laboratory. You are advised to check to see if lead pipes, solder or flux have been used in the plumbing in your mobile home and to be sure that new plumbing and plumbing repairs use lead free materials.

IMPORTANT NOTICE

From: Conestoga Hills Community
To: All Resident in the Park
Date: June 1997

Rule 23 of the Park Rules has been changed. The new Rules will be set forth below.

Please cross-out Rule 23 on your current copy of the Rules and attaché this notice to your existing set of Rules.

If anyone has any questions, contact Management.

NEW RULE 23

23. In keeping with its character as a residential community, Conestoga Hills does not permit business or commercial activities. This would include the operation of a "child day care center" or "family day care home" or providing "child day care" as those terms are defined in the law of Pennsylvania (62 P.S. 1001 and 1070). However, this rule shall not be construed to prohibit one resident from "babysitting" or "watching" the child of another resident in Conestoga Hills for a limited period of time (such as a couple of hours) or from having

a member of the resident's extended family (such as a nephew, niece or grandchild) visit for a period of temporary duration (such as a weekend)

IMPORTANT NOTICE

From: Conestoga Hills Community
To: All Resident in the Park
Date: June 1997

Rule 31 of the Park Rules has been changed. The new Rules will be set forth below.

Please cross-out Rule 31 on your current copy of the Rules and attaché this notice to your existing set of Rules.

If anyone has any questions, contact Management.

NEW RULE 31

31. Parking and storage of boats, boat trailers, travel trailers, tent campers, pick-up camper bodies, snowmobiles, trailers and any other such recreational vehicles is not permitted in the Park. Vehicles of this type (and in some cases other items of personal property) may be parked or stored free of charge at a specially designated area on the Hamish Farm provided that the owner of the vehicle or other property being parked or stored agrees to assume all risk of any loss or damage to said property while it is at that location. Neither the owners of the Harnish Farm nor the owners of Conestoga Hills Community are responsible for loss or damage to any vehicle or other property while it is parked or stored on Farm property.