

**Shawn's Park LLC
24592 White Street
Millsboro, DE 19966**

PARK RULES AND REGULATIONS

- (1) No peddling or soliciting or commercial enterprise is allowed in the park without first obtaining the consent of the Landlord.
- (2) Tenants are responsible for the conduct of and for any damages caused by any resident of the manufactured home, their guest and their pets. Any vandalism by any tenant or resident of the manufactured home or by any guest of tenant shall be grounds for the landlord to terminate the lease for due cause.
- (3) For better service, please register all complaints in writing at the office.
- (4) All garbage must be bagged in accordance with the requirements of the collecting agency. No trash or garbage shall be placed outdoors for more than twenty-four hours (24). All containers shall be kept off the street and stored at the rear of manufactured home, except on collection day.
- (5) Each manufactured home space must be kept neat and clean and no storage of bottles, cans, boxes or equipment around or under structure will be permitted.
- (6) Dead flower, bushes, tree limbs, Christmas trees and similar debris are the responsibility of the tenant.
- (7) The Landlord in writing must approve all radio and television antennas before they are installed. No replacement manufactured homes, outbuildings, additions or any improvements to any manufactured home may be erected or moved onto the leased property without the written consent of the landlord and in compliance with all State and County laws and ordinances. Only one barn style shed made of wood and a maximum size of 12' wide x 12' in length and 9' in height.
- (8) If the manufactured home is not in used in the winter, each tenant must winterize the water supply. Anyone who does not comply, or who utilizes running water to keep it from freezing will have the supply cut off until he complies with this regulation. Landlord will not be responsible for any damage caused by a supply cut off.
- (9) If the manufactured home is not used in the winter, the water supply must be winterized by each tenant, Anyone who does not comply, or who utilizes running water to keep it from freezing will have the supply cut off until he complies with this regulation. Landlord will not be responsible for any damage caused by a supply cut off.
- (10) Any new rules or regulations will be delivered to each tenant and posted on the bulletin board in front of the store and shall be effective as provided for in the lease
- (11) No manufactured home will be accepted in the park or be permitted to remain, or be transferred, in the park as the case may be, unless the Landlord approves it.
- (12) No 10' wide mobile homes presently in the park may be sold or transferred unless the same is modified as follows:
 - (A) An addition is built 10' in width and a length over $\frac{1}{2}$ of the length of the mobile home

- (B) An "A" frame roof is placed on the entire structure.
 - (C) Said modification must be completed within one year of the sale of Mobile Home
 - (D) No new lease will be provided to any new owner unless said modifications are completed as of the date of transfer to the new owner or the new owner agrees in writing to make said modifications within one year of the date of purchase.
- (13) No application will be accepted in the park who has a record of violating the criminal laws of the State or the United States
 - (14) No excessively loud parties will be allowed at any time. Tenants will be expected to play their radios and televisions at normal volume and to control all noise in consideration of their neighbors.
 - (15) Drunkenness, immoral conduct or any other conduct in public or at and place in the park under such circumstances as to cause complaints from other tenants will not be tolerated
 - (16) Conviction of a crime or adjudication of delinquency committed by a tenant or by a resident of the tenant's manufactured home, the nature of which at the time of the crime or act of delinquency caused immediate and irreparable harm to any person or property in the park shall be grounds for termination of the lease.
 - (17) No children under the age of eighteen (18) will be permitted to live or stay in the park unless living or staying with an adult person, that is over eighteen (18) years of age.
 - (18) No fireworks are permitted to be stored or set off on the leased property or in the park
 - (19) Application for electric energy may be made at the Delaware Electric Cooperative Inc., Greenwood De. In accordance with its rules and regulations in the name and by the lessee. Each lessee must give to other lessee, if necessary an easement to pass down the space boundary line for the purpose of reading electric meters at the rear of some manufactured homes.
 - (20) All electric and water connections must be approved by the landlord. Tenant will be responsible for any malfunction between the cut off valves for water and the manufactured home. Tenant will be responsible for any malfunction between the electric meter and the manufactured home. Tenant will also be responsible for any malfunction in the electric meter.
 - (21) Tenant shall provide his own sewage disposal facilities and take the responsibility for maintenance of the same, all as may be required from time to time by the Department of Natural Resources and Environmental Control of Delaware or any other governmental authority have jurisdiction over such matters, and lessee further agrees to abide by Landlord's directions with respect to the location of such sewage facilities. If tenant damages any facility of the Landlord in the installation or repair of said sewage facilities, the same shall be repaired at the expense of the tenant. In the event that sewage should for any reason flow out upon the ground surface or begins to pollute any waterway, tenant agrees to cease using his manufactured home until such condition has been corrected. Further, if Shawn's Park LLC is required to install or hook up to a central sewage system, Tenant agrees either to surrender his lease or to connect to

- the system and re-negotiate the rental charge to extent needed to cover the extra financial burden imposed upon Landlord.
- (22) Fences around each manufactured home lot tend to make the park more attractive: however, they must not be more than four (4) feet in height and must be slatted to allow see through.
 - (23) Each manufactured home and each manufactured home space must be kept neat, clean, and attractive in appearance. This is a continuing obligation and if any manufactured home is permitted to deteriorate below the standards acceptable to the Landlord than this failure may be considered due cause leading to termination of the lease. Prior to occupancy of a manufactured home in Shawn's Park LLC., the foundation of each manufactured home shall be enclosed by skirt in such fashion as to conceal the area under the manufactured home from view. Skirting shall also be required for any porch and storage room and additions.
 - (24) No trees shall be removed without permission of the Landlord. The responsibility for trimming, pruning, cutting and removing limbs and trees on and from any lot shall be that of the tenant. Any damage caused to any manufactured home or other property from falling limbs or trees shall be suffered by the tenant without recourse to the Landlord. The tenant will be responsible for removing any dead or dying trees. Any tree removal shall be completed by a competent tree removal service maintaining adequate liability insurance and approved by the Landlord. If the tenant fails to remove any such tree or limb which in the judgment of the Landlord is a danger to life or property, the Landlord may have said tree or limb removed and tenant shall pay Landlord the cost of such removal.
 - (25) Tenant agree to comply with the laws, ordinances, rules and regulations of the State of Delaware, Sussex County and any agencies thereof and is hereby on notice that said rules and regulations are in addition to, and not in lieu of, the rules and regulations of Shawn's Park LLC.
 - (26) Cars shall be parked only in the designated areas and if not currently tagged or being used, shall be removed from the park. No parking is permitted in the streets or roadway for any purpose.
 - (27) No major repairs or overhauling of cars is permitted on or around the manufacture home lot or in the roadways.
 - (28) No trailers or campers will be accepted in the manufactured home portion of the park, and such vehicles, when visiting, must be parked in the "vehicle storage yard" if the visit will extend over night.
 - (29) The speed limit is 10 miles per hour when driving in and around the park. Anyone driving in excess of 10 miles per hour may have his or her rights to drive in the park suspended. Do not blow horn unnecessarily. No car that is not property equipped, currently licensed and in the condition required under the law and regulations of the State of Delaware can be operated in the park.
 - (30) No gun of any type or description may be used or discharged within the park, No gun may be carried in the park except to and from hunting or target areas outside the park. The word gun includes "BB" guns, pellet guns and air rifles.
 - (31) Any lease may be terminated for due cause if a Tenant or resident of the tenant's manufactured home caused, or threatens to cause, immediate and irreparable harm to any person or property in the park.

- (32) Animals
- (A) Pets must be kept on a leash at all times, whether being exercised or on the manufactured home lot
 - (B) Noisy or unruly pets or those that cause complaints will not be allowed to remain in the park
 - (C) Pets may be bathed on the tenant's manufactured home lot only.
 - (E) Tenant shall be responsible for cleaning up all excrement from pets and tenant shall be required to have all dogs in their possession licensed and currently inoculated for rabies and parvovirus.
- (33) Rules and Regulations.
- (A) Landlord reserves the right, from time to time, to amend or supplement the foregoing rules and regulations and to adopt and promulgate additional rules and regulations applicable to the leased premises. Any amendment will only be effective sixty (60) days after notice to the tenant.
 - (B) Tenant agrees to comply with all such amended regulations upon notice from Landlord
 - (C) Any failure of Landlord to enforce one or more of these regulations shall not constitute a waiver of these regulations, either in whole or in part.
 - (D) Federal, State and County laws, rules, and regulations must be complied with by the tenant. (Note that such laws, rules and may be more restrictive than these regulations).
 - (E) Any violation of any provisions of these regulations may be considered due cause for termination of any lease.
- (34) Any Tenant who has a complaint about another tenant violating these regulations must make his complaint in writing to the Landlord. The complaint will be kept in confidence.
- (35) If any covenant of the lease, or of these regulations, which are a part of the lease, should fail to comply with any requirements of any valid law of the State of Delaware, the applicable law shall be applied and the requirements of the law are for that purpose incorporated herein by reference.
- (36) Campground Recreational Facilities
- (A) The campground recreational facilities shall be available to the tenant, the tenant's family, and the tenant's guests.
 - (B) The facilities shall be closed and not available from the second Sunday in October through the last Friday in April.
 - (C) Shower rooms and facilities are for campers and are not to be used by manufactured home Tenants or their guests as an alternative to the manufactured home facilities.
- (37) Boat slip may be separately leased and shall be for the use of tenant and his immediate family only. The slip may not be subleased without the Landlord's written permission. Guests of tenant who desire temporary slip rental shall register with the Landlord.
- (38) Swimming pools for children will be permitted. The size shall not be larger than 12" high and no more than 60" in diameter and only one pool on any lot. They will be permitted as long as water supply remains sufficient.
- (39) As of January 1, 1995, only electric golf carts will be permitted in the park.