

RULES & REGULATIONS

Clover Estates MHC MI

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Welcome to Clover Estates MHC MI. The following rules and regulations governing Clover Estates MHC MI (hereafter occasionally referred to as the "Park"), have been prepared in accordance with the law to provide all Residents with a written statement of our park standards and procedures.

The management of Clover Estates MHC MI has been instructed to enforce these rules and regulations uniformly. These guidelines are based equally upon your cooperation and have been put into place to ensure quiet enjoyment for all Residents and to provide you with a happy and orderly Park.

Please read these Rules and Regulations carefully and discuss any questions you may have with your community manager.

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ACKNOWLEDGEMENT OF RULES: Prior to admission to the community each resident must sign an acknowledgment that he/she has received and read a copy of the Community Rules & Regulations and any amendments thereto. Resident(s) agree that these rules and regulations are reasonable and in accordance with state, county, and City laws and ordinances. Residents agree that he/she as well as all other occupants residing in the home and all guests will abide by the regulations, procedures, and standards set forth herein all state, county and city/township laws and ordinances. All terms and conditions of the Community's written Lease agreement are specifically incorporated herein and Residents, whether they have accepted or declined to sign the written lease, must comply with such terms and conditions as well as with these Rules and Regulations. Failure to comply with the rules or other laws may result in the termination of tenancy as provided by law.

All Residents and their guests shall respect other resident's property and shall not trespass over other resident's lots or use them as walkways.

AMENDMENT TO RULES: Sometimes, the rules may be changed or amended. Prior to the implementation of a new or amended rule or regulation, a thirty (30) day written notice of the proposed change will be provided to the Residents and a copy of the amendment will also be posted in a conspicuous location within the community. New or amended rules will become effective thirty (30) days after delivery and posting and will be enforced accordingly.

ENFORCEMENT OF RULES: Every effort will be made by the Landlord to ensure that the rules, procedures, and standards established herein are enforced that the quiet enjoyment and comfort of all Residents is not disturbed and that the community's aesthetic standards are maintained. Ignorance of the contents of the rules will not be accepted as an excuse for noncompliance. Landlord's failure to enforce any provision of the Rules & Regulations shall not be deemed a waiver of Landlord's right to enforce said provision on future occasions.

EQUAL HOUSING OPPORTUNITY: It is the policy of the Community to offer equal housing opportunities to all qualified applicants. We encourage and support an affirmative advertising and marketing program in which there are no barriers based on race, national origin, religion, sex, familial status, or handicap status, to obtaining housing in the community. This policy is the law and is consistent with our philosophy, objectives, and practices.

NOTICE OF VIOLATION: Residents who violate a rule, procedure, or standard established by these rules will be contacted by the Landlord, either by personal visit, a telephone call, text, electronic mail, or the issuance of a written rule reminder.

RENT: The rent provided for in the lease agreement must be paid in advance on the first day of each month, unless otherwise stated in the lease agreement.

Community

ANNUAL INSPECTIONS: Annual inspections of Lessee's lot and exterior of home and shed will be done every spring. Lessees will be required to comply with the inspection. If you have any problems with the time given to make repairs that are on the list, call the office and we will work with you. If your home needs to be painted and you want to change the color, it must be approved by Community management first. All wood-sided houses showing deterioration will be required to either replace the wood siding or reside with vinyl siding.

BUSINESS OR COMMERCIAL USE: Business or commercial enterprises of any kind shall not be carried on in any home in the Park.

GENERAL CODE OF CONDUCT: Residents shall not menace, threaten, use profanity or otherwise harass other Residents or Landlord, Landlord's representatives, employees, officers and vendors.

Quiet hours within the community are 10pm - 9am daily. It is expected that all homeowners will respect the rights of others to enjoy the quiet and peaceful use of the Park.

ANY CHILDREN caught damaging community property will be reported to the Police Dept. and parents WILL BE REQUIRED TO PAY FOR ANY AND ALL DAMAGES TO COMMUNITY PROPERTY. ANY ADULTS causing damage to Community Property will be reported to the Police Dept. and restitution will be required. For their safety, children must be accompanied by an adult when on the streets or play areas after dark. Disorderly conduct displayed by minor children (such as foul and abusive language, cigarette smoking, fighting etc.) WILL NOT BE TOLERATED in the Community. ALL parents are held responsible for their children's conduct. Domestic violence and/or disorderly conduct that disrupts the Community or involves the Police Dept. is cause for immediate eviction.

MUTUAL COOPERATION: It is important for all residents to cooperate with management and to act in a considerate manner toward management and their neighbors. Community Management DOES NOT ALLOW LOUD PARTIES OR LOUD MUSIC IN CARS OR HOMES. CONSTANTLY BARKING DOGS, OR UNSUPERVISED CHILDREN ARE ALSO NOT PERMITTED. Children are not allowed to trespass onto any other Lessees' home site or empty lots.

PROHIBITED ACTIVITIES:

- a. Drunkenness, immoral acts, abusive language, or misconduct will not be tolerated. No alcoholic beverages are to be served or consumed in any public area or street.
- b. There shall be no brandishing of firearms or any other weapon(s) in an attempt to intimidate, threaten or harm any resident, their children or guest(s) while in the confines of MHC LLC. The firing or use of any guns (including BB guns, air guns, and paintball guns), slingshots, or bow & arrow is PROHIBITED.
- c. The use of excessively loud talking or shouting, abusive language, radios, televisions,

stereos or other disturbing noises is prohibited within the Park during quiet hours. Interference with the quiet enjoyment of other homeowners in the Park is just cause for termination.

d. Residents are prohibited from lighting and using fireworks in the Park.

e. Soliciting is strictly prohibited. Please report all solicitors to the Park office.

f. Areas restricted to Residents are: Park entrance signs, construction areas, machinery areas, model home sites, maintenance and storage sheds, any Resident's lawn without permission, Park landscaped areas unless otherwise specified as a community area, utility equipment and/or areas, any and all community areas outside of designated hours, any and all areas where maintenance is being performed by Park employees or vendors.

REGISTERING COMPLAINTS & MAINTENANCE REQUESTS: All complaints and requests for repairs/maintenance must be in writing and must include your name and lot number. Names of persons registering complaints are kept confidential.

Your New Home

HOME SET UP: Mobile homes coming into the community must have prior Community Management approval and be placed on the mobile home pad as directed by the Community Manager or designee. Installation of all homes must be performed by a licensed Mobile Home Installer and must comply with all Community Rules and Regulations as well as all applicable Permit Requirements, and Regulations. Unless the home is purchased through this community, installation and set-up of the mobile home will be the responsibility of the Lessee, unless otherwise indicated. Lessee will be responsible for properly anchoring the home and preventing damage to the lot. Hitches must be removed, and wheels/axles must be stored underneath the mobile home after installation is complete. All mobile homes are required to have separate water shut off valves installed above ground for easy access. Mobile homes with electric water heaters must have a check valve installed by the water heater. All outside water faucets must be installed through the side of the home and not through the skirting. ALL mobile homes approved for the community must have vinyl skirting installed within 15 days of placement of the home on the lot.

LOSS AND LIABILITY: It is mandatory that you procure a manufactured home comprehensive insurance policy insuring your home against loss or damage. It is also recommended that Residents include liability coverage for personal injuries which may occur on the home site or within the mobile home.

OCCUPANCY: The Applicant shall complete the Lease application, which must be approved by the Landlord prior to occupancy of the premises. The Landlord reserves the right to approve or disapprove the Applicant's Lease application based upon character or credit references, and to refuse admittance to anyone whose home is not considered acceptable in appearance or Condition. The Applicant shall make no material misstatements of fact in the Lease application. Misstatements of facts could result in the application being turned down

or occupancy could be terminated.

Tenants may not sublease, or assign the pad site lease, to a buyer of the tenant's manufactured home without management approval and as long as the new buyer or sublessee qualifies as a tenant within the community.

The Applicant shall register at the office before commencing occupancy of the premises. Applicants shall provide management with the names and addresses of all residents who shall be living in the home. Any added occupancy must be approved.

ALL HOMES IN THE PARK ARE FOR SINGLE FAMILY DWELLING ONLY.

Utilities

CABLE AND INTERNET: Cable TV and Internet are not included in lot rent. Residents may contact their local provider for installation of these services. If the community is in a bulk agreement, a technology fee will be charged.

ELECTRICAL: Electrical services are the responsibility of the Resident. Tenants may not use portable generators to operate the home unless there is a power outage caused by weather conditions.

GARBAGE SERVICES: All garbage must be kept in plastic bags and garbage cans, with a lid. No bagged garbage is allowed to sit on or around the lot including but not limited to decks, porches, sidewalks or yard.

FUEL TANKS: All fuel tanks servicing a specific mobile manufactured home shall be considered property of the resident, who shall maintain, repair and replace the same as required. Any leaking or spillage emanating from a Resident's fuel tank shall be remediated at the sole cost of that resident pursuant to the direction of the State Department of Environmental Protection and/or the appropriate local authorities. Fuel Delivery companies must have a certificate of insurance with coverage for environmental cleanup. Old rusty tanks will not be allowed. Tanks must be inspected yearly.

TRASH REGULATIONS: All garbage cans must be kept in storage sheds at all times, except on collection mornings. Cans are to be placed by the road and immediately removed after pick-up. Lessee's garbage cans are knocked over, it is the Lessee's responsibility to clean up the garbage immediately. Bags of garbage CANNOT be stored on deck or on the home site at any time. Garbage collections and rules will be posted by management from time to time.

Dumpsters are for household waste ONLY unless otherwise designated and labeled for other items. Large items such as furniture, tires, remodeling debris, appliances, electronics etc, is not allowed. Violators will be charged a minimum of \$50 per item. Annual clean up dumpsters for such items may be provided at times by the Park with notice to Residents.

GAS: Gas services natural and/or LP are the responsibility of the tenant. Tenants may not use portable generators to operate the home unless there is a power outage caused by an act of weather conditions.

SEWER: The Lessee will be responsible for keeping his or her sewer system unclogged: DO NOT UNDER ANY CIRCUMSTANCE FLUSH ANYTHING OTHER THAN TOILET PAPER IN THE TOILET. If Lessee refuses to unclog his or her system, the community will do so and charge accordingly. Tenants shall notify Management of any and all water leaks or excessive dispersion of water.

UTILITIES: Any utility hookup must be approved by Community Management. A licensed and insured electrician must be used for the electrical hookup to Community property, and a licensed and insured heating contractor must do all gas hookups and conversions. MissDig MUST be contacted at least 3 days prior to any digging on the lot. Lessees must make sure all utility lines are properly buried. The use of oil heat and LP gas heat is NOT permitted in the community. LP gas cylinders for heat or oil barrels of any kind are not permitted in the Community. If Lessee has a built-in fireplace in their home all wood must be stored in a shed it CANNOT be stored on decks, under decks, or in the back yard with tarps thrown over it, as this will attract ground dwelling bees.

WATER: Lessee must always contact Community Management for connecting or disconnecting from the Community water line. Community Managers and Maintenance Staff are the only persons allowed to touch community water shut-offs under the home.

Resident is responsible for water supply protection devices. Heat tape shall be installed at the time the home is installed on site and replaced when necessary to prevent the freezing of service lines, valves and riser pipes. Please be sure to disconnect any outside hoses before winter weather. If there is any freezing and/or water damages resulting to any portion of the water service, lines, or the water meter, due to neglecting of this requirement, the repair will be at the expense of the resident.

Your Lot and Home

ACCESSORIES TO YOUR LOT AND HOME: Prior to construction, the Resident must first obtain written approval from Management. Resident is to provide Management with a sketch of the appearance and location of the accessory. Any additional permit required by the Township is the Resident's sole responsibility. Residents who make improvements or alterations without first obtaining required permits and/or written Management approval may be required to remove the improvements or alterations.

Clotheslines are not permitted. Trampolines are not permitted. The operation of any day care business is not allowed in the Community. All swings-sets, climbing equipment, sandboxes, etc. must be placed in the back of the lot. Placement of any sandboxes, wading pools, etc. cannot destroy any part of the mobile home lot.

Pools will be allowed with management approval. Pools must be under 24" tall and must be maintained and kept in good condition at all times. Proof of home-owners insurance must be provided along with the dimensions of the pool. If, at any time, the pool becomes dirty, damaged, or unsightly, it must be removed immediately from the lot.

Your lot, home-site, patio and/or deck must be kept free of debris including toys, bicycles, pools, lawn mowers, etc. All of these items must be stored out of sight when not in use and must be put away each night.

No flammable liquids or other hazardous materials may be stored underneath your home, deck, or additional structures. All sites must be kept free of fire hazards.

Management reserves the right to remove any item not conforming to the above specifications and to maintain any lot which is being neglected by the resident, both at the Resident's expense.

DECKS AND PORCHES: All decks and porches must have skirting. Handrails or railings must be installed on all exposed sides in accordance with the State Building Code.

FENCING: Fences are generally not permitted. However, management may consider designs that meet State or Local regulations.

FIREPLACES AND FIREWOOD: Firewood is to be stored along the side of your shed that is facing your home in a neat and orderly manner to deter fire, rodents, or unsightly appearances. Two rows are allowed. Each row is not to exceed eighteen inches (18") in width, four feet (4') in height and the length of your shed. Covering of your firewood is NOT permitted as this attracts ground dwelling bees.

Open fires, burning of leaves and other debris are PROHIBITED by Residents.

LOT MAINTENANCE - EXTERIOR MAINTENANCE: Mobile home exteriors and sheds should be kept neat and repaired. Any Lessee who would like to put up any additions or structures including but not limited to sheds, car ports, deck fencing or skirting must see Community Management first. All construction must be approved by Community management and be completed within thirty (30) days. Plans must be brought to the Community Office showing size, construction materials and placement on the lot. In the event construction plans are not approved by Management, the final construction may be disapproved, and Lessee will be required to remove the construction. All structures must be sided with wood or vinyl house siding.

The exterior of your home should be washed periodically to keep up the condition as well as appearance of your home.

LOT MAINTENANCE - LANDSCAPING: Lessees are responsible for lawn care and those portions of common areas including walkways and parking strips that lie within the extensions of lot line to roadways or other boundaries: Lessees are responsible for the mowing and trimming of grass. Grass mowing and trimming is to be done once a week as

needed. The Community does not pick up yard waste. All tenants are required to put leaves in bags and dispose of them. The Community does not pick up Christmas trees. Bushes, shrubs and flowers may be planted and become a part of the real-estate and will remain with the lot at the termination of the Lease. Trees cannot be planted anywhere on your lot. All bushes, shrubs and flowers planted in the back of the home must be placed against the mobile home or in movable pots. Please note: home color scheme must be approved by management.

TREE REMOVAL AND TREE TRIMMING IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE MANAGEMENT OFFICE. THERE IS TO BE NO TAPPING OF TREES FOR SAP. NAILS CANNOT BE PUT INTO ANY OF THE TREES IN THE COMMUNITY.

In the event a Resident fails to maintain the home site as required, Management will issue a notice requesting the Resident to perform the necessary maintenance by a specified date. If the violation is not corrected as requested, Management has the right to enter upon the site and perform any and all necessary maintenance as required by law.

The charges incurred as a result of such maintenance shall be deemed to rent and will be collectible as rent. Mowing, trimming and all other repairs and maintenance work resulting from residents' failure to maintain premises in good repair will be charged \$50 an hour plus material. There shall be a one-hour minimum charge if Management provides any maintenance services.

SNOW REMOVAL: Resident is responsible for snow removal on his site. Snow and ice are to be removed from all parking areas, sidewalks, vents, or meters, etc. on your site. Please be considerate to your neighbors and operate snow removal machines only at reasonable hours. Take care that ice and snow removed from your site does not end up in the street.

SATELLITE DISHES & ANTENNAS: CB antennas are NOT permitted in the Community. Television antennas are permitted but cannot extend more than 12 feet above the home and must be mounted to the home securely. Guide wires CANNOT extend from the antenna. Satellite dishes are restricted to 18-inches and must be mounted to your home securely. Dishes CANNOT be placed on poles or on the ground. Lessees must contact the office for permission prior to installing any structures on the lot. Satellite dishes that are not in use must be removed.

SHEDS: The Community allows only one shed per lot. Any shed being moved into the Community or built must be approved by the Community Management. The shed must fit onto the Lessee's lot and be movable. Shed size may vary with the lot. The Largest shed permitted for construction in the community is 12 wide x 16 long. A metal shed is permitted provided it is painted to match the color of Lessee's home and is not in need of a lot of repairs.

Wooden sheds must be sided with painted aluminum house siding, vinyl siding or wood house siding. CHIPBOARD OR BLANDEX IS NOT PERMITTED ON THE EXTERIOR. Sheds must be painted to match homes. Wooden sheds must have peaked shingled roofs, no rolled roofing allowed, finished eaves and trim boards. All sheds must have a treated floor

to secure the shed structure. All sheds that are raised off the ground must be enclosed at the bottom with vinyl skirting or vinyl flaps to prevent unwanted animals, i.e. Skunks, opossum, etc.

SKIRTING: The Community allows skirting kits which include top and bottom tracks. Skirting panels must fit securely in the top and bottom tracking. A Lessees' home with deteriorating or missing skirting will be required to replace skirting. Skirting that is loose or caving in must be put securely back into place. NO SKIRTING WILL BE ALLOWED TO BE PAINTED.

WINDOWS AND DOORS: Windows and blinds cannot be broken, cracked, or missing. Blankets, towels, or sheets cannot be hung in windows. Plastic cannot be placed over windows on the exterior of mobile homes. Insulation or cardboard cannot be placed in windows or doors. Mobile homes should have proper storm windows or inside plastic kits. All winterizing of windows and homes must be done from the inside of the home. All mobile home doors and screen doors should be in good condition. ALL HOMES ARE REQUIRED TO HAVE LOCKING DOORS AND LOCKING WINDOWS.

Vehicles and Trailers

VEHICLES: Parking is provided for the tenant's vehicles; ALL vehicles must be legally registered and tagged. If the tenant owns a vehicle, as registered in the application extra monthly fee will be charged for additional vehicles. These vehicles will only be accepted provided a parking space is available.

Cars must be parked only in the assigned and designated space. No Parking areas such as Fire Lanes and No Parking Zones must be respected at all times. No Parking is allowed on lawns, sidewalks or between mobile homes. Violators will have their cars towed away at their expense. Do NOT park or block any other resident's driveway or parking spot. VEHICLES CANNOT be worked on in the Community. All fluid leaks from vehicles should be cleaned up by the Lessee immediately. No heavy mechanical work or oil changing is permitted on automobiles in the Park or any Park property.

It is the responsibility of the residents to inform their visitors to Park where they can park their vehicles. Parking in other residents' spaces is prohibited. The speed limit throughout the Park is 10 miles per hour or less.

Unless Specified No parking or storage of cars, trucks, boats, hitched trailers, commercial, recreational, or any other irregular vehicle is permitted on Park streets or driveways. Non-operable and non-licensed vehicles must be removed from the Park. Placing automobiles on ramps or jacks is strictly prohibited. No automobiles with excessive noise, defective muffler, leaking oil or gas are allowed in the Park. Licensed mopeds and motorcycles are prohibited from using Park streets or property except to and from the resident's home.

All vehicles must have current registration with valid plates or the vehicle, trailer and/or recreational vehicle will be towed at the Owner's expense unless Resident has received approval from management. Vehicles which are not in running condition shall not be parked on any home site. This includes vehicles which have been damaged by a traffic accident, which have one or more deflated tires, which have been damaged by fire or vandalism, or which are in need of extensive repair or are missing parts.

There is no parking on the street overnight in accordance with the local City winter parking ban. Parking on the street and hindering the removal of snow will result in a \$25 fine and/or the vehicle being towed at the Owner's expense.

RECREATIONAL VEHICLES: All recreational items brought into the community must have prior written approval from Community Management and must be parked in the designated storage area. Items can be parked on the parking pad for no more than 48 hours to load, unload, clean, etc. Campers stored in the Community CANNOT be any longer than twenty-four (24) feet. Snowmobiles must be kept on a trailer in the storage area and covered at all times. Snowmobiles, quads, dirt bikes, etc CANNOT be ridden in the Community or on Community property at any time. The Resident shall not operate or park a motor vehicle upon the community lawns and patios or permit their guests to do so. The Resident shall not permit motorcycles to be parked on the patio or lawn of the premises; motorcycles should be parked in the driveway or shed. Motorcycles and motor scooters can be ridden in the Park but only to leave and come to the Park home site by the homeowner of that home site. Recreational driving and use of motorcycles or other motorized two - (2) or Four - (4) wheeled recreational vehicles within the park is strictly prohibited UNLESS it they are properly registered and licensed and only to leave and come to the Park home site.

Pets

PETS: *Please see community manager for information regarding service and companion animals.

Pets are not allowed in the community without prior permission from Community management and must be registered with and approved. As required by local laws and ordinances, all dogs must have a valid license and proof of immunization shots. This information must be provided to Clover Estates MHC and kept current each year. ALL PETS MUST BE HOUSED INSIDE THE HOME AND ARE ALLOWED TO BE OUTSIDE ONLY WHEN ATTACHED TO A HANDHELD LEASH, HELD BY AN OCCUPANT OF SUITABLE AGE. Pets must be neutered or spayed.

Farm classified animals or exotic pets are not permitted. Only two cats or two dogs or one cat and one dog are allowed per home. All pets must be licensed and immunized in accordance with state and local laws, and pre-approved by park owners.

Resident shall be responsible for guests, to include pets of guests within the community

Only 2 animals are allowed per home. There is a \$5 monthly pet charge. Breeding of pets is NOT permitted.

Pet tie outs and outdoor dog kennels, runs or houses are NOT PERMITTED – Pets may not be left outside unattended. One warning will be issued for any pet violation, A SECOND PET VIOLATION WILL RESULT IN a 5-DAY NOTICE TO REMOVE THE PET FROM THE COMMUNITY OR VACATE THE PREMISES. Pets running at large may be picked up by the Humane Society/Animal Control.

ALL YARDS MUST BE KEPT CLEAN OF PET WASTE: When walking the pet, any droppings MUST be cleaned up immediately. Lessee should not let their pet soil in other tenant's yards. If Lessee's pet destroys or damages any part of the mobile home site, Lessee is required to repair all damages immediately. Residents are solely responsible for the behavior of their pet. Noisy, unruly, or dangerous pets will not be allowed to remain in the community. Pets are not allowed in any common areas where people congregate including, but not limited to, bus stop, clubhouse, parks, playgrounds, and community events.

Selling Or Removing Your Home

SALE OF HOME: The right to occupy a home on the lease site is not unconditionally transferable with the sale or transfer of title to the manufactured home. Should you decide to sell, the following guidelines apply:

One (1) 12x14 FOR SALE sign in a window facing the street will be allowed.

The exterior physical appearance and condition of the manufactured home and leased site must be in good condition prior to listing the home for sale.

You are required to have the Landlord/Park manager inspect the exterior of your home and leased site to ensure both are in compliance with the current community standards regardless of the condition of the home when you initially purchased the home. There is no fee for this inspection. All items that need repair or correction must be completed, weather permitting, prior to Landlord's final authorization of resale. Landlord does not inspect the anchoring system, nor does Landlord warrant that the anchoring system is properly installed or suitable for the particular home.

Authorization of resale by Management is not a warranty to any person as to the condition of any part of the home or its accessories.

If the home is to remain on the leased site, then the buyer must apply and be approved by the Landlord for Community Residency PRIOR to the closing on the sale of the home. If the purchaser of a home occupies the home without first having obtained Landlord's approval for residency, the purchaser will be deemed to be a trespasser and will be evicted from the community. Landlord will not accept rent from a trespasser.

All rent and other charges owed by the Resident must be paid to the Landlord prior to the closing on the sale of the home. Unless given approval by management, No tenancy is transferable and Resident(s)' tenancy continues until the purchaser executes a new lease for the home site.

Any improvements or additions to the manufactured home and/or home site, including but not limited to sheds, garages, and decks, which are to remain on the home site following an on-site sale of the home, with the exception of landscaping, must be sold and ownership transferred to the purchaser.

If a home is sold in violation of the on-site resale provisions of these rules, Resident will remain responsible for all rent and other charges which may accrue, regardless of whether the Resident continues to occupy the home or holds title to the home.

RIGHT OF FIRST REFUSAL: If the home is to be sold to someone who intends to move it out of the Community, the tenant must give the landlord a 72-hour opportunity to match the purchase offer. If the landlord elects to match the purchase offer, the home must be sold to the Community. The 72-hour notice must be in writing with a copy of the purchase offer from the intended purchaser given to the Community Manager. The 72-hour notice must be dated when received by the Community Manager. The price will be the same as what the outside purchaser offered the resident. If the landlord does not agree to buy the unit for that price within 72 hours, the tenant is free to sell it at or above that price to the third party, however, if the tenant decides to sell the home at a reduced price, the tenant must again give the Community a chance to match the lower offer.

REMOVING YOUR HOME: The present home owner or resident must give written 30 day notice to the office that their home is going to be moved out of the park. Clover Estates MHC MI must be provided with the name of the moving company or any other companies that are being used as part of the removal process. Any and all companies must provide Clover Estates MHC MI with a copy of their Certificate of Insurance and licensing prior to removal, along with a 5 day notice prior to the official removal of the home.

Clover Estates MHC MI will inspect the premises for any damages resulting from the removal of the home. This includes the immediate premises as well as any and all Community Property. Any improvements or accessories placed on the site including, but not limited to, steps, decks, sheds, tie-downs, anchoring systems, awnings, carports, cement blocks etc. must be removed unless written permission is given by Clover Estates MHC MI. The lot must be cleaned up of all garbage and debris. All wires must be cut back to the boxes or pedestals. All other utilities must be properly disconnected. All damage to the grass by tire ruts must be repaired to a level surface. Written permission must be given should it be necessary to cut or remove any trees, bushes, shrubs, or flowers.

Clover Estates MHC MI assumes no responsibility in the event that a manufactured housing retailer, bank or other security party removes Resident's home from the Park.

Abandonment or Vacating of Manufactured Home: If the resident abandons the manufactured home placed on the premises, for whatever reason, and if Management is

required to remove the manufactured home, after notice to Resident at the Resident's last known address, the Resident shall be responsible for any and all expenses incurred in removing the manufactured home or other property from the premises.

Evictions and Violations

IN THE EVENT OF EVICTION PROCEEDINGS OR BREACH OF CONTRACT: All improvements to the premises must remain representing collateral: fixed improvements including but not limited to, hot water tanks, air conditioners, awnings, carports, garages, refrigerators, stoves, cook tops, dishwashers, garbage disposals, etc. Resident agrees that Resident must obtain a written approval from Landlord prior to removing any such items. Any attempts to remove such items without prior approval from the Landlord, will be considered theft and shall be prosecuted to the fullest extent of the law. If Resident and Landlord agree to continue the residency after a breach of contract, resident will be required to fill out a new application and submit any requested documents such as proof of income, insurance, pet records and a copy of the title to the home.

VIOLATIONS & TERMINATION OF LEASE: Resident's tenancy will be terminated if Resident, a member of Resident's household or other person or guest under the Resident's control allows the home, site, or any area within the community to be used for or to facilitate drug related criminal activity. "Drug-related criminal activity" refers to the illegal manufacturing, sale, distribution, use or possession with the intent to manufacture, sell, distribute, or use a controlled substance in the home, on the site or within the community.

Resident's tenancy will be terminated if Resident, a member of Resident's household or guest under Resident's control, whether in the home on the site, or anywhere within the community, engages in or allows illegal activity, including but not limited to burglary, prostitution, criminal street gang activity, destruction of property, vandalism, threatening or intimidating assault, brandishing or displaying of firearms or other weapons discharge of firearms or other weapons, games of chance or any other activity which jeopardizes the health, safety, and welfare of other residents, members of their households and guests, or any member of the Landlord's staff, or which involves imminent, serious property damage.

A single violation of the above provisions shall be a material and irreparable violation of the lease and will result in the immediate termination of the tenancy. Once evicted, you may not reside at any other home within the community and if found on the property, you will be subject to being charged with trespassing and arrest.

Resident's tenancy may be terminated if Resident, a member of Resident's household or guests do anything within the community which interferes with the quiet enjoyment and/or health, safety or welfare of other residents, including but not limited to the operation of

any equipment, machinery or vehicle that is either inherently harmful or in a manner which is harmful to the premises or which is disturbing to other residents. Residents shall not invite or allow into the community any person or persons who may constitute or create a liability on the community, its residents, or the Landlord. Residents shall not manufacture, store, treat, discharge, or dispose of on or about the premises, or any area in the community or transport to or from the premises, any hazardous materials.

Resident's tenancy may be terminated if Resident fails to maintain the home and site in accordance with the standards stated in these rules, if Resident fails to abide by the rules, procedures, or other standards stated in these rules, if information required to be provided to Landlord, including but not limited to, information provided for Residency, information confirming members of household, or application for additional occupancy is false or for any other reason provided by law.

Resident's tenancy may be terminated by Landlord if the conduct of Resident, other occupants or guest and invitees of Resident causes damaged due to waste, misuse, or neglect to the home, home site, common areas, amenities, or facilities provided by Landlord or other property belonging to Landlord or other Residents in the community, whether or not resident has made repairs or reimbursed Landlord for the cost of repairs.

Miscellaneous

DISCLAIMER: Landlord disclaims responsibility for accidents, or injuries to Residents, their family members or guests which may occur within the community except for Landlord's failure to perform a duty or negligent performance of a duty imposed by law. Furthermore, damaged, or lost property resulting from fire, theft, wind, floods, or any other act of God which is beyond the control of the Landlord is also specifically disclaimed except for Landlord's failure to perform duty or negligent performance of a duty imposed by law.

GUESTS: Residents are responsible and shall be held fully accountable for the actions of their guests in the Park. Actions of Residents' guests, which interfere with the quiet enjoyment of other residents, shall be just cause for termination of tenancy.

Residents are responsible for informing their guests of park rules, particularly those concerning speeding, parking, noise, and restricted areas.

SEVERE WEATHER NOTICE: Severe weather notices and warnings are broadcast through your television and/or radio stations. Shelter facilities for severe weather conditions such as tornadoes, etc., are NOT available in this Park or in our local government area. During severe weather, Residents and all other non-residents in the Park are responsible for taking their own safety precautions.

RIGHT OF ACCESS: Management shall have the right of access to Resident's home to prevent imminent danger to the occupant or the home. Management or it's designated service companies, shall have the right of access to the home site at all reasonable times, for

purposes of repair or replacement of utilities, maintenance of the grounds, inspection and protection of the Park.

Management may enter the home without the prior written consent of the occupant in case of an emergency or when the occupant has abandoned the home.

MAIL DELIVERY: A mailbox has been provided for you. These mailboxes are government property and can only be used by a postal service employee. Your mail must be picked up every day. Park Management and employees are not permitted to accept mail or deliveries on behalf of Residents.

If you have any questions regarding the Rules and Regulations, feel free to contact the Community Management Office. THANK YOU!

Community Rules Agreement

This agreement in its entirety, without exception, shall be binding upon all residents to the benefit of the parties, their successors, assignees, and personal representatives.

These Rules and Regulations replace and superseded all former Rules and Regulations for this Park. Management may make corrections, changes, or additions to these Rules and Regulations as needed. Residents will be given thirty (30) days notice of any changes.

Upon receiving the Rules and Regulations of Clover Estates MHC MI, the undersigned Resident(s) hereby agree to abide by the terms and conditions. Residents agree that they, as well as all other persons residing in their home and all their guests, will abide by these Community Rules and Regulations and all federal, state, county, and city/township laws and ordinances. Any interference with the rights of management or other residents will be construed as a failure to perform the responsibility of the tenancy. Failure to comply with these Rules and Regulations or other laws may result in the termination of tenancy as provided by law.

RESIDENT SIGNATURE	PRINTED NAME	DATE
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RESIDENT SIGNATURE	PRINTED NAME	DATE
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RESIDENT SIGNATURE	PRINTED NAME	DATE
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RESIDENT SIGNATURE	PRINTED NAME	DATE
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