

HIDDEN LAKE MOBILE HOME PARK

62650 LaSalle Road, Montrose, CO 81401
Telephone:

RULES AND REGULATIONS

THESE RULES AND REGULATIONS are in force and effect to provide each Resident and Occupant with a set of minimum standards of responsibility, conduct and respect for the Community and its property and for other Residents of the Community. They are an integral part of the Lease Agreement between the parties, but are valid whether or not a Lease Agreement is executed, and whether or not Resident signs this document.

1. DEFINITIONS.

A. **Community.**

Community means the HIDDEN LAKE MOBILE HOME PARK, a family, all-age community.

B. **Landlord.**

Landlord means the owner(s) of Community or its agents or representatives authorized to act on its behalf, which includes the Management Company and the Community Manager. In these Rules and Regulations, the words “we”, “our” and “us” refer to the Landlord.

C. **Resident.**

Resident means a Tenant who lawfully occupies the Premises in the Community under a fully executed Lease Agreement. In these Rules and Regulations, the words “you” and “your” refer to the Resident.

D. **Premises.**

Premises means the property leased in your rental agreement. You understand that the Premises do not have any fixed boundaries, lot lines or square footage and that the actual size and dimensions of the Premises may vary from time to time (it may be reduced or enlarged without adjustment in Rent), during the Lease term or any extensions of the Lease, in our sole discretion. You agree to abide by those boundaries and lot lines which are established by us from time to time during the Term and agree that we may relocate any of your improvements on the Premises which are not within legal setbacks after relocation of the boundaries, at our expense.

E. **Occupant.**

Occupant means any person, other than you, approved to reside at the Premises whose name and information are provided on the last page of the Lease, or whose name is later added to the Lease in a writing signed by us, in our sole discretion.

F. **Guest.**

Guest means any person who satisfies the requirements at paragraph 5.

2. APPLICATION PROCEDURES.

Prior to being accepted as a Resident, anyone intending to reside in the Community must deliver a fully completed Rental Application to the Community office. The Rental Application must be satisfactory to and approved by us in our sole discretion. A rental application policy with procedures will be provided to every prospective resident.

4. NOT A SECURITY COMMUNITY.

You acknowledge that the Community is not a “security” Community. You agree that we have not made any representations or warranties to you that the Community is secure from theft or other criminal acts. The fact that we conduct criminal background or other investigations at the time of Rental Application or thereafter does not establish an obligation or duty on our part to do so. We have no duty to keep the Community free from persons with a criminal history including, without limitation, sex offenders. If from time to time we provide any security services, those services are only for the protection of our property, and will not constitute our assumption of a duty to provide security for you. You acknowledge that we do not provide and we have no duty to provide security services for your protection, for the protection of your property or for the protection of your Occupants and Guests. You assume all responsibility to protect your home, person, Occupants, Guests and property from injury, theft or other criminal acts that may be perpetrated by any resident or Occupant of the Community (including guests of other Residents), or other persons.

5. USE OF THE PREMISES.

A. **Number of Occupants.** The number of persons residing on the premises shall not exceed two (2) persons per bedroom plus one (1), including any guest who stays longer than 14 days in a month, unless local, county, state or federal law or ordinances are more restrictive, in which case the most restrictive rule shall apply.

B. **Guests.** You may have Guests at the Premises on the following terms: (i) so long as the total number of Occupants, including the Guest(s), does not violate the terms of Paragraph 5.A. above; and (ii) so long as no individual is a Guest at the Premises in excess of thirty days in any calendar year; and (iii) so long as any Guest who will visit the Premises in excess of 14 days in any month is registered as a Guest at the Community Office on or before the first day of his/her visit; and (iv) so long as the Guest is not a felon, a fugitive, a parolee or a former Resident or Occupant of the Community who has been evicted from the Community. You agree that you will be responsible for the actions of all Guests. A violation of these Rules and Regulations or of the terms of your Lease by any Guest constitutes a breach by you.

C. **Business Limitations.**

You agree to use the Premises solely and exclusively as your residence. Any other use,

including, but not limited to use of the Premises for business or commercial purposes is a violation of these Rules and Regulations. However, the Premises may be used for certain in-home businesses such as Avon, Amway, etc. but customers shall not come into the Community to pick up products or to conduct business. You may only conduct an in-home business if prior written approval is received from us, and only if you have obtained all appropriate licenses for the operation of the business. Placing any sign, poster or other placard anywhere on the Premises that advertises any business, whether or not conduct of the business has been approved by us, is strictly prohibited.

D. **No Subletting.** Subletting the Premises is strictly prohibited, and any subletting shall be null and void and a material violation of these Rules and Regulations. The term "sub-lease" includes renting the Premises, or any portion thereof, a lease with an option to purchase, or any other arrangement whereby you transfer any interest in the Premises. Any attempted assignment of the Lease is void and of no force or effect, assignment of the Lease is strictly prohibited, and a material violation of these Rules and Regulations.

E. **No Illegal Use of Firearms.** You shall not make or permit any use of the Premises which violates any federal, state or local law, rule, ordinance or regulation or which violates, suspends or voids any policy or policies of insurance we may have. Firearms, munitions and ammunition shall not be discharged, exhibited, carried, kept or in any other way used in or at the Premises or the Community in violation of any federal, state or local law, rule, ordinance or regulation. The use of fireworks within the Community is prohibited.

F. **No Fires.** You shall not make or permit any outdoor fires on the Premises. This includes, but is not limited to, bonfires, camp fires, fireworks, or any incineration of any kind on the premises.

G. **No Meat Processing.** You shall not make or permit the hanging of meats gathered from hunting, or otherwise, on the premises.

H. **No Infestation.** You shall not permit or intentionally allow infestation of vermin, rodents, insects, or other invasive creatures on the Premises or spread to your Neighbor's premises or any common areas.

I. **No Smoking Inside the Home.** You, guests, nor any other person shall be allowed to smoke within the dwelling. Tenant agrees to refrain from the use of electronic cigarettes, personal vaporizer, or electronic nicotine delivery system inside the home. You are permitted to smoke outside the home.

6. MAINTENANCE THE PREMISES.

A. **Site Improvements.** You acknowledge that you have been given the opportunity to inspect, using professionals of your choosing, the Premises prior to execution of the Lease and these Community Rules and Regulations. The Premises include, without limitation, trees, shrubs, plants, lawn and other ground cover and landscaping, fixtures, lines, utility connections, driveways and walks (collectively, the "Improvements"). You agree that on the date of your Lease ("**Commencement Date**") the Premises and the Improvements, are complete, fully functional, satisfactory and, where applicable, in a healthy growing condition. You further agree that, to the extent a fence exists at the Premises, you shall maintain and repair, at your own cost.

B. **Site Condition and Maintenance.** You agree to maintain the Premises, in an operative, clean, attractive and well-kept condition. You agree to prevent waste to the Premises and Improvements by maintaining them in a healthy, attractive, operative, clean and well-kept condition. You must submit plans for any construction, repair, landscaping, exterior painting, or other work to us for prior written approval. If a permit is required by federal, state or local law, a copy of the signed permit must be submitted to us with all plans and, after completion of the work, a copy of the signed government approval notice must be given to us. All construction, repair, and maintenance, once approved, shall be conducted so that it does not unreasonably disturb or endanger other Residents of the Community, or our property. You agree to indemnify, defend and hold us, the Landlord and the Community harmless of and from any and ALL liability (including attorney fees and costs) resulting from your actions or inaction in doing work or having work done at the Premises.

You agree, to repair and/or replace Improvements which you, your licensees or invitees damage or destroy or which deteriorate or die due to your lack of care (collectively, "**Resident's Work**") at your sole cost and expense. If any Resident's Work is not professionally completed after five (5) days' prior notice from us to you of your need to do so we may conduct the Resident's Work and charge you a reasonable amount for the services, equipment, labor and/or materials utilized and/or incorporated in the project. After five (5) days from the date of the notice, Owner, or its contractors, will provide resident with a second notice that Owner shall have the right to enter upon the Home and Premises and perform the required Home and/or Premises maintenance within forty-eight (48) hours. You will be charged for this maintenance as provided in this Lease and/or Community Rules and Regulations. The charge will be billed at a minimum of \$50.00 and \$50.00 per hour for every hour after to cure non-compliance. The charge for this maintenance will be treated as Additional Rent which You must pay on demand. Our right to maintain, repair and/or replace Improvements when you fail to do so includes the right to install reasonable alternative Improvements in substitution for the original, in our sole discretion. Any service, equipment, labor and/or material charges incurred by us in conduct of Resident's Work (including those incurred for alternative Improvements) will be billed to you as additional Rent, due and payable as Rent. Notwithstanding the foregoing, we have no duty to complete any Resident's Work.

C. **Restrict Improvements To Premises.** You agree not to permit wood chips, bark, rocks or pebbles, etc. used as part of the landscaping to spread into or on the street, any sidewalk, driveway or adjacent space(s).

D. **Approval of Improvements.** All landscape improvements must have our prior written approval. Small vegetable gardens are permissible in the rear of your lot where they will be least visible from any street. In no case shall your vegetables and plants infringe on neighboring spaces. The Community prohibits the use of any un-sterilized manure. At the end of every growing season, your garden area must be cleaned and thereafter maintained in a weed-free condition.

E. **No Excavation.** You agree not to dig or excavate in the Community or on the Premises except with our prior written consent. Even if we give our approval you are liable and responsible for any resulting damage including, without limitation, damage caused to our property, that of other Residents, any Guests or Occupants, and any utility or other line or pipe.

F. **Intrusion of Landscaping.** We are not responsible for damage or injury caused by the intrusion of tree and other roots and limbs into or on the Premises, or for damage or injury caused by falling or broken tree limbs. You are solely responsible for any and all such damage including, without limitation, damage to your property, automobiles or accessory structures, and damage caused by the shifting or displacement of the same.

G. **Upgrades to Technology and Utilities.** Water and sewer rates shall in all cases be calculated, and additional

service and other charges shall be assessed in compliance with the laws of the State of Colorado. To the extent permitted by law, we may allocate charges for line loss, off-space and other consumption to you. As permitted by law, a “**Services Fee**” may be billed to you to reflect the costs incurred by us in the administration, metering, monitoring and billing of water and sewer charges in the Community. In addition, you agree to pay any other and further fees and charges now or hereafter assessed by any governmental or quasi-governmental entity affecting the Premises or the Community (“**Governmental Fees**”). Governmental Fees assessed without reference to a specific rental space within the Community shall, as permitted by law, be apportioned among all residents and billed to you pro rata. The Services Fee, Governmental Fees, the Trash Charge and all water/sewer charges shall be paid by you with and as Rent on the first day of each month after taking possession of the Premises, and shall constitute additional Rent. If you dispute water/sewer usage, upon written demand to us we will have the water meter at the Premises tested by a licensed plumber of our choosing. If the test reveals no error in the meter which disfavors you, you agree to reimburse us for all costs incurred in the testing process, which shall be billed to you as additional Rent. An invoice from the plumber who performs the inspection shall be conclusive evidence of the amount to be reimbursed by you. You will be solely responsible for arranging and paying for gas, electric, and other utility services to the Premises.

H. Utility Access and Care. Utility pedestals (meter and utility hook-ups, including water and sewer service locations) must be accessible at all times and must be clear of all shrubbery and debris. You must remove anything which impedes access to the utility pedestals within 48 hours after written notice from us, or we will have the right to enter upon the Premises to do so at your risk and expense. You acknowledge that water meters and lines are subject to damage by freezing if proper precautions are not taken by you including, but not limited to, repairing, maintaining, and plugging in heat tape and “dipsticks” where applicable. Tampering with Water Charges. You may not turn off the water to your home, any part of your home, or any structure in the Park. You must contact the Park immediately to have the water turned off to your home. By you turning the water off to your home you are tampering with the water charges in violation of the Lease. You will be liable for any line loss cost due to your tampering. You are responsible, at your sole cost and expense, for maintaining operable heat tape from the Mobile Home to the meter. You are responsible for all damage to the utility meters, the Community’s pipes and the riser on the Premises caused by your negligent or other acts, or your failure to act. Also, you are responsible for damage to or blockage of the sewer line and for any injury or damages to persons or property caused by your negligence, including, but not limited to, all damage or blockage caused by your introduction of improper materials into the sewer system. You agree that you will not put grease, rags, baggies, feminine hygiene materials and other foreign objects into the sewer system. We are not responsible for the backup of sewage caused by your introduction of foreign objects into the system or caused by their introduction by any other Resident or person whatsoever.

Water is not to be wasted, inside or outside the homesite, under any circumstances Do not over water lawns or other space plantings. Repeated wasting of water will constitute a violation of these Rules and Regulations.

I. Storage. Storage of furniture outside of the Mobile Home is prohibited. Temporarily locating properly maintained outside patio furniture on the Premises for seasonal use is permitted. Storage of tools, lumber, appliances, toys, other personal property, etc. is not allowed outside the home. Retractable-type clotheslines are the only clotheslines approved in the Community and must be mounted at the rear of your home or in your backyard, must be retracted when not in use, and all clothes hung to dry must be removed in a timely fashion.

K. Move-In/Move-out. You must give us at least thirty (30) days’ prior written notice of move-out or move-in of the Premises in all cases. Notwithstanding notice to us, you must satisfy all of the requirements of your Lease before you are entitled to return of the Security Deposit, if any.

L. No Work On Community’s Facilities. You will not tamper with or conduct work upon any of the utility or other systems in the Community, and the cost of repairing any damage or remedying any injury resulting from your doing so will be charged to you as additional Rent (including any costs, attorney fees and expenses incurred by us). You shall not tamper with any common area facilities, including but not limited to, tampering of mailboxes and dumpsters. Violation of this section shall be a material breach of your Lease and these Rules. We will not be liable for injury or damage arising out of your violation of this section including, without limitation, injury to other residents or their property.

N. Hazardous Substances and Notice. You agree that you will not bring any hazardous substances into the Community, or onto the Premises. Storage of any hazardous materials or waste, or materials which are explosive or otherwise dangerous in, at, or about Premises or the Community is prohibited. You agree to give us immediate written notice of the release of any hazardous substance, which includes, but is not limited to any substance or waste which is, or in sufficient quantities or concentrations may be, harmful to human health, or the environment due to flammability, toxicity, reactivity, or corrosiveness, or the release of which violates any federal, state or local statute, ordinance, rule or regulation. By way of example, but not limitation, storage of any automobile, motorcycle or recreational vehicle battery other than in and while attached to an operable vehicle, is strictly prohibited.

P. Unauthorized Structures. No structures shall be erected on the Premises without our prior written consent. Unauthorized structures, including fences, sheds, trampolines, playground equipment, slacklines, garages, room additions, enclosures and awnings must be removed by you at your own expense upon our demand. To be approved, structures must conform to these Rules and Regulations, local building codes, and other applicable law. If you fail to remove an unapproved structure upon our demand, you grant us the right to enter the Premises and remove and dispose of the structure at your expense, and to assess all costs and expenses incurred as additional Rent. Any additions to the site not specifically covered by these standards shall be submitted to us for written approval prior to the work being done and a copy of all signed and approved building permits required by the local government shall be provided to us at the time of submission for our approval. In all such cases, we may withhold our approval in our sole discretion. Mobile Home skirting must be presentable and in good condition. The addition of skirting must be approved by Management in our sole discretion.

Q. No Waiver. If you fail to obtain written approval for the construction, erection, or placement of any improvement on the Premises from the relevant governmental authority and from us, it shall be conclusively presumed, regardless of the duration of the existence of the improvement and/or our awareness of its existence, that there has been no waiver of our right at any time to demand that the improvement immediately be removed at your sole cost and expense. You shall have no right to rely to your detriment upon our silence or inaction in such cases.

7. MAINTENANCE AND USE OF COMMON FACILITIES.

A. Trash. Dumping trash, except in specifically designated areas, is strictly prohibited. No dumping of large items or furniture in Community dumpsters. No material shall be placed in the approved trash receptacles if the material is such that it may not be disposed of in the ordinary and customary manner of removing and disposing of trash and garbage, or if its disposal by such means is a violation of any federal, state or local statute, rule, regulation and/or ordinance governing waste disposal. You agree to comply with

our policies and those of any trash removal service we engage which govern, among other matters, the size and type of trash containers to be used, the limitations on their use and location, and guidelines restricting the volume and type of refuse which will be removed for the Trash Charge.

B. Common Area Facilities. Common area and recreational facilities including, without limitation, the clubhouse, pool (if any), play areas, and common grounds (collectively, “**Common Facilities**”), are solely for our use, and the use of Residents, Occupants and approved Guests. Guests must, at all times, be accompanied by you when using Common Facilities. We may impose reasonable rules for the use of Common Facilities which may be changed from time to time in accordance with Colorado law in our sole discretion, and which are incorporated herein by this reference. We reserve the right, in our sole discretion, to discontinue or eliminate any one or more of the Common Facilities, services or other amenities in the Community without notice or liability to you. Upon the violation of any term of the Lease or of these Rules including, without limitation, any rule adopted for the Common Facilities, we may in our sole discretion limit, restrict or eliminate your access to and use of Common Facilities, without any reduction in Rent. You acknowledge that all Common Facilities are furnished without charge by us, and that no guard or other supervision over the use of same will be provided. You fully understand the risks associated with the use of the Common Facilities and hereby assume for yourself, and for all other Occupants of the Premises (including Guests), any and all risks associated therewith. You agree to indemnify, defend and hold us, the Landlord and the Community harmless of and from any and all liability, claims and damages (including attorney fees and costs) resulting from or arising out of any injury suffered by you, Occupants of the Premises or your Guests in the use of the Common Facilities, or resulting from or arising out of any injury suffered by us, other Residents, Occupants or their Guests due to your negligent or intentional acts, or those of your Guests or of Occupants, or your family members. You agree to abide by all posted common area rules.

C. Vehicle and Road Control.

i. Parking and Driving. No parking is allowed on Community roadways except for brief periods while loading or unloading. Community Management vehicles may park on the streets while we are conducting Community business. Any automobile which is parked on a roadway in violation of these Rules, or which is abandoned, will be towed from the Community (and/or incapacitated by booting or otherwise) at your expense without prior notice. You are allowed to park vehicles only on the parking spaces provided on the driveway at the Premises, which spaces may be constructed only of asphalt or concrete, and with the approval of the Landlord. Vehicles must fit completely in the space provided, and vehicles may not extend into or over the street, even to the slightest degree. Perpendicular parking is not allowed. Spaces will accommodate two (2) automobiles on the driveway. No automobiles may be parked on the street, the sidewalk, common areas, vacant lots, landscaping, mulch, grass, dirt, rocks, gravel, or on your yard or the yard of another resident. No automobile may be parked on neighboring or vacant spaces. No box trucks may be parked in the Community. All automobiles parked within the Community must have a current vehicle registration, and must be in good operating condition. All vehicles must be registered with the office. Each resident according to the terms of the Lease, all vehicles must be registered and in good working order. Any extended (more than one day/night) overnight visitor parking on Hidden Lake Mobile Home Park property must register his/her automobile with the Management on the next regular business day of the stay. **WE DO NOT GUARANTY OR PROMISE PARKING SPACE AVAILABILITY FOR YOU OR OTHER OCCUPANTS OF THE PREMISES, INCLUDING YOUR GUESTS AND INVITEES BEYOND WHAT IS AVAILABLE ON THE PREMISES ON THE COMMENCEMENT DATE.**

ii. Repairs. You may only make minor repairs to vehicles in the Community. Minor repairs include, by way of example, the following: windshield wiper replacement, battery replacement, air filter replacement, flat tire repair, and window repair. Changing oil and oil filters, transmission fluid and filters and changing anti-freeze are strictly prohibited. You are responsible to immediately clean up any oil drippings from your driveway. It is a violation of law and these Rules and Regulations to discharge oil or other automotive fluids onto the space, gutter, or into the sewer system. Any damage to a driveway by your car, or a car of Occupants or Guests, is your responsibility.

iii. Driver’s License and Speed Control. The speed limit in the Community is 5 miles per hour. You, all Occupants and Guests are required to drive cautiously and to observe all common traffic regulations. Only persons with a valid driver’s license may operate motor vehicles (including motorized scooters, gas or electric) within the Community. It is a violation of these Rules and Regulations to operate any vehicle (car, truck, motorcycle, scooter, bicycle, etc.) so as to disturb or endanger others including, without limitation, because of the hour, manner of operation, or the condition of the vehicle itself. Operation of vehicles in excess of the posted speed limits or in violation of common traffic regulations endangers others and constitutes grounds for the termination of your tenancy. As permitted by law, we may install “speed bumps” or other speed control devices in the Community, and you will be wholly responsible for resulting damage to vehicles belonging to you, your Occupants, Guests, and invitees.

iv. Parking and Control. No inoperable, unsightly, or unused vehicles may be parked on the Premises or in the Community. Recreational vehicles may not be parked on neighboring or vacant spaces. No commercial trucks with a gross vehicle weight in excess of 6,500 pounds may be parked in the Community. Regardless of the duration that a vehicle is parked or kept in violation of these Rules and notwithstanding our awareness of the violation, we shall not be deemed to have waived our right to demand immediate cessation of the violation. You shall have no right to rely to your detriment on our silence or inaction in such cases. Any unauthorized vehicles parked in the Community may be towed (and/or incapacitated by booting or otherwise) at the vehicle owner’s and your risk and expense.

v. Car Wash. Automobiles may only be washed on your driveway.

vi. Licensing of Vehicles. Only licensed (if a license is required) and operable vehicles (satisfying all state and local regulations) with valid registration (if registration is required) are allowed within the Community. Vehicles which are in an inoperable or undriveable condition, or whose license or registration has expired, must be removed from the Community. If any such vehicle is not removed, we may have it towed (and/or incapacitated by booting or otherwise) and stored at your and/or the vehicle owner’s risk and expense.

D. Fishing. The community has a lake available for fishing. All fishing must be catch and release using barbless hooks. In order to fish in the lake, a Resident must contact the management office and be issued a fishing permit. All Residents must follow the rules of the fishing lake, which may be amended separately from these rules without consent and must keep the area clean. Any breach of this provision may result in loss of use of the fishing lake. It is in Management’s sole and absolute discretion whether to permit use of the lake. In the event a license is required by the state, it shall be Resident’s responsibility to acquire that license.

E. Miscellaneous. There shall be no skateboarding, loud activities, loitering, or other activities which may damage our property or the property of others, or which disturbs other Residents. You are wholly and personally responsible for the actions and activities of all of your Occupants, Guests and invitees. Unauthorized ATVs are not permitted in the community.

8. **NOISE AND OTHER DISTURBANCE OF RESIDENTS/EQUIPMENT/SOLICITATIONS.**

A. **Noise/Supervision/Curfew.** The use of radios, televisions, stereos or other amplification systems, the conduct of parties or other such activities, and the operation of automobiles, equipment and other devices so as to disturb other Residents is prohibited. You are responsible for the activities and actions of all Occupants and Guests at the Premises, as well as for the Guests of any of your Occupants and Guests. Minors shall not be left unsupervised on your Premises, nor shall they be permitted to roam in the Community. You are responsible for direct supervision of all minors visiting the Premises. You and all Occupants of and Guests at the Premises shall strictly adhere to any curfew established by us, and/or by any governmental or quasi-governmental authority with jurisdiction over the Community. You may not disturb other residents through excessive noise or other such behavior that impacts the quiet use and enjoyment of other residents in the Community. To allow for quiet enjoyment of the Community by all residents, the Community has a "quiet time" policy from 9:00 P.M. until 7:00 A.M. on weekdays and 10:00 P.M. to 8:00 A.M. on weekends.

C. **Antennae Restrictions.** No CB, Ham, Short-wave or other type of antennae are allowed in the Community, unless mandated by law. To the extent mandated by relevant law, antennae shall be mounted on your Mobile Home in a safe and secure manner in compliance with all local, state and federal rules and regulations, and shall not exceed one (1) meter in diameter. We reserve the right to prohibit any antenna that cannot be securely installed to prevent it from being detached by wind, storm or other natural or man-made phenomenon. In no event shall any antenna be affixed to the Premises without our prior written approval, including approval of its size, location and installation methods.

D. **Soliciting Prohibited.** Soliciting membership in any organization, group or association, soliciting contributions, canvassing, peddling, and distributing handbills or any other written materials in the Community are prohibited. Notwithstanding the foregoing, we have the right to distribute written materials to Community Residents. In addition, during the period prescribed by law: (i) political candidates may distribute election materials; and (ii) materials related to any issue that is to be submitted to the electors in any election may be distributed.

E. **Trespassing Prohibited.** You may not cross or enter another Resident's lot unless permission is granted by that Resident. However, we are authorized to enter, or to have our contractors, agents and employees enter your space at reasonable times and hours for periodic inspections and legitimate Community business, including, but not limited to, repairs and maintenance, posting of notices, towing, and meter reading.

F. **Standards of Decency.** The exposure of the genitals or buttocks of a male and/or the exposure of the genitals, breasts, or buttocks of a female are prohibited. By way of example, without limitation, nude or topless sunbathing, public urination, indecent swimwear, and streaking are prohibited. You may not discriminate or utilize racially incentive or inflammatory acts or language directed at other residents. Residents shall not harass or hinder Community management or staff.

G. **Criminal Activity.** You may not commit any criminal acts, misdemeanors, or felonies within the Community. Any act that occurs on the premises and constitutes a felony prohibited under Article 3, 4, 6, 7, 9, 10, 12 or 18 of Title 18, C.R.S.; will be grounds for termination of tenancy.

9. **ANIMALS.**

A. **Animal Limitations.** You agree not to keep any animal in the Community without our prior written approval, in our sole discretion. All approved animals shall be indoor animals only (e.g., small birds in a cage, and/or small dogs and cats). All animals must be registered in the Community Office prior to bringing them into the Community. Animal registration forms are available at the Community office. You shall pay a monthly charge for each dog and cat which you bring into the Community under this provision. You shall not have more than two (2) approved animals. You may not keep offspring of approved animals unless we approve the offspring, they are properly registered, and the total number of animals including offspring is within the limitations in this section. Breeding of animals in the Community is expressly prohibited.

B. **Animal Registration.** You must register all animals with the Community office by furnishing us with the name of the animal, its color, breed, sex, weight, height, and length. You agree to immediately advise us, in writing, of any change in, addition or substitution of one animal for another, and our written approval is required before any new, different or substitute animal will be allowed in the Community.

C. **Animal Size and Breed Limitations.** The following breeds, or mixed breeds, of dogs are not allowed within the Community: Pit Bulls, Chows, Dobermans, Rottweilers, or other breeds deemed dangerous, vicious or aggressive in our sole discretion. In addition, no farm animals, pot bellied pigs, snakes, monkeys, exotic breeds or other mammals, reptiles, birds or amphibians that we deem inappropriate, in our sole discretion, are allowed in the Community. We reserve the right, in our sole discretion, to restrict the number, size and breed of animals allowed.

D. **Containment of Animals.** Approved animals are only allowed in your home or on a leash when being walked by you. Animals are NOT to be left outside, including, but not limited to, being allowed to run in a fenced yard or left tied up outside. Animals are not allowed on the common areas. There are two community dog runs in which Resident is permitted to allow their dog off leash, limited to the dog run area. Resident made dog runs, cages, and enclosures are not permitted.

E. **Animal Inoculations.** Dogs, cats and all other animals must be licensed and inoculated in accordance with local or state ordinances, and shall wear proper license tags (where applicable). Female cats must be spayed.

F. **Animal Waste.** You must clean-up all bodily waste and litter of your animal, and dispose of it immediately.

G. **Animal Control.** You agree that you will not permit any animal to cause any disturbance or annoyance to neighbors, including but not limited to by barking, growling, or biting. Your Guests may not bring animals into the Community. No animal-sitting or care of your or non-Resident owned animals is permitted in the Community.

H. **Animal Aggression.** If an animal demonstrates any aggression toward persons or other animals, or if we receive complaints about your animal which we verify in a manner satisfactory to us in our sole discretion, you agree to permanently remove the animal from the Community upon seven (7) days' written notice from us.

I. **Accommodations.** Upon request we will provide reasonable accommodations to Residents with disabilities as required by law and subject to our animal registration policy then in effect.

J. **Injury Caused by Animals.** We bear no responsibility for any harm or injury to, or disappearance or death of your animal(s). In addition, you agree to indemnify, defend and hold us, the Landlord and the Community harmless of and from any and all claims, liabilities and damages (including attorney fees and costs) resulting from property damage and/or personal injury caused by your animal(s) or other animal(s) in the Community or at the Premises.

K. **Interference by Animals.** Any animal that prevents or inhibits us or our agents from entering upon your Premises shall be deemed a nuisance. Upon our notice to you of a violation of this section by you and your animal, your right to retain the animal in the Community immediately ceases, and the animal must be removed from the Community within seven (7) days or you will be in default of your Lease and these Rules, and your tenancy will be subject to termination. No animal which has been removed from the Community on account of being a nuisance or because of a violation of these Rules and Regulations shall thereafter ever be permitted within the Community.

L. **Landlord's Animal Inspection.** You agree to bring all animals to the Community office within five business days of a written request from us that you do so. If we find that the animal has exceeded the height limits or determine, in our sole discretion, that the animal has caused problems in the Community, you agree that you will remove the animal from the Community within seven (7) days of written notice from us that you must do so. If the animal is not timely removed after our demand, then you will be in default of the Lease and these Rules and your Lease shall be subject to termination.

M. **Emotional Support Animals.** As permitted by law, you must provide written documentation for any emotional support animal from a medical professional with actual knowledge of any claimed disability.

O. **No Waiver.** Neither our failure to demand removal of an unregistered/unapproved animal regardless of the period the animal has been in the Community, the period of our awareness of the existence/presence of an unapproved animal(s), nor our acceptance of an animal fee shall result in any waiver of our right to demand immediate removal of the animal(s), or constitute approval of an animal which has not been properly registered and has not received our written approval. You shall not be entitled to rely to your detriment on any delay in enforcement of animal restrictions.

ANIMAL DESCRIPTION

Type: _____ Animal's Name: _____ Breed: _____ Height: _____ Weight: _____
Comments: _____

11. **ALCOHOLIC BEVERAGES/ ILLEGAL DRUGS.**

The use, possession, manufacture, delivery, storage or sale of illegal drugs and/or controlled substances in the the Community or on the Premises is strictly prohibited. The use, possession, cultivation, growth, manufacture, delivery, disposition, promotion, storage or sale of marijuana, marijuana-related product and drug-related paraphernalia on the Premises or in the Community, shall constitute a material breach under the terms of, and are agreed to be grounds to immediately terminate your Lease. The use, possession or distribution of liquor or alcoholic beverages in any of the common areas or facilities is strictly prohibited. The use, possession or distribution of liquor or alcoholic beverages on your Premises other than in accordance with law, is strictly prohibited. Driving in the Community while intoxicated is prohibited. You, Occupants of the Premises, and your Guests and invitees shall refrain from public intoxication, profane and abusive language, and other disruptive conduct and behavior. Neither you, Occupants at your Premises, your Guests, nor your invitees shall engage in any activity which could endanger the person or property of another or the Community. Any violation of this section, or of any other provision in the Lease or these Rules and Regulations by any Occupant, Guest, or invitee shall constitute a violation by you.

12. **BREACH OF RULES AND REGULATIONS AND/OR LEASE AGREEMENT: TERMINATION OF TENANCY.**

A breach of these Rules and Regulations as well as any breach of the Lease Agreement between the parties shall be grounds for termination of your tenancy. Tenancy in the Community may be terminated upon such notice and in such manner as is required under Colorado law.

13. **MEDIATION.**

You agree that before you bring any claim or charge against us, the Landlord or the Community, or before you assert any counterclaim against us, the Landlord or the Community that you will first try, in good faith, to settle the dispute by non-binding mediation in accordance with the rules of the American Arbitration Association, before resorting to litigation or other dispute resolution procedure. Your obligation to mediate shall not be a basis for the stay of any claim, counterclaim, action or proceeding of Landlord or the Community.

14. **OPPORTUNITY TO REMEDY.**

We will NOT be in default of any of our obligations to you until after you have given us notice. You agree to give us immediate written notice of the alleged default detailing what you believe we need to do in order to fulfill our obligations. Your notice shall be specific and clear and must be mailed to Community's Management Company by either registered or certified mail (return receipt requested). We will have at least 90 days, or such longer period of time as is reasonably necessary after receipt of your notice, to address your concerns. If we address the notice within the time period allotted, we will have no liability whatsoever to you for any expense, cost, injury or damage. If you fail to promptly give us written notice of an alleged default, or if you fail to give us reasonable opportunity to address your concerns, we will have no liability to you for any expense, cost, damage or injury you suffer. If we fail to address your concerns within a reasonable time after receipt of your notice, but not less than 90 days, your claim(s) will then be subject to mediation under paragraph 13 of these Rules.

15. **NON-LIABILITY OF MANAGEMENT.**

Our obligations under these Rules do not constitute personal obligations of our individual employees, representatives,

agents, partners, directors, officers, shareholders, members or managers or those of the Landlord, the Community or the Management Company (collectively, “our agents”). You agree that you will look solely to the Premises and to none other of our assets or those of our agents for satisfaction of any liability we or our agents may have to you. You agree that you will not seek recourse against us or our agents for injuries you may suffer or incur. You agree that you will not seek recourse against any of our personal assets or those of our agents for satisfaction of any liability or for any judgment should you be otherwise unable to satisfy any obligation owed to you. You agree to look solely to the Premises in this regard.

16. **MISCELLANEOUS RULES AND REGULATIONS.**

A. **Complaints and Inspections.** Any complaint that you have against another Resident or against us shall be set forth in writing and delivered to us. You agree that we have no duty to conduct inspections in the Community for violations of these Rules and Regulations and that the conduct of any such inspection(s) does not constitute an assumption of the duty to do so. We will not be deemed to have waived our right to enforce any rule or regulation because of our failure to discover or inspect for violation(s), our acceptance of rent after the date of the violation, or the passage of time.

B. **Abandoned Property.** You shall be deemed to have abandoned all personal property on the Premises, if the Personal Property remains on the Premises for more than thirty (30) days after the first to occur of: (i) you vacating the Premises; (ii) the termination of your Lease for any reason; or (iii) the entry of an order for possession of the Premises in our favor by any court of competent jurisdiction. The rights granted to us are in addition to those provided at C.R.S. § 38-20-116.

C. **Vendors and Contractors.** All vendors, contractors, toters, and other laborers and suppliers (collectively, “Contractors”) that you hire or retain to work in the Community and/or at the Premises must be licensed (where required by local law), bonded and insured, and must be pre-approved by us, in writing, in our sole discretion. No request for approval of a Contractor will be reviewed until you have provided us with the name of the Contractor, the Contractor’s bond, insurance and licensing information. If any work at the Premises or in the Community requires a permit, you must provide us with proof that the required permit(s) has been obtained (regardless of who is conducting the work).

D. **Indemnification.** You agree to indemnify, defend and hold us harmless of and from all claims, loss, damage, injury, or breach of contract of whatsoever kind or nature resulting from your actions or failure to act, and resulting from the actions and failure to act of any Occupant of your Premises, and by any of your agents, employees, family members or Guests, including the reasonable attorney fees we may incur.

E. **No Waiver.** Our waiver of, or our failure to take action with respect to any breach of a term, covenant or condition contained in these Rules, or in your Lease shall not in any way sanction any subsequent breach or violation. Our acceptance of Rent shall not be a waiver of any preceding breach of these Rules and Regulations or of the Lease Agreement.

F. **Fees and File Ownership.** In any action or proceeding to enforce the Lease or the Rules and Regulations, or in any action or proceeding in which we defend against any claim or charge by you, the prevailing party shall be awarded its reasonable attorney fees, costs and expenses. If a collection agency is hired to recover any amounts due to us by you, then reasonable collection costs, including attorneys’ fees, shall be awarded to the prevailing party. The prevailing party in any appeal shall also be awarded its attorneys’ fees, costs and expenses incurred in those proceedings. If you lodge any complaint with any governmental, quasi-governmental or other agency with jurisdiction over the Premises for which a response from us is required, requested, permitted, or advisable, you agree to pay our attorneys’ fees, costs and expenses, as allowable by law. We shall be entitled to an award of our attorney fees incurred in any bankruptcy proceeding you may file or have filed against you. Attorneys’ fees, costs and expenses are due and payable by you as additional Rent.

G. **Timeliness and Severability.** Time is of the essence in these Rules and Regulations. Each provision of these Rules and Regulations is separate, distinct and individually enforceable. In the event any provision is declared to be unlawful or unenforceable, the validity of all other provisions shall not be affected.

H. **Entire Agreement.** The Rules and Regulations of the Community, taken together with the Lease Agreement, constitute the entire Agreement between the parties regarding the rental of space in the Community. You agree that you have not relied upon any statements or promises by us or by any of our agents in entering into these Rules and Regulations or the Lease. All terms and conditions of the parties’ agreement with respect to the Premises and Improvements are contained in the Lease and these Rules and Regulations. Notice required to be given to either party to these Rules and Regulations shall be given in accordance with Colorado law, or as is otherwise specified in these Rules or in the Lease Agreement.

I. **Conflicts Resolved.** The requirements of the Lease Agreement are understood and agreed to be an integral part of these Rules and Regulations (as these Rules and Regulations may be modified or amended from time to time) and are incorporated herein by this reference. In the event of a conflict between the provisions of these Rules and Regulations and those contained in the Lease, the provisions contained in these Rules and Regulations shall govern.

J. **Sole Discretion/No Reliance.** *Whenever these Rules and Regulations call for our approval or consent or the approval and consent of the Community, approval must be in writing and it may be withheld in our and the Community’s sole and absolute discretion.* In all cases where you are in violation of these Rules and Regulations for failure to obtain our approval, the approval of the Community or of any governmental authority, it shall be conclusively presumed, regardless of the duration of the violation and/or our awareness of the non-compliance, that we have not waived our right to require full compliance and the removal or elimination of the resulting violation. In all such cases, you have no right to rely to your detriment on our silence or inaction.

K. **Survival/Homestead Waiver.** Your promises, covenants and agreements contained in these Rules and Regulations and in the Lease shall survive the termination of the Lease. You hereby waive any and all rights to and claims of homestead exemption and any other exemption in the Premises under state or federal law presently existing or hereafter enacted.

L. **Waiver of Trial by Jury.** **It is mutually agreed that the parties hereto shall and they do each hereby waive their respective rights to trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of, resulting from or in any way related to or connected with the Lease and/or the Rules, the relationship of landlord and tenant, your use or occupancy of the Premises, and any emergency statutory or any other statutory remedy.**

17. **AMENDMENT OF RULES AND REGULATIONS/APPLICATION OF RELEVANT LAW.**

We may reasonably amend these Rules and Regulations, and the Lease of which they are a part, upon thirty (30) days' written notice to you. It is our intention to, at all times, comply with relevant law and to the extent any term or provision of in these Rules or in your Lease is deemed contrary to law or unenforceable by any Court of competent jurisdiction, the remainder of the Lease and these Rules shall not be affected, and each other term or provision shall be valid and enforceable to the fullest extent permitted by law.

YOU ACKNOWLEDGE HAVING READ, AND YOU AGREE TO THE ABOVE RULES AND REGULATIONS AS WELL AS THOSE IN THE LEASE AGREEMENT.

YOU ACKNOWLEDGE HAVING INSPECTED THE PREMISES, THE COMMUNITY, THE COMMUNITY'S FACILITIES, AND YOU FIND THEM TO BE ACCEPTABLE AND IN GOOD ORDER AND REPAIR. YOU HAVE INSPECTED THE SURROUNDING AREA AND FIND IT ACCEPTABLE.

YOU HEREBY ACKNOWLEDGE RECEIPT OF THESE RULES AND REGULATIONS, AND THE LEASE AGREEMENT IN A WRITTEN OR ELECTRONIC FORMAT. EXCEPT AS OTHERWISE LIMITED WITH RESPECT TO ASSIGNMENTS AND SUBLETTING, THESE RULES AND REGULATIONS SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF THE PARTIES HERETO, THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST.

YOU ACKNOWLEDGE THAT NO REPRESENTATIONS, PROMISES, OR OTHER WARRANTIES HAVE BEEN MADE TO YOU BY US OR ANYONE ELSE THAT ARE NOT CONTAINED HEREIN.

DATED: _____, 20__.

RESIDENT(S):

COMMUNITY AND MANAGEMENT:

Print Full Name

HIDDEN LAKE MOBILE HOME PARK

Signature

By: _____
(Resident Manager)

Print Full Name

Signature

Print Full Name

Signature

EQUAL HOUSING OPPORTUNITY: WE DO BUSINESS IN ACCORDANCE WITH THE STATE AND FEDERAL FAIR HOUSING LAWS. IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, HANDICAP OR DISABILITY, FAMILIAL STATUS, SOURCE OF INCOME, NATIONAL ORIGIN, ANCESTRY OR FOR ARBITRARY REASONS UNDER STATE LAW – DISCRIMINATORY ACTIONS OF THE MANAGEMENT, TENANT(S), RESIDENT(S), GUEST(S) OR OTHERS MAY BE REPORTED TO OWNER'S AGENTS, OR THE DEPARTMENT OF FAIR EMPLOYMENT AND HOUSING. MANAGEMENT WILL NOT AT ANY TIME UNLAWFULLY ADMINISTER, ENFORCE OR EXPRESS ANY PREFERENCE WITH RESPECT TO EXISTING OR PROSPECTIVE TENANTS, RESIDENTS, OR GUESTS BASED ON PROTECTED CLASS STATUS AS DEFINED UNDER SUCH LAWS. NO SUCH UNLAWFUL ACTIVITY BY OTHER PERSONS WHETHER RESIDING IN OR DOING BUSINESS IN THE PARK OR OTHERWISE IS PERMITTED; ANY UNLAWFUL DISCRIMINATION KNOWN OR REASONABLY SUSPECTED MAY BE REPORTED TO APPROPRIATE GOVERNMENT AUTHORITIES FOR PROSECUTION