

RULES AND REGULATIONS – HURON RIVER VILLA PARKS 1515435 ONTARIO LTD.

SCHEDULE “A” TO TENANCY AGREEMENT

“COMMITTED TO PRIDE OF OWNERSHIP”

Parking spaces may be used only by the Tenant or persons authorized by the Tenant for parking of private passenger automobiles and trucks. All other vehicles, trailers, boats, campers, and recreational vehicles must be parked in an area designated by the Landlord for such purpose, but the Landlord is not hereby obligated to provide an area for parking of such vehicles. No parking shall be permitted in non-designated parking spaces or roadways. Parking of vehicles, recreational vehicles or equipment of any kind on the lawn areas adjacent to parking spaces or on any grassed area on the Property is prohibited.

There shall be no repairing of automobiles on the Rental Lot or in the common areas. Any unlawfully parked automobiles may be removed by the Landlord at the Tenant’s cost and risk. No unlicensed or inoperative vehicles in the community.

The maximum speed limit in the Community is Ten (10) kilometers per hour.

Existing Tenancies:

The Tenant must ask and receive written permission from the Landlord for any construction, building, demolition, fencing or changes to the Rental Lot. All proposed construction must include a detailed description of intentions with a drawing showing clearly what is being proposed.

Above related to existing tenancies.

The Tenant is allowed ONE pre-approved out building. The tenant is responsible for any and all building permits in accordance with the Township, to the rental unit/lot which they occupy, and will provide the Landlord a copy of the building permit. Any additions such as decks, additions or changes on the Rental Lot will require a building permit. All renovations are to be completed by Landlord’s pre-approved contractor and need approval by management.

No camping, tents, tarped or temporary sheds or garages allowed on site.

The Tenants shall be responsible for supervising the actions of all visitors, guests, trade persons, or suppliers in or about the Rental Lot and Community where such persons’ presence is due to the invitation or request of the Tenant. The Tenant shall exercise diligence to prevent noise, profanity, uncleanliness, defacement and damage to the Landlord’s property and the property of others in the Community.

No open fires shall be permitted within the Community.

The Tenant shall notify the Landlord when leaving the Community for a period of more than seven (7) days, and, if possible, shall state the date when he expects to return. The Tenant shall make proper arrangements for the care of his property during his absence, including, but not limited to: lawn cutting, snow removal, inspection of plumbing and heating systems.

The Tenant shall not solicit or distribute literature of any kind in the Community without first obtaining Landlord’s written approval.

The Landlord reserves the right of access onto all lots at all times for the purpose of inspection and utility maintenance.

All resident water pipes and connections shall be frost proofed by the resident. Any damage caused to the park water or mobile home water system, because of frost or water lines freezing of resident water pipes and connections shall be repaired at the Tenants expense. The management reserves the right to have park property repaired in such instances and bill the Tenant.

All residents are responsible for the regular maintenance of all water/sewer pipes that exist under their mobile homes. This includes exercising main water shutoff to home. Demarcation of services and responsibility of tenant is at ground level and up. Heat trace on water line needs to be present. If installation is required, please do so and provide proof of this.

The management will not be responsible for accidents and injuries, or loss of property by fire, theft, wind, floods, or other natural acts which are beyond its control. Equipment and apparatus furnished on the grounds are solely for the convenience of residents and all persons using same do at their own risk.

The use of oil tanks and/or oil furnaces is not permitted and must be replaced at the expense of the Tenant.

If the Tenant desires any services or facilities that require installation on or about the Rental Lot, the Landlord reserves the right to supervise and direct the trades persons of the Tenant in effecting the necessary connections or installation.

No noise caused by an instrument or other device which in the opinion of the landlord may be calculated to disturb the comfort of other tenants shall be permitted by the tenant on the rental unit or in the home and no excessive noise will be permitted after 11 PM.

Any damage to the siding or skirting of a home shall be repaired by the tenant immediately after the damage is so observed.

All terrain vehicles, snow machines, an motorcross of any kind are not allowed to travel on the streets or in the community. Further these vehicles must be stored in an approved shed or garage.

The tenant must keep the lot clean and in neat condition, grass must be cut regularly. Pools of any kind or ice rinks are not permitted.

When the tenant ceases to reside in the park they are to remove all of their personal belongings.

Rent payment is due on the first of each month, which includes lot rent, city taxes, water/sewer and bin rental. Acceptable methods of payments are Pre-Authorized Bank Withdrawal, certified cheques or money orders. Post dated cheques can be requested at Landlord's discretion.

All Tenants must complete the application for residency prior to residing in park.

PETS: Pets are permitted, subject to the following conditions, restrictions and requirements:

- a. The Resident is Responsible to ensure that their pets do not disturb or create a nuisance for other residents or their guests.
- b. All droppings on the site and on the property must be picked up and dispose of immediately by the resident.
- c. No pets are to be left outside when the resident is not home.
- d. All dogs must be leashed at all times when outside the resident's home.
- e. Residents who own pets must comply with all local and provincial animal licensing registration and vaccination requirements.
- f. Cats must be kept indoors.

Any resident who fails to comply with the foregoing will be required to remove their pet from the site and from the property upon the written demand of the landlord.

Stray animals should be reported to the municipality's animal control officer immediately.

No signs or commercial business ventures on park property.

No dumping of diapers, feminine products, wipes, cleaning rag/clothes down the toilet is strictly prohibited any such dumping will be charged to the tenant the system is designed only for human waste.

Dumping of any oil or gas is strictly prohibited. There is to be no dumping anywhere in the park. Garden material is to be taken to the leaf and yard waste compost site.

The tenant shall not cause or attempt to cause any interference with the services and or facilities provided within the community.

No advertising signs or for sale signs shall be permitted anywhere on the rental lot with the exception of for sale sign advertising the sale of the mobile home provided same is placed in the window of the home. The tenant shall not cause any advertising sign to be placed anywhere within the community except, as the landlord may provide from time to time of bulletin board for the purposes of placing "For Sale" advertisement.

The tenant shall not place any Polyethylene or like material as window covering on the home. Such window coverings may be removed by the landlord at the expense of the tenant.

The tenant shall ensure that there is sufficient heat and hydro service to the home at all times.

In the event of any dispute between the tenant or the landlord as to the precise location of the boundaries of the rental lot the landlord should be the final arbitrator of same and any costs thereof shall be borne by the tenant.

The landlord reserves the right to approve the location of any buildings, fixtures, garden plots , or other structures to be erected or located on the rental unit.

No new or used mobile home shall be brought into the park without first obtaining written permission from the landlord and in no case shall a mobile home be exchanged for any mobile home already contained on a lot with the floor area any larger than a mobile home presently situated on the rental unit.

Sale of Mobile Homes:

Prior to selling mobile home management reserves the right for first refusal to purchase the mobile home from the tenant. When selling a mobile home, if the purchaser desires to keep the home on site the buyer must be pre-approved by management to reside in park before selling. All rent must be paid up to date before the sale is finalized. Some upgrades or repairs may be required in order for the purchaser of the home to be eligible to sign a lease with the owner this will be communicated in writing to the resident. Management has exclusive rights to have mobile home removed at owners' expense over and above resale.

Occupation of the Home:

The resident shall not rent the home located on the site to any third party during the term of this lease or any renewal thereof. All persons living at the residence home must be registered and approved by the owner.