



CREICO Guidelines For Living



"The Art of Being a Good Neighbor"

TABLE OF CONTENTS



Welcome to Our Community	1
Introduction	2
General	3
Manufactured Home Standards	8
The Manufactured Home Site	11
Vehicles	14
Animals and Pets	16
Community Facilities	18
Water	19
Conduct	20
Community Curb Appeal Standards	22
Homes and Exteriors.....	22
Home Additions and Improvements.....	22
Home Sites.....	22
Storage Sheds.....	23
Skirting.....	23
Hitches.....	23
Decks/Steps/Porches.....	23
Fences.....	24
Landscaping and Trees.....	24
Resale of Homes.....	24
Signature Pages	26 & 28

Welcome to Our Community!

We're glad that you have chosen to reside in our community.

Our desire is to provide a quality, well-maintained and peaceful community. We will do our best to make your living environment pleasant and enjoyable.

The following Guidelines are intended to provide you with a clear description of the Community Standards and Policies. For people to live peacefully together in a community, a common, accepted standard is needed. Please review this booklet completely and become familiar with its contents.

We appreciate your cooperation and encourage you to contact us with any questions or concerns.

Sincerely,

The Management Staff

INTRODUCTION

The Guidelines contained in this booklet are designed to benefit all the residents of this Community. Management is committed to fairly and reasonably enforcing these Guidelines so every resident can enjoy a well-governed and peaceful lifestyle. To this end, we require that all residents read and agree to abide by the *CREICO Guidelines for Living*.

Each resident accepts the Guidelines and Policies contained in this booklet by his or her act of moving into the community, and is required to comply with them. Ignorance of any Guideline or Policy will not be accepted as an excuse for non-compliance.

Management is committed to seeing that all residents comply with these Guidelines and will work together with residents to find acceptable solutions to problems that arise. A resident who is out of compliance with a Policy must correct the non-compliance, with or without notice from Management. In the event Management informs a resident of non-compliance and the situation is not corrected promptly or is a continual issue, eviction proceedings for cause may be initiated.

Should eviction become necessary, the resident shall be liable for all costs incurred thereby including, but not limited to, moving costs and reasonable attorney's fees.

GENERAL

These Guidelines and Policies are established for the benefit of all residents. If the behavior of any resident, or any individual(s) for whom the resident is responsible, interferes with, threatens, or disturbs other residents or the general well-being of the Community or the operation of the Community, Management hereby reserves the right to take the necessary steps to preserve and restore the general welfare of the Community or the Community operation.



1. Applications for residency must be made to and subsequently approved by Management prior to move-in. Management has the right to reject residency due to unacceptable information received in processing an application. False or misleading statements may also be cause for application rejection.

2. All residents, including all regular household members of each home, must be pre-approved for residency by Management in order to reside in the community. It is the responsibility of the signer of the lease to insure this condition is met at all times of residency. Visitors of ten days or less within any six month period are not considered to be regular household members and are excused from this approval.

3. Management reserves the right to approve or disapprove any household member based on the same criteria used for approving the original residency, including but not limited to: prior residency history, personal or professional references, credit record, non-payment of obligations and criminal record. Please note that an individual resident of a household may be evicted from the community for violation of lease terms, including the *CREICO Guidelines for Living*.

4. Each resident is to provide the Management office with the name, address and phone number of a contact person to be notified in case of emergency. Each resident is to provide Management with his or her own

GENERAL

home phone and work number so he or she may be contacted if necessary.

5. Any individual who has been previously evicted from the Community is, at the sole discretion of Management, prohibited from residency in the Community from that date forward.

6. Residency may be rejected because the quality of a home does not meet Community Standards. Management must approve all homes before they are moved into the Community. This process requires homes to be viewed by Management, either in person or by a recent and accurate photograph.

7. When a home is brought into the Community, all local governing ordinances and state laws concerning the placement and set up of a manufactured home must be followed.

8. Management must pre-approve in writing any movement of a home within the Community premises, and must supervise its subsequent relocation. All charges must be paid and the homeowner shall be required to notify Management before bringing a home into or out of the Community, or relocating a home within the Community.

9. The resident and/or the homeowner shall be responsible for any damage to Community property incurred by themselves or their agents in bringing the home into or out of the Community, or in relocating a home within the Community.

10. Rent is due in advance and is payable on or before the first day of the month. Rent paid after the first is considered late. Non-payment of rent when due is cause for eviction. Management grants a five (5)-day grace period for rent payment ending at close of business on the fifth (5th) day. Management may, at its sole discretion, waive eviction and accept late payments if payments are made in full and include all accrued late fees. All accounts must be paid in full; partial payments of amounts due are not accepted.

11. In the event that rent is paid after the fifth (5th) day of any month, the responsible resident shall pay a flat late fee with an additional daily late fee while any portion of the obligation exists. Returned checks will be treated as unpaid rent. An insufficient funds fee (NSF) is assessed for returned checks in addition to regular late fees.



GENERAL

12. All utility payments, pet fees, and any other amounts due, including administrative fees, are payable on or before the first day of the month. Payments to a resident account are first applied to utility and miscellaneous charges, leaving any outstanding balance as rent due.

13. In the event of an eviction for cause, reasonable legal fees in accordance with local guidelines shall be charged to the resident subject to eviction. If the case must go to court, the resident is to pay all legal fees including, but not limited to, court costs and attorney's fees.

14. Unless approved in writing by Management, no homeowner may sublet or rent his or her home, or lease his or her home under an option to purchase.

15. Homes may be sold and remain within the Community only with prior written approval of Management. Any homes that are resold and remain within the Community must meet Community Curb Appeal Standards, and be approved by Management prior to closing. Restrictions may apply to the resale of homes; check with the Management office for details. Unapproved sales/purchases of homes are an express violation of these Policies, and Management may require removal of the home or resident in question, or both.

16. Any prospective buyer must apply to and be approved by Management for residency before the sale is com-

pleted. The seller is responsible to see that the prospective buyer's residency application is approved and a security deposit is paid by the buyer. The existing security deposit cannot be refunded until the buyer pays a new security deposit.

17. No commercial enterprise(s) or business(es) shall be conducted from or at a resident home without prior written approval of Management. Advertising materials may not be distributed or posted within the Community without prior written approval of Management.

18. Soliciting, delivery of handbills or peddling is permitted only with prior written approval of Management. Management reserves the right to distribute written materials to the homes of residents. Resident recreation and social organizations may distribute written materials with the prior approval of Management.

19. Trespassing through another resident's home site is prohibited unless the owner of the home grants permission. Management may enter a home site for periodic inspections, or for necessary repairs, cleaning, maintenance, and management related work.

20. Tampering with or altering any Community owned electrical, gas, sewer or water connection is strictly forbidden and may result in legal action. Any expenses incurred by the Community such as fines due to residents tampering with the utilities, will be charged to the responsible resi-

GENERAL

dent. In case of utility issues, contact the Management office.

21. Water, sewer, electrical and gas connections within the home or otherwise beyond the Community source are the responsibility of the resident; they must be maintained in good, safe, leak proof condition at all times. Residents shall be responsible for damages to any Community property and utility connections caused by their own actions or negligence, including costs for the repair or replacement of water risers caused by failure to properly insulate and wrap water lines with functioning heat tape.

22. Residents shall pay the expense of damage, repair and unclogging of sewer lines caused by negligence or abuse.

23. All rental charges and other applicable charges due must be paid in full prior to removing a home from the premises. Residents must notify Management, in writing, thirty (30) days prior to removing a home from the Community. Failure to give proper notice will cause the security deposit to be forfeited. Default of a lease or other legal agreement shall be cause for forfeiture of a security deposit. If a home is resold and remains in the Community, a new security deposit must be paid before the existing security deposit can be refunded. If a home is repossessed, the homeowner who defaults will forfeit the security deposit and the new buyer must pay a new security deposit.

24. Prior to any refund of the security deposit, the home must be removed from the home site and the area must be clean and in good repair. Costs incurred by Management for cleaning or repairing the site will be deducted from the security deposit. All cleaning and repairs must be completed within 24 hours of vacating the home site.

25. Management assumes no responsibility should a dealer, bank or other party remove the home of a resident from the Community premises.

26. Management is not responsible for accidents or injuries to the person of residents, their family members or guests which may occur on Community property or for loss of property by



GENERAL

fire, theft, wind, floods or any act of nature which is beyond Management control. Management shall be responsible only for such damage or injury, which is the result of its wanton and willful misconduct.

27. Management does not provide insurance coverage for the property or liability of residents except where Management is the cause of the damage by their own willful misconduct.

28. The Standards and Policies as set forth herein are specific terms of residency and all residents are responsible to be aware of them and comply with them. Non-compliance is grounds for eviction.

29. The security deposit posted with Management is posted to ensure the full performance of all resident obligations as listed in these *CREICO Guidelines for Living*, and is subject to forfeiture in the event of any non-performance.

30. Residents are responsible for seeing that their guests, dependents and agents understand and observe these Standards and Policies. Residents are responsible for the conduct and actions of their guests, dependents and agents.

31. These Standards and Policies may be amended from time to time, as Management deems necessary.

32. All posted signs on Community property are hereby incorporated into these *CREICO Guidelines for Living* and are legally enforceable as such.

33. In the event that a Standard or Policy does not apply to a certain circumstance or situation, it will by no means reduce the application or enforceability of the remaining provisions.

34. In the event a lease is in force, the terms of the lease are hereby incorporated into these *CREICO Guidelines for Living*.

MANUFACTURED HOME STANDARDS

A manufactured home community is only as nice as the homes it contains. The majority of responsible residents are willing to put extra effort into improving and maintaining their homes and home sites in order to have a pleasant Community and increase the resale value of their homes and the homes of their neighbors. Out of respect to these residents, Management reserves the right to require all residents to bring and keep their homes and home sites to the standards that are in the best interest of the entire Community.

1. Management must approve all homes before they are moved into the Community. Homes are to be viewed by Management, in person or by a recent and accurate photograph.
2. Management has the right to reject a home because appearance, age, or size does not meet Community standards.
3. Homes are to be neat, attractive and in good repair. Siding must be painted, intact and in good condition, with no holes, missing pieces, damage, or loose and frayed edges. Paint must not appear faded. Colors of paint and siding must be pre-approved by Management. Exterior doors should be intact and straight, with no broken or missing parts. The roof should not have any visible damage and windows must not be broken. House numbers are to be visible.

4. As homes age, items such as paint, door and window screens, skirting, roofing, etc., may need to be replaced or repaired. Management reserves the right to require these improvements as needed.

5. Set up of the home must meet all Community requirements, HUD requirements, when applicable, and the requirements of the city, county and state.

6. Conventional factory vinyl manufactured home skirting must be installed within thirty (30) days of move-in. Skirting should complement the home and must be plumb from ground to home. The top rail must be in place, with no holes, and be completely intact. Management must pre-approve the style and color of skirting.



Did I remember to have this paint color approved by Management? Guideline #3 says...

MANUFACTURED HOME STANDARDS

Fiberglass, plywood or any other combustible material is prohibited by fire code and must not be used as skirting and may not be used for repairs or patchwork. All skirting must be properly anchored, seamed and edged.

7. Hitches must be removed and stored under the home within thirty (30) days of move-in.

8. Should a home be damaged or destroyed by fire, it is the resident's responsibility to see that the repairs are made immediately, or that the home is removed from the Community premises within ten (10) days, and that rent is paid in full prior to removal of the home.

9. Any requirement for electricity or other utilities other than those provided by the Community shall be installed at the resident's expense. Such installations, materials or alterations shall be in accordance with Community requirements and meet all applicable codes and ordinances.

10. Water, sewer, electrical and gas connections within the home or otherwise beyond the Community source are the responsibility of the resident. They must be maintained in good, safe, leak proof condition at all times.

11. Water lines must be properly insulated and heat taped in order to avoid freeze-up during cold weather. It is the sole responsibility of the resident to see that their water lines, including the water riser, are properly insulated and maintained. If a water

line, water riser, or sewer line freezes due to neglect, the responsible resident will bear the cost of all necessary repairs, including the cost for water riser replacement caused by failure to properly insulate and heat tape the water line.

12. All water leaks are considered wasteful and must be repaired immediately. This includes leaks from faucets, toilets and other household uses. Under no circumstances should water be allowed to flow from a faucet or a leaking appliance. Management may inspect for leaks as needed and request repairs to be made. Failure to complete requested repairs may result in Management performing the repairs at the resident's expense or commencement of legal action for damages, or eviction.

13. One storage shed is allowed per home site. Sheds are to be maintained and kept in good repair by residents. Sheds must be constructed using approved materials and be structurally intact. Only sheds with a pitched roof are allowed. Paint or stain must not appear faded and the shed may not show signs of rust. Doors must be intact and straight and the roof should not have any visible damage. A shed should not be taller than the height of the home. Contact the Management office for shed standard specifications.

Metal sheds are not allowed in the Community. Due to the potential danger of high winds, metal sheds have a greater probability of becoming flying

MANUFACTURED HOME STANDARDS

debris and can cause serious injury or damage within the Community.

14. No antenna or satellite dish may be installed without prior written approval of Management. No support wires from the antennas can be placed into the ground or an area that could create a hazard to others.

15. No home additions, structures, buildings, patios, carports, fences, awnings and the like can be built or installed without prior written approval of Management. To obtain written approval, submit a drawing to Management complete with location, material, color and design specifications and the name and phone number of the contractor. If approved, the above-mentioned structures may not be removed without written approval of Management. All additions must be professionally installed.



What do you mean,
you don't want a
drawing of where I'm
putting my pink
flamingos?
Guideline #15 says...

16. Tires, cinderblock and the like may not be stored on or be used to secure the roof of a home or the roof of a storage shed.

17. Steps, decks, porches, and railings must meet City Code requirements and be in good repair and safe condition. Placement of a deck or deck addition requires prior written approval by Management. Decks must be constructed using approved materials, must be professionally installed, and should be painted or stained to complement the home. The deck structure must be level and plumb.

All homes must have steps that are safe and professional in construction and appearance. Handrails must be firmly attached to provide maximum safety.

Front decks may range in size from 4' x 6' to 10' x 12' and rear decks from 3' x 3' to 4' x 4'. The platform and steps should be level and no more than 4" from the door. Decks having three or more steps must have a railing and side rails with a maximum space between spindles of 4" to 6". The area under the deck must be fully enclosed, including the step area. Contact the Management office for deck standard specifications.

18. Steps, porches, decks and railings must be maintained in good repair. As deck materials weather, they should be painted or sealed accordingly. Likewise, decks in disrepair or sagging condition should be replaced.

THE MANUFACTURED HOME SITE

An important part of each home is the surrounding setting of the home site. The entire home site is included in the tenancy and the resident is responsible to maintain that site to the standard of the Community as prescribed by Management.

1. Residents shall maintain home sites (at their own expense) in a clean and attractive fashion. Repairs and maintenance, lawn care and the like which must be performed by Management personnel due to neglect of a resident shall be billed to and paid for by the resident.

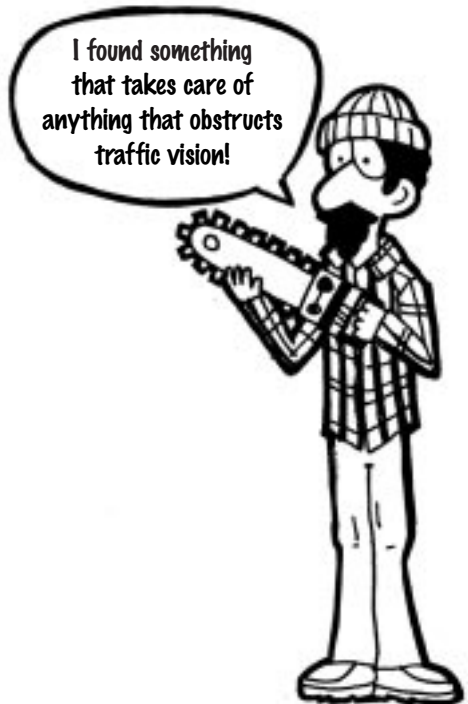
2. Residents must keep lawns trimmed, mowed, properly watered and free of weeds. In the event that a resident repeatedly neglects lawn care, in lieu of termination of a lease, Management may choose to perform the work and charge the resident. Management does not furnish lawn and gardening equipment to residents. Water used to maintain the home site must not be wasted.

3. Management encourages planting of flowers, shrubs and trees; however, placement of the trees and shrubs must be pre-approved by Management in writing. No shrubs, trees, fences, etc. shall be erected that will obstruct traffic vision or otherwise cause a hazard or damage to others. All improvements will become property of the Community.

4. Fences are generally not allowed in CREICO communities. In communities where fences are allowed, they may be permitted only with the prior written approval of Management and must be professionally installed. Management must also approve fencing type, materials, size and location.

Where fences are allowed, they may not be placed between the home and curb, and must be as far away from the street as possible, preferably a minimum of 10' from the curb.

Fences must be kept straight, plumb, in good repair, with the top rail in place and all posts straight. Materials should not be bent or bowed. The



THE MANUFACTURED HOME SITE

fence gate must be straight and functional. Grass is not allowed to grow through the fence.

5. Trampolines are not allowed in CREICO communities. All existing trampolines must be removed by January 1, 2008. Existing trampolines may not be placed between the home and curb, must be as far away from the street as possible, and must have safety netting.

Residents are solely responsible for the condition of their property and activities taking place at their home sites. The responsible resident accepts all risk associated with having a trampoline at their home site, and agrees to indemnify and hold Management harmless for any claims by, or for any injuries to any persons arising from any conditions or activities occurring at their home site.



6. Wading pools are discouraged in CREICO communities, but may be permitted if the wading pool is no larger than 6' in diameter (maximum dimensions 6' x 1' deep). Pools of larger dimensions are not allowed. It is the resident's sole responsibility to keep the wading pool covered when not in use, emptied and stored out of sight each evening.

Residents are solely responsible for the condition of their property and activities taking place at their home sites. The responsible resident accepts all risk associated with having a pool at their home site, and agrees to indemnify and hold Management harmless for any claims by, or for any injuries to any persons arising from any conditions or activities occurring at their home site.

7. Portable basketball hoops may be used at resident home sites if they do not obstruct traffic or deny residents access to their homes or home sites. Portable basketball hoops must be stored out of sight when not in use.

8. RVs, boats, campers, camper shells, vans, pull-behind trailers, snowmobiles, carriers, trailers, and other such equipment may not be stored at the resident's home site. All such recreational vehicles must be stored or parked in the designated storage area or off the premises.

9. Of necessity, home sites contain extensive cables, pipes and high voltage lines. Any digging can be dangerous. Residents must check with their

THE MANUFACTURED HOME SITE

Community Manager to request necessary locate services before planting trees, digging post holes and the like. The resident is responsible to ensure that locate services are obtained and will be held liable for any damages that occur due to digging. Costs for locate services will be incurred by the resident.

10. All trash, trash containers, debris, brooms, ladders, toys, bicycles, building materials, equipment, or any other unsightly items, must be stored out of sight. Firewood must be neatly stacked at the rear of the home or out of sight. Should firewood attract rodents or create other health hazards, it must be removed from the premises. Appliances, interior furniture, mattresses, and the like may not be kept anywhere outside the home.

11. If trash removal service is provided for residents, trash is to be placed in containers provided or bagged and tied and set at the curb on proper pick up days. Trash within individual containers must be bagged, and all grass clippings must be bagged and tied. Trash containers are not to be placed at the curbside until the evening prior to pick up, and must be removed from the curb and placed back at the home site immediately after pick up. If trash dumpsters are provided, residents must bag trash and deposit refuse into the dumpsters.

12. Residents must arrange for removal of large bulky items. Should it become necessary for Management to remove extra ordinary trash, the resident will be charged accordingly.

13. Residents are responsible to keep snow and ice removed from the sidewalks, steps, porches, driveways and any other possible pedestrian area within or bordering the home site.

VEHICLES

Vehicles of any sort can be detrimental to the setting and operation of the Community. In order to protect the interests of the general Community, Management must, from time to time, exercise control over vehicles within the Community. Therefore, requests by Management in regard to the general operation, storage, upkeep, use or condition of any vehicle within Community confines is hereby enforceable.

1. The speed limit within the Community for all vehicles is fifteen (15) miles per hour, or the posted speed, whichever is lower. Drivers must be alert at all times for pedestrians and bicycles, and observe all traffic rules.

2. All vehicles brought into the property must be safe and in good repair and comply with all legal require-

ments, including licensing, lighting, noise limitation, and exhaust emissions.

3. Unlicensed, inoperable and unsightly vehicles, including those on jacks or with flat tires, shall not be parked, stored, or kept within the Community. This also applies to toters and commercial trucks, construction and farm equipment. Truck drivers, construction workers, bus drivers, or drivers of any other commercial vehicle must arrange for such vehicles and equipment to be stored elsewhere.

4. In the event Management determines it is necessary to remove a vehicle, after written notice is delivered to the home site, the resident hereby authorizes Management to remove said vehicle and agrees to pay all associated charges and expenses.



VEHICLES

5. Vehicles are to park in designated areas only. Parking is expressly prohibited on patios, lawns, and other pedestrian areas. The street is not to be used for parking when off-street parking is provided. "No Parking" signs are to be strictly observed as posted.

6. In the event that the Community provides a storage area, it is to be understood that use of the storage area is a privilege and not a right, and Management is not obligated to allow anyone to use the storage area. Further, that storage area is within the premises of the Community and therefore, inoperable and unsightly vehicles are not allowed within the storage area per paragraph #3, page 14. Management will promptly dispose of abandoned or inoperable vehicles left in the storage area as described in paragraph #4, 14.

7. Management is expressly not liable for any damages, including theft or vandalism to any property of the resident.

8. Any vehicle that drips oil or gasoline must be repaired immediately. Oil damage is to be cleaned and removed by the resident.

9. Any motorcycle or motorized vehicle of any kind operated within the Community is subject to the same guidelines as other vehicles (see paragraphs #1 and #2, page 14).

10. RVs, boats, campers, camper shells, vans, pull-behind trailers, snowmobiles, carriers, trailers, and other such equipment may not be stored at the resident's home site. All such recreational vehicles must be stored or parked in the designated storage area or off the premises.

11. Recreational vehicles may not be attached to water and sewer connections. Sewer lines may not be used as dump stations.

ANIMALS AND PETS

Pets are a wonderful addition to any household, however they can become a concern to other residents and generate complaints to Management. Therefore, Management will restrict pet privileges or deny admittance of any animal as needed for the benefit of the greater Community. If, in Management's best judgment, any animal is not quiet, becomes a nuisance, or poses a threat to any person in the Community, or hinders operation of the Community, the animal must be removed from the Community. The following guidelines apply to all pets and are intended for the benefit of all residents in the Community.

1. No animal may be kept in the Community without permission of Management. All pets must be registered in the Management office where Management can meet the pet, take a picture of the pet, and complete appropriate paperwork.

2. Each residence may keep no more than two pets. Management reserves the right to reject or approve any pet.

3. Pets must be inoculated and licensed according to all applicable regulations and wear tags at all times. Proof that all shots are up to date is required from your veterinarian.

4. When kept within the confines of the owner's home site, all pets must be kept in an approved fenced yard, or in a professionally built dog house or run. Pets may not be tied up outside the resident's home.

5. Pets must be kept on a leash when outside the confines of the resident's yard.

6. Vicious or unruly pets, pets that create a nuisance or pose a danger to any person in the Community, will not be allowed to remain in the Community. Residents may not keep or harbor fierce, vicious, aggressive, unpredictable or dangerous animals. Any pet that bites, attacks or approaches



ANIMALS AND PETS

any person in the Community in an aggressive or terrorizing manner will not be permitted. Dogs that continually bark and cause a nuisance to neighbors will not be allowed. "Beware of Dog" signs are not permitted in the Community.

7. Any resident who owns a pet that creates a nuisance or disturbance will be contacted to take immediate corrective action. If the disturbance continues, the pet owner will be fined \$50.

8. Any resident who wishes to file a complaint with Management regarding a pet or animal in the Community, must do so in writing. Written complaints should include date and time of the incident, persons involved, description of the animal, and any other identifying information. Verbal and anonymous complaints will not receive the attention of Management. Management will review all written complaints, and take action, as Management deems necessary.

9. Because of the risk associated with certain breeds of dog, Management will only admit certain dogs where the owner can provide proof of insurance with the dog disclosed as included and insured. Management reserves the right to deny admittance of any breed of dog that Management deems unsuitable or aggressive, regardless of insurability.

10. Only domestic pets are allowed. Reptiles, snakes, wolves, ferrets, farm animals of any kind, and exotic pets are not permitted. Management reserves the right to judge the domes-

ticity of any pet that is to reside in the Community or that is owned by Community residents.

11. Pets are not allowed in the common areas, such as the clubhouse, swimming pool area or any other location where people may walk or congregate. Should a pet be found running free, it will be held for pick up by Animal Control, and Management will fine the owner a minimum of \$50.

12. No animal may prevent community personnel from entering a site to perform Management or maintenance duties. Management shall bear no responsibility for the occurrence of harm, injury or death to a pet caused by the agents or employees of Management or by guests of residents, residents, or independent contractors.

13. Any pet litter must be removed from the home site by the pet owner daily and deposited in a plastic garbage bag for disposal. If the pet is walked in the Community, the owner is required to clean up all pet droppings in that same manner. This disposal may not be placed in any location that could endanger the health of any person or animal.

14. Pet fees charged for a pet must be paid monthly with rent payments. Non-payment of pet fees is cause for eviction.

15. Pet owners are financially and otherwise solely responsible for all damages to property and person of others caused by or incurred as a result of their pet(s).

COMMUNITY FACILITIES

Community facilities are a privilege of residency and are not guaranteed as a right of rent payment. In order to safeguard the facilities and its enjoyment by members of the Community, Management reserves the right to restrict usage of any Community facility as necessary.

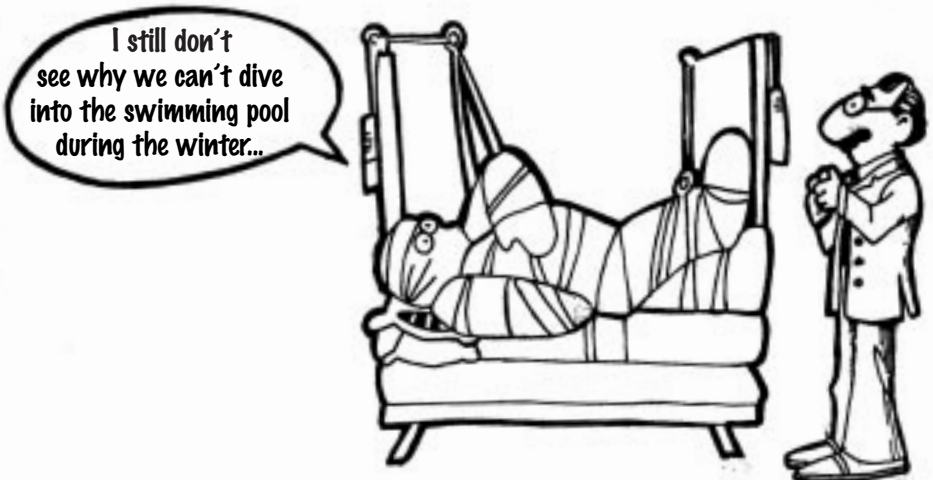
1. The facilities are provided for the enjoyment of residents and this privilege should be treated with respect. Groups or individuals using Community facilities must leave them clean, neat and in good repair.

2. Policies regarding conduct within specific areas may be posted by Management and are to be strictly observed. Violation of the Policies may result in loss of facility use privilege.

3. Residents and their guests who utilize the Community facilities do so at their own risk. Management is expressly not responsible for loss of any kind, or injury or accident connected with such use.

4. Smoking and consumption of alcoholic beverages are not permitted in any Community facility or common area.

5. Unless signs post otherwise, minor children (under the age of 18), are not permitted to use any Community facility or common area unless supervised by a responsible adult.



WATER

One of the most precious commodities that we enjoy is our water. A water system is a major item in any Community and requires the utmost care and attention from all users. Management reserves the right to take whatever steps are necessary to preserve the water system and supply for the general welfare of the Community.

1. Water is not to be wasted, inside or outside the home, under any circumstance.
2. Lawns are to be watered every third day only, subject to any and all applicable restrictions imposed by Management and other (non-community) governing authorities. Management and/or the governing authority may impose fines for failure to comply with water restrictions.



3. Watering is to be monitored carefully so that it is not wasted. Water should never be allowed to overflow or run into the streets or gutters. The maximum time per watering area is not to exceed 20 minutes, or to exceed the time restrictions established by the governing water authority.

4. Water lines must be properly insulated and heat taped in order to avoid freeze-up during cold weather. It is the sole responsibility of the resident to see that their water lines, including the water riser, are properly insulated and maintained. If a water line, water riser, or sewer line freezes due to neglect, the responsible resident will bear the cost of all necessary repairs, including the cost for water riser replacement caused by failure to properly insulate and heat tape the water line. Water and sewer connections within the home or otherwise beyond the Community source are the responsibility of the resident.

5. All water leaks are considered wasteful and must be repaired immediately. This includes leaks from faucets, toilets and other household uses. Under no circumstances should water be allowed to flow from a faucet or a leaking appliance. Management may inspect for leaks as needed and request repairs to be made. Failure to complete requested repairs may result in Management performing the repairs at the resident's expense or commencement of legal action for damages, or eviction.

CONDUCT

In a multiple-resident Community, a wide variety of lifestyles exist. Therefore, the conduct and behavior of residents, their dependents, pets, guests, agents and others must be responsible and sensitive to others at all times so as not to offend or interfere with other residents' quiet and peaceable enjoyment of their premises.

1. Loud talking, radio, stereo, television and other disturbing noises are not permitted within the Community.
2. No acts or misdemeanors shall be committed by any resident which would place the resident, other residents or the Management in violation of any law or ordinances of city, county, state or other governing agencies.



3. No acts or misdemeanors shall be committed by any resident that would harm the reputation or financial standing of Management or any other resident.
4. No resident shall engage in physical acts, which could cause physical harm or endanger the person or property of another, including Management. Residents shall at all times respect the rights of other residents and shall refrain from public intoxication, driving while intoxicated, use of unlawful drugs, profane and abusive language and like misconduct within the Community premises or Community facilities.
5. Residents are financially and otherwise responsible for damage to property and person of others caused by themselves, their children, guests, pets or agents.
6. Residents are solely responsible for the condition of their property and any activities taking place at their home sites. The responsible resident accepts all risk for any activity engaged in by residents or their guests and agrees to indemnify and hold Management harmless for any claims by, or for any injuries to any persons arising from any conditions or activities occurring at their home site.
7. Parents are required to supervise their children and ensure that they abide by Community Guidelines at all times. Parents must further ensure that their children respect Community

CONDUCT

property, the property of others, do not use abusive or obscene language in common areas or Community facilities. Minor children are not allowed to wander the Community unattended and are allowed in authorized locations only. The registered resident is fully responsible for the conduct of his or her children, guests, and pets.

8. Any resident who wishes to file a complaint with Management against another resident, must do so in writing. Written complaints should include date and time of the incident, persons involved, and any other identifying information. Verbal and anonymous complaints will not receive the attention of Management. Management will review all written complaints, and take action, as Management deems necessary.

9. Firearms may not be discharged, exhibited, carried about or in any other way used about the premises. Due to the dangerous and highly sensitive nature of firearms, violation of this rule is cause for immediate termination of residency.

10. Fireworks are not permitted within Community premises.

11. It is the duty of the Community Manager to enforce these Standards and Policies. Interference, harassment, or verbal or physical abuse of any member of the Management staff who is fulfilling his or her duty is cause for immediate termination of residency.



COMMUNITY CURB APPEAL STANDARDS

Residents are required to comply with all Community Curb Appeal Standards outlined in the *CREICO Guidelines for Living*. Abiding by these standards will result in a more appealing Community with greater home values for everyone. New residents moving into the Community must agree to comply with the standards for move-in and set-up of their manufactured home, as well as all Curb Appeal Standards.

HOMES AND EXTERIOR STANDARDS

Management must approve all homes before they are moved into the Community. Homes are to be viewed by Management, in person or by a recent and accurate photograph.

Management has the right to reject a home because appearance, age, or size does not meet Community standards.

Homes are to be neat, attractive and in good repair. Siding must be painted, intact and in good condition, with no holes, missing pieces, damage, or loose and frayed edges. Paint must not appear faded. Colors of paint and siding must be pre-approved by Management. Exterior doors should be intact and straight, with no broken or missing parts. The roof should not have any visible damage and windows must not be broken. House numbers must be visible from the street for emergency vehicles.

As homes age, items such as paint, door and window screens, skirting, roofing, etc., may need to be replaced or repaired. Management reserves the right to require these improvements as needed.

HOME ADDITIONS AND IMPROVEMENTS

All home additions, structures, fences, buildings, patios, carports and the like may be built, installed or delivered by a professional licensed contractor, and only with prior written approval of Management. To obtain written approval, submit a drawing complete with location, material, color, design specifications and name and phone number of the contractor to the Management office. If approved, the above-mentioned structures may not be removed without written approval of Management.

HOME SITES

The entire home site is included in the tenancy, and residents are responsible to maintain their site to the standard of the Community as prescribed by Management. The home site shall be kept in a clean and attractive fashion. All trash, trash containers, debris, brooms, ladders, toys, bicycles, building equipment materials, equipment, or other unsightly items, must be stored in the shed or under the home. Firewood must be neatly stacked at the rear of the home or out of sight. Should firewood attract rodents or create other health hazards, it must

COMMUNITY CURB APPEAL STANDARDS

be removed from the premises. Appliances, interior furniture, mattresses, and the like must be stored inside the home.

RVs, boats, campers, camper shells, snowmobiles and snowmobile carriers, trailers and other such equipment may not be stored at the home site.

STORAGE SHEDS

One storage shed is allowed per home site. Sheds must be constructed using approved materials and be structurally intact. Only sheds with a pitched roof are allowed. Paint or stain must not appear faded and the shed may not show signs of rust. Doors must be intact and straight and the roof should not have any visible damage. A shed should not be taller than the height of the home.

Metal sheds are not allowed in the Community. Siding of the shed should meet the same requirements as siding of the home.

Placement of a shed requires prior written approval by Management. All sheds must be professionally installed and the plan approved in writing. Contact the Management office for shed standard specifications.

SKIRTING

Conventional factory vinyl manufactured home skirting must be installed within thirty (30) days of move-in. Skirting should complement the home, should not be faded, and must be plumb from ground to home. The

top rail must be in place, and skirting should have no holes, and be completely intact. Management must pre-approve the style and color of skirting. Fiberglass, plywood or any other combustible material is prohibited by fire code and must not be used as skirting and may not be used for repairs or patchwork. All skirting must be properly anchored, seamed and edged.

HITCHES

Hitches must be removed and stored under the home within thirty (30) days of move-in.

DECKS/STEPS/PORCHES

Steps, decks, porches, and railings must meet City Code requirements and be in good repair and safe condition. Placement of a deck or deck addition requires prior written approval by Management. Decks must be constructed using approved materials, must be professionally installed, and should be painted or stained to complement the home. The deck structure must be level and plumb.

All homes must have steps that are safe and professional in construction and appearance. Handrails must be firmly attached to provide maximum safety.

Front decks may range in size from 4' x 6' to 10' x 12' and rear decks from 3' x 3' to 4' x 4'. The platform and steps should be level and no more than 4" from the door. Decks having three or more steps must have a railing and

COMMUNITY CURB APPEAL STANDARDS

side rails with a maximum space between spindles of 4" to 6". The area under the deck must be fully enclosed, including the step area. Contact the Management office for deck standard specifications.

Steps, porches, decks and railings must be maintained in good repair. As deck materials weather, they should be painted or sealed accordingly. Likewise, decks in disrepair or sagging condition should be replaced.

FENCES

Fences are generally not allowed in CREICO communities. In communities where fences are allowed, they may be permitted only with the prior written approval of Management and must be professionally installed. Management must also approve fencing type, materials, size and location.

Where fences are allowed, they may not be placed between the home and curb, and must be as far away from the street as possible, preferably a minimum of 10' from the curb.

Fences must be kept straight, plumb, in good repair, with the top rail in place and all posts straight. Materials should not be bent or bowed. The fence gate must be straight and functional. Grass is not allowed to grow through the fence.

LANDSCAPING AND TREES

Residents are responsible for the care of lawns, trees and shrubs on their

home sites and shall keep lawns trimmed, mowed, free of weeds and properly watered. Planting of flowers, shrubs and trees are encouraged to beautify the home site. Placement of trees and shrubs must be pre-approved by Management in writing and become the property of the Community.

RESALE OF HOMES

Management must pre-approve in writing the resale of any home within the Community. Homes that are resold and remain in the Community must meet Community Curb Appeal Standards prior to sale. Upon resale of a home, the seller must ensure that the home is in compliance with Community Curb Appeal Standards or is brought into compliance, including any skirting, siding, hitch, decks, sheds, and fencing. Restrictions may apply to the resale of homes; check with the Management office for details. Unapproved home sales or purchases are an express violation of these Guidelines, and Management may require removal of the home or resident in question, or both.



This community is professionally managed by:

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