

## OLD ORCHARD MOBILE HOME PARK

Welcome to OLD ORCHARD. It is our desire that you enjoy your home, your community, and your city, Ames. OLD ORCHARD has adopted the following Rules and Regulations so that you may enjoy the use of your home site in a pleasant and enjoyable manner and also to create a basic understanding between residents and Management regarding the responsibilities of each. Certain rules that govern your residence in this park were established by state and local government agencies. The following rules and regulations supplement, but do not replace, those established by law. Upon reading these rules and mutually agreeing to abide by them both residents and Management will sign the accompanying agreement form. As provided by law, these rules and regulations may be amended from time to time during the course of your tenancy upon written notice to residents.

### RULES AND REGULATIONS

#### I. Basic Rental Agreement

1. The Tenant, and those claiming by or through the tenant, must comply with all terms and conditions of the written rental agreement between the mobile home community owner(s) and/or manager(s).
2. Rent is due on the first (1<sup>st</sup>) day of each month and shall be paid in advance on or before the third (3<sup>rd</sup>) day of each month, regardless which day it may fall on. Rental payments shall be made in the form of a check, cash (request receipt), or money order, and delivered or mailed to the designated address. Rent is deemed paid upon actual receipt of cash or a valid check or money order. Checks and money orders shall be made payable to OLD ORCHARD Home Park or their assigns. Any rent payment marked or received after 5:00 PM of the 3<sup>rd</sup> day of the month which does not include the full monthly rental will not be accepted. If rent is over 3 days delinquent, there will be a \$20.00 additional charge assessed on the 4<sup>th</sup> day, plus \$2.00 per day thereafter. Repeated late rents will be cause for eviction. All returned check fees will be paid by Tenant, plus a \$25.00 charge on all Non-Sufficient Fund or Account Closed checks.
3. All changes affecting your rent structure are required to be in writing and signed by Management. Any state or local taxes that Management is compelled to collect on each mobile home or extra home site improvements will be collected by Management and are remitted to the proper taxing authorities. Such charges shall be deemed additional rent.
4. Each Tenant shall have and maintain a comprehensive general liability insurance policy in amount not less than \$50,000.00 covering his or her mobile home site which shall name the Landlord as an additional insured on the policy. Each Tenant shall provide proof of such insurance from time-to-time, but no less than annually at Landlord's request and in a form satisfactory to the Landlord.
5. Tenant agrees to indemnify and hold harmless Management and/or Owner(s) from and on account of any claims or causes of action damage to property or personal injury by fire, theft, or accident to any person(s), or to mobile home or merchandise or property of any person(s) arising from the failure of a Tenant to keep the mobile home and his/her Lot in good condition as herein provided, or arising from the negligence of and Co-Tenant and/or his/her guest or by any owner or occupant of adjoining or contiguous mobile homes. Tenant's agreement to indemnify and hold harmless shall include costs and attorney fees incurred by Management on account of any such damage or injury described above.
6. A security deposit of \_\_\_\_\_ rent is required of Tenant prior to their mobile home being placed on site or ownership transfer. It will be returned when the Tenant leaves having given proper written notification and all rents and related charges are paid current, including utilities assessed by OLD ORCHARD and taxes and the home site is vacated and in good undamaged condition in accordance with Management requirements and existing state and local laws, ordinances, and regulations. Tenant must notify the park Office of a forwarding address upon terminating tenancy. Within sixty (60) day of termination of lease and delivery of a forwarding address or instruction, the manager will return the Tenant's security deposit, or, if the full deposit is not returned, a written statement of reasons for withholding said security deposit of any portion thereof will be sent to Tenant. If no forwarding address or instruction are provided to the manager within one year of the termination of the lease, and the security deposit remains unclaimed, the security deposit shall be forfeited and become the property of the Landlord. Security deposits are nontransferable.
7. Tenant agrees that, subject to the terms of the lease, the owner shall have the right to increase rent upon sixty (60) days written notice to the Tenant.
8. OLD ORCHARD home sites are non-transferable. OLD ORCHARD homes may not be rented or sublet. Tenants may resell their home on site within the community either through the community office or other sales firm as long as the home meets community specification. If the home does not meet these specifications, it must be bought in conformance or be removed from the community. Tenants selling their home on site must have their home inspected by Management, for a fee of \$25.00, prior to selling. No home site will be transferred to a new buyer without a Resale Authorization Approval form from Management. A purchaser must apply for tenancy at or before request for a Resale Authorization Approval. Prior to finalizing the sale of a home, after receiving a Resale Authorization Approval, the purchaser must have been accepted as a Tenant of the home site; paid all applicable fees and deposits; and provided proof of ownership. Qualification for acceptance into the community for site rental will be based upon acceptable terms of the ten applicable Rental Agreement and Rules and Regulation, and verification of credit, and income. Resale inspection requirements include but are not limited to: type and condition of shed, skirting, steps, decks, porches, additions, exterior appearance, broken windows, exterior doors, air conditioner foundation or installation, exterior sewer pipes, tie downs, fire extinguisher(s), smoke detector(s), etc. The Tenant or person selling the home is responsible for conforming to all inspection requirements. Only one "For Sale" sign will be permitted on the inside of the front or side window and shall not exceed eighteen (18) inches by twenty four (24) inches. No signs of any kind shall be erected on the home site or the exterior of the home. Any sign not in conformance with this section may be removed by Management without notice. In the event of a sale to a third party, in order to upgrade the quality of the community, the Landlord may require that any home in a rundown condition or in disrepair must be removed from the community within a sixty (60) day period. Tenant must provide Management with his/her telephone number, even if it is unlisted. This number will not be given to any one not affiliated with the Landlord and managing the community.
10. The Tenant will notify Management in writing of any change of information contained in the rental agreement or registration with in ten (10) day of any change.

11. The Landlord reserves the right, from time-to-time, to revise, amend, or modify the contents of these Rules and Regulations. Tenants will be notified of the rule revision thirty (30) days prior to the revision or addition to the rules being effective. A copy of the revision or addition will also be posted in the community office. It is understood and agreed that the distribution of a revision or addition the rules of each home site and the posting of such in the Club House will be deemed sufficient notification, and Tenants will govern themselves accordingly.

#### II. OLD ORCHARD Community Office

The community office is open Monday through Fridays (except holidays) for your convenience to assist you with your community related problems. The community office hours and telephone number which may be changed from time-to-time, are posted in the Club House. OLD ORCHARD has a twenty-four hour, seven day a week emergency telephone number. This emergency number will also be posted in the Club House and should only be used when the community office is closed. This number is for emergencies such as fire, community vandalism, or major water, sewer, or gas breaks. *(Please note, for fire or police emergencies call 911 first, then the community office.)* All residents are advised to contact the community office, or stop by personally, if you have a community related problem such as: disturbances, rent questions, resale inspection on home, additions and changes to your home site, interpretations of the community Rules and Regulations, or notices received from Management. All changes related to your tenancy registration must be delivered in writing to the community office. Please do not go to the manager private home for community related business other than for an emergency; i.e., firm major underground water, sewer or gas breaks, or vandalism of the community owned property.

#### III. Emergency Numbers

Fire.....911  
Ambulance.....911  
Police.....911  
Poison Information.....911

Community Office.....232-5260  
Manager.....233-6518  
Corporate Office..... 233-4450

#### IV. Use, Occupants, Guests, and Pets

1. The Tenant(s) shall personally occupy their home only as a dwelling unit and may not rent the home nor assign their tenancy to another person. No commercial business or unlawful use of the home of home site is permitted. Tenant shall not undertake any illegal activity, especially the use, transfer, possession, creation of illegal drugs, in or about the home park and shall not allow any such activity in or about the Tenant's home or home site.
2. Two adults shall occupy the leased premises except for those minor children listed on the registration form executed by the Tenant(s). Tenants may have an occasional nonresident house guest who must be registered and approved by Management and whose length of stay must also be approved by Management. A guest is considered to be anyone other than those members of the Tenant's immediate family listed on the application for Rental Agreement or Registration form. The Landlord reserves the right to deny admittance to any over night visitor to the park other than those officially registered as Tenants or guests, and to deny access to anyone that the Landlord reasonably believes will be disorderly or fail to abide by these Rules and Regulations. Occupants must be registered at the community office.
3. As of September 1, 1998, anyone who has a dog or cat and has them registered with the Manager, will have their pets grandfathered in, subject to the rules on the Pet Agreement. Any new residents will be allowed one (1) dog per mobile home. All pets must be registered in the office with the Manager.

#### V. Setup and Improvements Required

1. All homes must have a minimum of seven hundred twenty (720) square feet of living space, not including any porch, deck/patio or garage space, and shall not be more than five (5) years old. All homes must have vinyl siding, be in generally good repair, be tasteful in light colors, and be approved in writing by Management. Before any Tenant moves his/her mobile home to the lot he/she has rented, the Tenant must contact the community manager at least twenty four (24) hours prior to the scheduled delivery of the home to the park. All homes will be moved from the community entrance and set up only by personnel authorized by Management. No homes will be moved within the community except by personnel authorized by Management. Both must conform to OLD ORCHARD regulations.
2. Any improvements required by the Rental Agreement or Rules and Regulations must be completed in a good, timely, and workmanlike manner, will be capable of removal at the conclusion of the Tenancy, and will be completed free of liens and encumbrances and installed in compliance with all applicable codes and ordinances.
3. Hitches and tongues must be removed prior to occupancy and stored out of sight under the home. Axles, hubs, and springs must be left on the mobile homes at all times; however, wheels and tires must be removed. The home shall be set at a suitable level, blocked and tied down according to local, state, and community regulation before occupancy. All homes must be leveled with concrete block, set on piers or a slab for a single wide. Double wide will set on piers only.
4. Homes must be skirting no more than thirty (30) days after setup. Skirting material must be vinyl, designed for skirting application. All skirting material and colors must be approved in writing by Management prior to any installation, white, gray and cream only. Skirting must be kept clean and in good repair at all times. All homes should be tied down as set forth by the mobile home industry, or as required by local or state regulations. Tenants are solely responsible for proper tie-downs of their homes in accordance with applicable law. Neither the Landlord nor Management assumes any duty or obligation to inspect tie-downs being adequate or accomplished in accordance with applicable law. Each Tenant must provide to Management a copy of a certification from a licensed installer verifying that their home has been tied down in accordance with applicable law. Each Tenant is responsible for proper and lawful maintenance of their tie-down system.
5. Porches and decks are only allowed on the entry side of the home and shall not be erected on the non-entry side of the home unless approved by Management. Entry steps must be either concrete or treated wood that is appropriately stained with handrails and must meet all state and local building codes. Steps must be used in conjunction with a deck. The opening underneath must face the side of the home and must be covered with material to be consistent with the decor of the steps of the home.
6. All porches must be approved by Management. Porches must have handrails on all exposed sides. Plans of deck construction must be submitted and approved by Management before submitting them to the local building authority for a building permit. Decks will remain the property of the Tenant, and must meet all state and local codes as to materials, foundation, deck load, and railing requirements. Decks must also meet the requirements of the Landlord, must be enclosed on the bottom with skirting material to match the home skirting and/or materials consistent with construction used to build the deck must be either painted or treated to maintain a natural, but attractive appearance and must be reasonable maintained.
7. Storage sheds are required (unless the Tenant owns a garage on site) and must be installed within sixty (60) days of occupancy. This deadline can be extended by written consent from Management for good cause. Only one shed will be allowed on each home site. Maximum shed size allowed is 10' x 12' and a height not to exceed 9' but in no way can the shed exceed the size set forth in local ordinances or codes if they require a lesser size. All sheds must be wood with barn or gable type roof (no particle or chip board - see Management for further details). All sheds must be kept in good repair and in a neat and orderly condition at all times. Sheds must be painted the same color as the home on that site. Sheds with treated floor framing may be set on the ground upon written approval of Management. Written approval of shed placement must be given by Management prior to any installation. Management reserves the right to waive the requirement of having a shed upon receiving appropriate, credible assurances from a Tenant, in form and substance acceptable to Management, that the Tenant will maintain the Lot completely free of movable personal property items when not in actual use, except permitted motor vehicles. On termination of the tenancy, shed may only be left with management's written approval and any damage caused to the yard must be repaired by Tenant. If Tenant elects to move the shed off the Lot upon termination the tenancy, Tenant must leave the site in substantially the same of better condition than existed upon taking possession.
8. Each resident is required to display address numbers (not less than 3" high) on the front of the home before occupancy, suing wood or metal numbers the address must be legible from the street at all hours.
9. Location of shrubs or trees must have written advance approval by Management.

#### Optional Improvements

1. A Tenant may, with the consent of the Landlord, make improvements. All improvements must be confined to the Tenant's own Lot. Upon termination of Rental Agreement or oral lease, any improvements shall remain the property of the Landlord unless the Tenant pays for removal and restoration of the premises. See code 562B.10 (7)
2. A garage will be offered to the Tenant for purchase. The garage must be constructed by OLD ORCHARD or their assigns. Privately purchased garages will be subjected to an additional yearly fee based upon any additional real estate taxes imposed by any taxing authority by reason of any such improvement. Placement and installation specifications of any garage must have written, advance approval by Management. Garages must have 6" or 8" horizontal siding. In any event, a Tenant may have a garage or a shed, but not both. Garages built at Tenant's expense may be sold by Tenant with their home subject to the sales provisions outlined in the Rules and Regulations and Rental Agreement. Unless sold as described above, garages built at Tenant's expense shall become property of the Landlord upon termination of lease at no expense to the Landlord.
3. Landscaping by the Tenant is encouraged and may be arranged where he finds it attractive as far as lawns, flowers, and shrubs are concerned. Any trees, concrete, or masonry work must be approved in writing by Management prior to their installation. In all cases the Tenant must leave the home site in substantially the same or better condition than existed upon taking possession.
4. All awnings must be approved in writing by Management prior to installation.
5. Central air conditioners must be installed on concrete pad or other platforms designed for that purpose, on proximity of the electrical service post at a location approved in writing and in advance by Management, and in accordance with all state and local building codes.
6. All fireplaces installed must in compliance with all state and local building codes, as well as OLD ORCHARD regulations. A local building permit must be acquired by the Tenant before installation begins. Chimney stacks must be installed through the roof of the mobile home and be in compliance with all building codes as to proper insulation and clearance from the combustible materials, as well as proper screening to prevent any fire hazard for the community. Firewood must be stored in the storage shed or garage.
7. No car ports will be allowed.
8. No fences, posts, or landscape dividers of any kind may be installed or erected prior to written approval of Management.
9. No laundry may be hung outside the mobile home except on an umbrella type clothesline and must be folded down when not in use.
10. Basketball hoops shall be permitted above overhead garage doors only, with concrete driveways.

#### Day Care in Our Community

Day Care may be provided within the community, with the following provisions:

1. The provider must be certified and approved by the State of Iowa.
2. Insurance must be obtained before a Day Care facility can be of service to parents.
3. The maximum number of children shall be six (6), if the provider has children of her own, the maximum number will be reduced by the number of children she has of Day Care age.

#### VI. Tenants Duty to Maintain

1. Tenants shall keep their home site neat and clean and free for litter. Storage of any kind outside the home, garage, or shed is absolutely forbidden. Lawn mowers, toys, recreational items, etc. must be kept in the storage shed or inside the home. Storage of any items that cause fire or health hazards are not permitted. Garage or shed doors are to be kept closed at all times except when exiting or entering. Each Tenant shall be responsible for mowing, trimming, and general maintenance of his/her site, shrubs and landscaping, and removal of snow and ice. All homes on the perimeter of the community will maintain the berms as part of their yard. Neglected home sites, which includes inadequate cutting of grass, accumulation of litter, or failure to remove snow from Tenant's front walk within forty-eight (48) hours may be maintained by Management at a minimum charge of \$40.00 for each time it is necessary because of a Tenant's failure to do so. All charges will be due as addition rent of the first day of the month following billing. Any changes in home size, additions or attachments to the exterior, or exterior painting, must be first approved in writing by Management. Installation of any screen housing, fencing, gardens, or landscaping requires written approval by Management. Any damage or interference with above ground improvements and/or underground utilities shall be repaired by Management or management's contractors and shall be charged to Tenant. Violations with regard to home or home site maintenance, as with violations of any other rules can lead to eviction.
2. It is the responsibility of the Tenant to generally maintain the physical condition and appearance of his/her home and garage or shed so that the aesthetic quality and appearance of the community and the value of the community are protected and preserved. Tenants must immediately replace or repair damage or missing skirting and siding, broken windows, exterior doors and awning, and broken or deteriorated handrails, porches and decks. Chipped or peeling paint and rusty screws must be repaired, painted, or replaced as needed. Paint color must be approved by Management. All homes must be kept in good repair and in a neat and orderly condition at all times and in compliance with all applicable laws, ordinances, and regulations of the state, county, city, or township and mobile community.
3. The Tenant is prohibited from using or permitting the existence and/or use of hazardous substances on the premises. In the event of the use of hazardous substances on the premises by the Tenant, the Landlord shall have the right to require Tenant to discontinue their use and clean up the contamination while the Landlord, at the same time, enforces the remaining terms of the lease. The use of hazardous substances by the Tenant on the premises also constitutes an event of default under this lease.
4. It is the responsibility of each Tenant to maintain his/her home space in as good or better condition as when the Tenant took possession, comply with all obligations primarily imposed upon Tenant by applicable provisions of the city, county and state codes materially affecting health, and safety; keep that part of the mobile home community that the Tenant occupies and uses reasonably clean and safe; dispose of all rubbish, garbage, and other waste from the Tenant's home space in a clean and safe manner; not to destroy, deface, damage, impair, or remove any part of the mobile home community or knowingly permit any person to do so; and conduct himself/herself and require other persons in the community with his/her consent, to conduct themselves in a manner that will not disturb the Tenant's neighbors' peaceful enjoyment of the mobile home community.
5. If a Tenant's failure to comply with the requirements of rules 2 and 3 above materially affects health, safety, comfort or causes destruction or disrepair and the Tenant fails or refuses to correct such failure or make repairs as promptly as conditions require or within fourteen (14) days after written notice from the manager.

#### VII. Recreational Facilities and Other Amenities

Recreational facilities such as the community building, playgrounds for recreational purposes are for the exclusive use to the member residents and a maximum of two (2) guests, whereas guests must be accompanied by a resident homeowner at all times. Posted regulations for the proper use of all facilities will be observed. Equipment and facilities used by residents will be at their own risk. Users will also be held responsible for damages and breakage.

#### VIII. Utilities and Services

1. All Tenants must comply with utility hookup requirements set by Iowa Electric, City of Ames Electric, Bell telephone, cable television, and other utility or service provider, and OLD ORCHARD and their assigns. Should the Tenant damage any below ground improvements caused by malfunctioning heat tape, plumbing work, digging, driving rods, stakes, pipes, etc. into the ground for any other reason, damage will be repaired by Management or its contractors and charged to the Tenant. Should the blockage of a sewer line be the result of items discarded by the Tenant into the sewer, the cost of the repair shall become the Tenant's responsibility.
2. Each Tenant will be liable for their own utilities. The Management or their assigns shall have the right to enter onto the home site for the purpose of installing, maintaining, and reading a water meter and related equipment and shall have the right, upon reasonable notice, to interrupt water service to the home temporarily during installation or changing of the meter. Failure to pay for water, sewer, or any other charges assessed as additional rent in a timely manner is considered a breach of the Rental Agreement sufficient for eviction. Any freezing of water pipes is the responsibility of the Tenant. All lines must be properly protected with heat tape during the winter months. The utility provider, and OLD ORCHARD and their assigns, shall not be liable for frozen pipes. Water and Sewer is provided by Owner.
3. Garbage will be collected weekly on a day yet to be designated. Disposable diapers, tampons, and sanitary napkins must be placed in a refuse container, not in the toilet. Newspapers or magazines not already in containers, must be tied with twine when disposed of. Tenants are required to keep home sites free of health or fire hazards. In all events, containers and trash disposal must comply with applicable codes and ordinances. OLD ORCHARD is in favor of recycling materials. Dumpsters are provided in OLD ORCHARD.
4. A United States postal delivery box has been assigned to each residence in the community. These boxes are accessible to the residents and postal officials and are located in various locations. The areas are accessible 24 hours a day. One key per box will be issued and will be the sole responsibility of the Tenant. In the event of loss, a replacement key may be obtained by notifying Management and a payment of ten dollars (\$10) replacement fee. A brief waiting period may be necessary to obtain a replacement; therefore, you may wish to contact the Ames postal service and have your mail held at the Ames Post Office until a new key is obtained.
5. Electric, gas, telephone, and cable are provided to each home site. Responsibility for providing service to each homeowner is the sole responsibility of each utility service company. The Tenant will pay all deposits and bills collected by the utility companies. Tenants will not tamper with meters or equipment. There will be no outside antennas of any kind allowed.
6. Electricity to all homes must be connected by an electrical contractor licensed in Ames. Any permit fees required by the City of Ames are the sole responsibility of the Tenant.

#### IX. Vehicles, Parking and Restrictions

1. Tenants must register all vehicles and their license numbers at the community office.
2. No parking is permitted on sidewalks and lawns at any time. No parking in the streets is allowed. Vehicles illegally parked, or vehicles in the community parking area and left unattended for an extended period of time will be towed at the owner's expense. Vehicular parking is prohibited within fifteen (15) feet of any fire hydrant located in the community. Anyone having inadequate spaces on site to accommodate their automobiles must not park in community parking area. Arrangements about other parking must be approved in writing by Management.
3. All vehicles belonging to Tenants must have current license plates or tags and be self operable to be removed from the community. Exterior condition or appearance of all Tenant's vehicles must look presentable. Large trucks or other vehicles over ¾ ton are not permitted to be parked on site or in the community parking areas. Trucks of this description are only allowed in the community temporarily for serving community or residence.
4. Vehicle cleaning, washing and minor repairing such as changing spark plugs, fan belts, tires, batteries, etc., will be allowed on site. Repairs taking over two (2) hours such as brake work, transmission work, engine work and body refinishing, etc. are not permitted outside of garage. Vehicles are

not to be disabled for more than three (3) days for repairs or maintenance, unless located inside a garage and then only if garage doors are kept closed except when entering and exiting. Any inoperable or unsightly vehicle will be towed at Owner(s) expense. OLD ORCHARD and their assigns will grant any peace officer of Ames or Story County authority to enter upon its property and enforce the laws and ordinances of the City of Ames, Story County and Iowa against any persons or entities located thereon as well as Rules and Regulations of OLD ORCHARD and their assigns which may be more restrictive. All traffic regulations and customary rules of the road will be obeyed throughout the community. Speed limits shall be strictly enforced within the community. Violators will be notified. No illegal, on-street parking is permitted. Tenants are responsible for their guests' actions.

5. Licensed motorcycles may only be ridden to and from the Tenant's home. Motorcycles must have quiet mufflers. Again, Tenants will be held responsible for not only their own actions, but responsible for their guests' as well. Neither motorcycles, nor motor vehicles of any kind can be parked or stored on the lawns. Do not start your motorcycle between the homes. Operation of mini bikes, go carts, dirt bikes, or snow mobiles in the community is prohibited.
6. Recreational vehicles and boats will not be permitted on driveways, or community property. No on-street parking is allowed at anytime. Two (2) cars and two cars only, will be allowed per residence and parking in your driveway. Recreation vehicles may be parking in driveway for a maximum of twenty-four (24) hours.

X. Recreation, Noise, Weapons, and Solicitations

1. The streets will not be used as a playground. The community has designated recreation areas for Tenants. Tenants will comply with posted rules governing the use of those areas. Toys and miscellaneous items must be kept out of the yards and recreation area at all times when not in actual use.
2. Parents will be held accountable for their children's actions and liable for any damage caused by them. Children defacing and/or destroying community property shall be barred from community facilities. Children are not to play on other Tenant's home sites without permission of the homeowner.
3. Any Tenant or Tenant's guest found guilty of vandalism to OLD ORCHARD and/or its Tenants' and/or their property will be held fully responsible for any damage or injury thereto. A conviction of vandalism may result in said person(s) immediate eviction from the park. Any non-Tenant or person found guilty of vandalism to OLD ORCHARD and/or their property may be permanently barred from entering park property.
4. It is intended and expected that the park be free from disturbing noises of any kind at all times. Vehicles with noisy mufflers will not be allowed in the park. Loud talking and the excessive abnormal volume of television, radio, and stereos, will not be tolerated at any time of the day or night. The use of any type of class of firework is prohibited in the park and the immediate perimeter of the park.
5. No firearms, BB guns, air rifles, or pellet guns are to be discharged within or toward the park. Use of bows and arrows is also prohibited.
6. No "For Sale" or "For Rent" signs or any other advertising signs (includes yard signs) are permitted in the park without prior written approval from Management. No peddling, soliciting, or "commercial enterprise" is permitted in the park without prior written approval from Management also.
7. Tenants will not use their home sites for anything deemed hazardous by insurance companies.

XI. Landlords Right To Access

1. Under Iowa Code Chapter 562.B, a home is considered "abandoned" if the Tenant is absent without reasonable explanation for thirty (30) days or more; during which time there is a default in rent (rent and/or additional rent is considered in default three (3) days or more after it is due); or the rental agreement is terminated pursuant to Iowa Code section 562B.27.
2. Management shall have the right to enter into the home owned by a Tenant if such access is necessary to prevent damage to the home or the community, home site, and/or in response to an emergency situation; and/or if the Tenant has abandoned the premises.
3. Management shall have the right to enter the homes site for maintenance of utilities, for the protection of the community. If the Tenant refuses to allow lawful access to the home site, Management may terminate the Rental Agreement and recover actual damages sustained.

XII. Storm Shelters

A storm shelter facility for severe weather conditions, tornadoes, hurricanes, etc. is provided. During severe weather, residents and all other non-residents in the park are responsible for taking their own safety precautions. Suggestions for their use of the shelter may be posted at each shelter and the park community center.

XIII. Special Provisions Regarding Illegal Drugs

If you observe any of the following items you must promptly report them to the Resident Manager: unusual odors; persons who appear to be under the influence of drugs; pipes for smoking drugs; scales for weighing drugs; other drug paraphernalia; what appears to be illegal drugs; an excessive amount of traffic coming and going; or other suspicious activity that suggests illegal drugs are being used, stored purchased, sold or delivered on the premises. If deemed appropriate, suspicious activity will be reported to the local police department and the Federal Drug Enforcement Agency. These Rules and Regulations prohibit any illegal activity in the park, including the use, transfer, possession. Or creation of illegal drugs. Any Tenant who violates said provisions of the Rules and Regulations will be his/her lease immediately terminated.

XIV. Laundromat

A coin operated laundry facility is provided adjacent to the OLD ORCHARD office.

*We will be glad to discuss any questions you have as we sincerely appreciate your cooperation.*

OLD ORCHARD MOBILE HOME PARK  
OWNED AND OPERATED BY GRAND CENTER, LTD.  
105 SOUTH 16<sup>TH</sup> STREET  
AMES, IOWA 50010

ACKNOWLEDGEMENT

Tenant acknowledges that he/she has read and understands all pages of the above provision, that Tenant was offered the foregoing Rules and Regulations prior to occupancy and hereby acknowledges the receipt of a copy hereof.

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Manager \_\_\_\_\_ Date \_\_\_\_\_