

HILLTOP PROPERTIES

GENERAL OBLIGATIONS OF RESIDENTS

Home Movement:

All homes must be parked on or pulled from home sites under supervision of management. Before any home leaves the park, all monies owed in connection with park fees must be paid.

Park Buildings:

Cooperation in keeping the rest room and laundry rooms clean and serviceable is required. Washing machines and dryers shall be left clean after use. Any irregularities should be reported to the management.

Garbage:

Trashcans are to be placed at rear of mobile home or hidden if on patio. All garbage must be securely wrapped in plastic bags and placed in the Dumpster. No loose garbage is to be placed in the Dumpster.

Seasonal Conditions:

All cars, trailers and any other equipment on streets must be moved during snow plowing and street cleaning.

Air conditioners:

Neither metal straps nor brackets can be used to support window type air conditioners. No wooden stands are permitted. All central units are to be placed in your own yard.

Rent:

Rent is due on or before the first of the month. After the fifth a penalty of \$20.00, plus \$1.00 a day thereafter will be charged. Bad checks will be charged \$30.00.

Utilities:

Water / sewage usage is billed monthly with rent charges. Electric and natural gas meter service is available for all lots. Unplugging of sewers, as a result of disposing wastes into toilet that should be disposed of into garbage cans, is the burden of the resident. It is the resident's responsibility to yearly check heat tapes and replace worn out tapes before winter sets in. It is also their responsibility to winterize or insulate the water pipes. This should be done prior to October 1st.

Wheels and Underskirting:

Tenant, upon accepting occupancy in Hilltop Properties agrees to do the following within thirty, (30) days from date of occupancy:

1. Skirt home with baked on metal or vinyl according to manager's approval.
2. Completely conceal hitch with same material as skirting.

3. Skirt porches and decks with same material as skirting.
4. Install metal corner covers to match skirting.
5. Access doors must be provided for sewer and water connections.
6. Any tenant putting on new skirting has to comply with all requirements.

The management or owners of Hilltop Properties are not responsible for loss due to fire, theft, acts of nature, or accidents on park property or in park buildings.

Children:

Children of residents, and their guests, are to be under the custody and control of residents at all times.

All residents, their family and guests, shall remain within the boundary lines of the leased premises and not trespass on the lots leased to other residents unless express permission of such resident has been given.

All children under 16 years of age shall observe local curfew laws.

Residents are responsible for any damage done to property of others, whether caused by the acts of the resident, his family or guests. The costs of any repairs or maintenance because of such damage shall be added to the next months lot rent and become a liability for which such resident is responsible.

Guests:

Guests are welcome. Residents are to inform the manager of any stay in excess of two weeks. Such guest is to register at the park office. This is a state law.

Pets:

See manager. Pets allowed at the digression of the Park Manager.

Disturbing Noises:

Loud disturbances caused by radios, stereos, TV's, etc. will not be tolerated at any time. Many of your neighbors work nights and deserve peace and quite, to sleep, during the day, just as people have the right to sleep at night.

Peddling, soliciting or distribution of any type of product or service without the written consent of the manager is prohibited.

Compliance Certificate:

1. Residents hereby agree, in the event the resident plans to sell a mobile home within Hilltop Properties, prior notice of the "intent to sell" shall be given to Hilltop Properties. A Compliance Certificate indicating the home and homesite comply with all the rules and regulations promulgated by Hilltop Properties will be issued.
2. Prior to the approval of any prospective purchaser by Hilltop Properties, residents shall bring the homesite into compliance with all rules and regulations of Hilltop Properties. Any changes required by Hilltop Properties to bring the homesite into said compliance must be made by the resident prior to approval by Hilltop Properties.

3. No resident may sublet his lot or home; take in borders; or permit anyone other than persons listed on the lease agreement to live on the premises.

Written Approval of Exterior Changes:

1. Tenant shall not do any digging or removal or sod without consent of the management.
2. No changes or alterations in the exterior appearance of the home, utility building or homesite shall be made without prior written approval of Hilltop Properties. All changes must conform to existing codes, laws, ordinances, and rules. Resident, at resident's expense, if required, shall obtain all permits.
3. All installation of skirting, construction of any deck, steps, porch or addition shall be subject to the written approval of Hilltop Properties. All construction plans, submitted to Hilltop Properties, for approval shall be complete and ready for consideration by Hilltop Properties only when such plans show the design, shape, size, color, specifications, materials and locations of the proposed construction.
4. The resident, immediately upon request by Hilltop Properties, shall remove any construction not approved by, or done in a good workmanlike manner. Failure to remove or correct any unworkmanlike construction within (30) thirty day's shall constitute a breach of rental agreement.
5. Any construction, done by residents, shall not be deemed completed until all construction materials are removed from the home site, placed inside the utility building, or inside the mobile home.
6. All construction shall be completed within (309) three hundred and nine days maximum.

Parking Spaces:

1. Each residential homesite is provided with and restricted to the use of (2) two on street parking spaces adjacent to the mobile homesite for licensed, insured, operable automobiles, motorcycles, vans, and pickups. No exceptions.
2. Minor mechanical repairs, such as points, plugs, tire changing and washing, are permitted in designated parking spaces. All other work is to be done outside the park.
3. No boats, snowmobiles, trailers, campers, automobiles, trucks, or other vehicles shall be stored or parked on the street parking spaces unless written permission is obtained from management.
4. Spaces designated by management for any resident, their family or guests shall not be used without permission of said resident.

Street Usage:

1. Residents are responsible for removing all vehicles belonging to them, their family or guests for snow plowing and street cleaning operations.
2. Residents shall follow procedures established by Hilltop Properties for snow plowing and street cleaning. Failure to follow such procedures and failure to remove vehicles in accord with such procedures will result in removal of vehicles at the risk and expense of the said resident.

3. All inoperable, unlicensed, abandoned or improperly parked vehicles will be removed at the risk and expense of residents responsible for such vehicles.
4. No boats, snowmobiles, trailers, camping vehicles or any other vehicles shall, at any time, be stored or parked on any lot or patio.
5. No semi-trailers, tractors or other heavy vehicles shall be permitted in the park.
6. No vehicles shall be raised or blocked up for repairs.

Speed Limit:

1. No resident, their family or guest shall exceed the speed limit of 10 MPH pursuant to Minnesota Statutes 327.27, Subdivision 2. Each resident is responsible for violation of the speed limit by any member of his/her family or guest.
2. Unlicensed or uninsured motorists are not permitted to drive in the park. An Instruction Permit is not a valid Drivers License. Minn.Stat. § 171.05, subd.1.
3. No horn honking is allowed.
4. Vehicles in violation of state laws are not permitted in the park.

General Home and Homesite Maintenance:

1. Hook-up to sewer, water, electric, gas, telephone and TV must be done in compliance with park standards. Such services, from connection to mobile home, are the responsibility of the tenant. All new and used homes moving in after June 1st, 1995 shall be tied down.
2. Each resident shall be responsible for maintaining and keeping in good repair the exterior of the mobile home, utility building, patio and all other areas of the resident's lot.
3. All lots shall be attractively maintained, free of litter, refuse, clutter or unsightly materials. There shall be no obstructions or outside storage of any items on the yard of the homesite. All toys, lawn maintenance equipment, firewood, etc. must be kept inside the utility building or inside the mobile home and out of sight. Hilltop Properties shall have the right to enter the premises to remove such obstructions stored outside the utility building, or mobile home, and to charge the resident for the cost of such removal and storage. Hilltop Properties can place a lien on any such items stored outside the utility building or mobile home. Hilltop Properties will charge the resident for the cost of such removal and storage. Said lien will be in effect until all charges have been paid in full.
4. Effective May 1, 2000, personal property taxes must be paid current to the county. Having delinquent Personal Property Taxes is a violation of park rules and regulations, and is cause for eviction.