

EXHIBIT A

MODEL COMMUNITY RULES AND REGULATIONS

ALL LEASES ARE MADE SUBJECT TO THE FOLLOWING RULES TO ENSURE THE HEALTH, SAFETY AND UPKEEP OF THE COMMUNITY AS A WHOLE. THESE RULES WILL BE STRICTLY ENFORCED. **RESIDENTS AGREE TO ABIDE BY AND OBEY THE FOLLOWING RULES AND REGULATIONS.**

A. REGISTRATION AND RENT.

1. All persons who wish to be considered for residency in the Community must complete a credit application and any other necessary papers.

2. All Residents must register, in the main office, the make, size, year, serial number and the township permit of the Resident's manufactured home, as well as the certificate of title for the home.

3. All Residents will be registered by Landlord with the [_____] School District for tax purposes.

4. All Residents must provide Landlord, upon Landlord's request, with the following information:

(a) Names, ages, and places of employment/school for each person occupying or residing in the Resident's home;

(b) Descriptions, including license plate numbers, of all vehicles owned or operated by each person occupying or residing in the Resident's home;

(c) Telephone number of Resident's home;

(d) Certificate of Insurance for the home;

(e) Name of financial institution financing home, if any;

(f) Social Security Number; and

(g) Any other information reasonably related to the health, safety or upkeep of the Community.

5. No person may reside in the Home unless he/she is listed as an occupant on such forms as the Landlord may require.

6. If guests or visitors remain overnight in a Resident's home so frequently as to increase the number of persons normally living within the home, Landlord will increase that Resident's rent to conform to the rent paid by other Residents in the Community with the same number of members of the household. Such overnight guests or visitors shall be considered Residents and must apply for registration. The following shall be evidence that a guest or visitor is living in a home:

(a) The visitor/guest maintains or stores items of personal property in the home;

(b) The visitor/guest receives mail in his/her name at the home;

(c) The visitor/guest has a telephone number listing for the home;

(d) The visitor/guest regularly (for example, 14 days in a month) enters the home without the Resident being present;

(e) The visitor/guest has a key to home; and

(f) Any other fact or conduct which indicates the visitor/guest intends the Resident's manufactured home to be the visitor/guest's home.

B. FEES/CHARGES.

1. A \$10.00 fee will be charged for each certified letter written due to rule or rent violations, or any similar violation.

2. Storage is available on a limited basis (i.e. one space per home). A \$15.00 per month fee will be charged for the rental of storage space.

3. Landlord reserves the right to maintain any lawn that is neglected at a minimum charge of \$50.00.

4. Landlord reserves the right to charge a \$25.00 per hour fee for removing snow from Residents' driveways, walkways, roofs, etc.

5. A [\$1.00] fee per key will be charged for the use of locked mailboxes; a minimum of two keys is required for the use of the locked mailboxes. Mailboxes are available in the office. Landlord reserves the right to charge a \$10.00 fee to replace the lock in a mailbox.

6. [] parking spaces are allotted per manufactured home site. A \$10.00 parking fee per month will be charged for each car/vehicle over this [] car/vehicle limit.

C. RECREATIONAL FACILITIES.

1. Registered Residents shall have the privilege to use, without charge, all recreational facilities furnished by Landlord.

2. All of Resident's guests and occupants must be accompanied by a responsible adult at all times in the following areas, to the extent applicable: (1) the playground; (2) the swimming area; (3) the rec-room; (4) recreation areas; (5) laundry areas; (6) and fishing areas.

3. Landlord reserves the right to close the facilities, or limit the hours when the facilities can be used, whenever it deems such action to be necessary and/or appropriate, without incurring any liability to Resident. In such case, Resident shall not be entitled to any rent rebate, credit or offset.

D. TRAFFIC AND VEHICLES.

1. All Residents, their family, agents, employees, social guests or invitees must observe all parking regulations as posted or indicated by Landlord and/or local authorities. Parking of vehicles in other than designated parking areas is prohibited. Residents will be held responsible for any failure to comply with the parking regulations.

2. Parking areas may be used only for properly tagged, registered, functioning and authorized motor vehicles. Any vehicle which does not comply with these requirements will be towed away by Landlord at the vehicle owner's risk and expense. Resident agrees to remove his/her vehicles from the parking areas promptly upon the expiration or termination of residency.

3. The speed limit in the Community is five (5) miles per hour. All bikes and golf carts must be off the Community streets by sundown. All vehicles operated between the hours of dusk and dawn must have headlights on. Speed limit, speed bump and stop signs must be obeyed at all times.

4. No person may operate a motor vehicle (including golf carts) in the Community without a valid operator's license. No motor vehicles may be repaired or overhauled in the Community.

5. In order to conserve the Community's water supply, no cars or other motor vehicles may be washed in the Community absent Landlord's prior written consent.

6. Overnight parking of commercial vehicles in the Community is prohibited, unless the prior written consent of Landlord is obtained.

7. With the exception of equipment operated for the maintenance and/or improvement of the Community, the following are not permitted at any time in the Community: (1) mini-bikes; (2) dirt bikes; (3) dune buggies; (4) go-carts; (5) 3-wheelers; (6) 4-wheelers; (7) snow mobiles; (8) immobilized or disabled vehicles; (9) vehicles over 3/4 ton in gross vehicular weight; and (10) unregistered vehicles.

8. The following are permitted within the Community by special permission of Landlord only: (1) motorcycles; (2) mo-peds; (3) golf carts (current insurance copy must be on file in the office); and (4) Recreational Vehicles (may be brought in for loading and unloading only, for a maximum of 12 hours).

9. No Resident may park or store (or permit to be parked or stored) motor vehicles, motorcycles, golf carts, or lawn mowers on patios or lawns within the Community.

10. Each Resident is responsible for maintaining his/her yard and parking areas, including snow removal. Walkways, patios, driveways, and access to fuel and gas tanks must be cleared of snow promptly to facilitate services and deliveries to the home. Snow removed from a site or from parked cars may not be placed on cleared streets. All cars must be moved off of the streets during snow events as directed by Landlord.

E. STORAGE.

1. The following must be stored in the designated storage area and not on the manufactured home site: (1) boats; (2) boat trailers; (3) travel trailers; (4) tent campers; (5) motor homes and RV equipment; and (6) pick-up camper bodies. A separate storage fee will be charged for this storage. Parking in storage is done at the owner's risk, and Landlord has no responsibility for the protection of any stored item.

2. Permission by Landlord to Resident to use the storage space shall be revocable by Landlord at any time.

3. No paints or flammable/hazardous materials may be stored in the storage space.

F. LAWNS AND LANDSCAPING.

1. All lawns must be cut and trimmed at all times. Shrubs, trees, flower beds, and other similar items must be maintained at all times. Leaves must be raked and put into heavy duty plastic bags, which will be collected by Landlord.

2. Due to the need to conserve the Community's water supply, lawn watering is not permitted, nor may garden hoses be used to water shrubs, trees, flowers or other similar items unless Landlord's prior written consent is obtained.

3. In order to protect the Community's underground utility lines, Resident must obtain Landlord's written consent before doing any of the following: (1) planting anything in the ground on Resident's site or within the Community; (2) driving stakes, signs, posts, fences or any other similar item into the ground on Resident's site or within the Community; and (3) placing any underground storage tank on Resident's site or within the Community.

4. Anything planted in the ground on a manufactured home site, whether such planting is done by Landlord or the Resident, shall be the property of the Landlord. Residents moving from the Community may not remove planted items from a site unless Landlord's prior written consent is obtained.

G. UTILITIES.

1. Each Resident is responsible for keeping the site's water and sewer connections from freezing. For example, each Resident must ensure that the heat tape on the site's water line is turned on and working by October 15th of each year.

2. Each Resident is responsible for maintaining tight drain connections to sewer outlets located at the Resident's home.

3. Leaking water faucets, toilets, outside water spigots and other similar items must be repaired by Resident immediately.

4. In order to protect the Community's sewer lines, the following may not be flushed down drains: (1) tampons, sanitary napkins, or any other sanitary product; (2) liners or disposal-type diapers; (3) birth control devices; (4) cleaning towels (cloth or paper); (5) facial tissues; (6) garbage or food scraps; and (7) metal, wood, fabric, plastic, rubber or other similar materials. Such items must be deposited in the garbage. Please report any malfunction of sewer drain and water systems to the management immediately. Repair required by violation of this rule shall be at the Resident's expense.

5. In order to protect the Community's sewer lines, only biodegradable detergents and laundry products may be used to wash clothes or laundry in the Community.

6. Only Landlord or Landlord's authorized representatives may work on the utility hook-ups below ground level and service lines which connect the home to the utility source.

H. IMPROVEMENTS.

1. In order to protect the health and safety of the residents, and the overall appearance and upkeep of the Community, all existing and new manufactured homes within the Community must be maintained in the best of condition at all times. For example, the following must be maintained in the best of condition: (1) all manufactured home equipment, such as awnings, hitches and tie-downs; (2) air conditioners; and (3) utility sheds, enclosures, additions and other similar items. To ensure that this standard is met, all improvement materials and the manner of their installation must be approved by Landlord prior to installation. Landlord, at its option, may require any Resident to remove an improvement made without prior approval, which removal shall be at the Resident's expense.

2. All manufactured homes and porches must be skirted within thirty (30) days after the home or porch enters or is installed in the Community. The only approved skirting is vinyl or metal, unless otherwise approved in writing by Landlord. Homes that are currently skirted with other material will be tolerated; however, if such skirting should need replacing, it must be done with vinyl or metal only, unless otherwise approved in writing by Landlord.

3. All Residents must obtain Landlord's written approval before undertaking any exterior improvement to the manufactured home or site. In addition, all Residents must obtain Landlord's written approval before undertaking any interior improvement to the home which might affect the safety of the home or Community, or the health of Residents. Examples of interior improvements which would require Landlord's written approval include improvements which relate to the electrical or plumbing systems in the home. By contrast, a Resident may decorate the interior of the home without obtaining Landlord's written approval.

4. All exterior improvements, and all interior improvements for which Landlord's written approval would be required, must comply with all applicable laws and/or regulations. Approved improvements must be performed during normal working hours and be completed within the amount of time specified by Landlord. Such improvements must be made only by licensed, registered, and qualified workers with proper registration and licenses and insurance coverage. A copy of such insurance must be on file in the Community office.

5. Resident shall not install any shed on the site absent Landlord's prior written consent. Such installation, if approved, shall comply (with regard to size, location, construction materials and all other aspects) with Landlord's approval. Resident shall be responsible to obtain all required permits.

6. Resident shall not install any car ports on a site absent Landlord's prior written consent. Such installation, if approved, shall comply (with regard to size, location, construction materials and all other aspects) with Landlord's approval. Resident shall be responsible to obtain all required permits.

7. Window air conditioners must be installed in a window and supported only by the window frame; wood framing from the ground level is not permitted. No window air conditioner may be installed on street side windows.

8. No clothes lines of any kind are permitted.

I. MAINTENANCE.

1. The manufactured home site must be kept clean and neat at all times. Nothing (with the exception of lawn furniture and other similar items) may be stored on or under patios, in the rear of the manufactured home or around the outside of the home. Nothing may be stored under a home except the home's detachable hitch, tires, and axles. The original wheels, tires, axles, and hitch of the home must remain with the home.

2. Trash and garbage will be collected once a week in accordance with the requirements of the sanitation service, as listed on the attached sheet. Refuse containers must be placed on the edge of the lawn by the street no earlier than 8:00 a.m. Refuse containers must be stored at the rear end of the manufactured home and secured so they do not blow over.

3. Residents are responsible for the cleanliness inside and around their homes. Should a pest problem occur inside or around the home, the resident will be responsible for all costs related to the removal and/or extermination of the pests.

4. Unless Landlord's prior written consent is obtained, no supplementary heating devices are permitted in any home, including but not limited to the following: (1) kerosene heaters; (2) wood stoves; (3) space heaters; (4) gas heaters; (5) electric heaters; and (6) camp heaters. These heating devices and their fuel constitute a grave fire hazard. Storage of any flammable substance within or about the home or in the Community is prohibited.

5. Open fires are not permitted at any time, at any location in the Community. Resident may have a fully contained, fully supervised fire of the following two types: a. charcoal or gas grill; or b. raised stainless steel or cast aluminum fire pit with intact screen. If the home has a heating system requiring firewood or pellets, Resident must store or neatly stack them next to the shed or to the rear of the home on the home site.

6. No concrete/cinder block may be used as a step.

7. Oil furnaces must be cleaned no less than once a year. Gas furnaces must be cleaned no less than once every three years.
8. No underground or above-ground storage tanks are permitted on any manufactured home site unless with the prior written consent of Landlord.
9. No antennas or satellite receivers are permitted on a manufactured home site without the prior written consent of Landlord.
10. All homes must be numbered with 3 inch numbers, with the numbers facing the street.

J. INSTALLATION/SALE/REPLACEMENT OF HOMES.

1. All homes must be installed in accordance with all federal, state, and local requirements. In particular, all homes must be installed in accordance with United States Department of Housing and Urban Development ("HUD") guidelines for the setting and anchoring of manufactured homes, as contained in the HUD Manufactured Home Consumer Manual. It is recommended, in order to ensure the safety, good appearance and upkeep of the Community, that the management install all homes in the Community.
2. Consistent with applicable law, each Resident has the right to sell his/her home. However, Landlord reserves the right to approve the purchaser of the home, although this approval may not be unreasonably withheld.
3. A Resident may place one "For Sale" sign on the Resident's home and one "For Sale" sign on the manufactured home site. However, Landlord reserves the right to approve the size and location of these signs.

K. PETS.

A. Pets are permitted only with prior written permission of Landlord. Residents are required to formally apply to Landlord for permission to bring a pet into the Community before the pet is allowed to be brought into the Community. Landlord reserves the right to make decisions on pets on a case by case basis. Landlord can at any time terminate approvals granted for pets based upon incomplete or inaccurate information.

B. Completion of the written application form by the Resident shall be required before approval of any pet will be considered. All information required on the application shall

be provided with complete detail as requested. Such items requested shall include, but not be limited to, the name of the pet, the breed, the adult size of the pet (height and weight), the pet license tag number and current vaccination status of the pet, the veterinarian for such pet, the length of time that said pet has been with the Resident and any history of the pet as it pertains to barking, attacking, growling, biting, other menacing behavior or law suits occasioned by its behavior. The application shall be signed and dated by the Resident. Any false or incomplete information on the application, including that of the mix or breed of the pet, will be deemed absolute grounds for rejection of the pet, and shall constitute a violation of the Standards if the pet is not immediately removed.

C. When a written application is submitted, the Resident shall bring it to Landlord with proof that the pet has a valid and current pet license (if a license is required by law), and that the pet has received all required vaccinations and inoculations. Resident shall also bring the pet to Landlord for a visual assessment. Annually, Resident shall be required to provide to Landlord proof of a current pet license and of vaccinations and/or inoculations as are required. This documentation shall be copied and presented to Landlord within 15 days of the renewal date of any pet license and/or vaccination and inoculation requirement.

D. No pet with a history of biting or attacking any person shall be allowed or approved. Any Resident or prospective resident who has previously been sued because of damages caused by any pet for which approval is being sought shall be denied permission for such pet to be brought into the Community.

(1) DOGS

(a) The following breeds are not permitted under any circumstances, regardless of whether prior approval for the same has been acquired: Doberman Pinschers, German Shepherds, Rottweilers, Pit Bulls, Staffordshire Terriers, Chow Chows, wolf/dog mixes and any dog which is a mix of the above breeds. Properly trained and well-behaved "house dogs" of small to moderate sized breeds capable of being comfortably maintained indoors, for which immunization and licensing in compliance with the local animal control ordinance (or other comparable municipal ordinance accepted by the local animal control) is current and is maintained current are permitted, provided that their behavior does not in any way become a nuisance to neighboring Residents. Applicants for residency in the Community and Residents of the Community who wish to acquire a dog must provide evidence of such immunization and licensing to Landlord in conjunction with the approval process.

(b) Dog owners are required to demonstrate full control of their dog and its acceptable behavior. If a complaint is received by Landlord regarding the behavior of a particular dog, which Landlord in its sole discretion determines to be valid, Landlord may require either that the dog be permanently removed from the Community or that the Resident provide evidence of successful formal obedience training by organizations operating to American Kennel Club standards, or equivalent.

(c) Dogs must be kept inside the manufactured home except when taken outdoors on a leash for reasonable outdoor exercise periods. For this purpose, dogs may be walked on the Resident's lot or on the common areas or entrances to the Community. When outside the confines of the home, all droppings must be immediately removed by the Resident. In no event may a dog be permitted to trespass on another Resident's residential lot.

(d) Dogs shall not, under any circumstances, at any time be caged, fenced, tied or otherwise left restrained but unattended outside the manufactured home of the dog's owner. No outside fences or pet restraining perimeters, whether above or below ground, dog houses, dog runs, cages, or other containers or forms of restraint of any kind for the retention of pets will be permitted on the lot.

(e) One (1) dog shall be permitted in any manufactured home. The only exception to this rule is that a dog owner with 2 otherwise qualifying dogs who is applying for residency in the Community and who would otherwise qualify for residency, will be approved, provided said dog owner signs a written statement stating that when either of the 2 dogs dies, or otherwise leaves or is removed from the Community, it will not be replaced.

(f) Persistent barking by any dog at any time of the day or night constitutes unacceptable dog behavior.

(g) Landlord will investigate any and all written complaints concerning dogs from any neighboring resident. When dog owners are determined by Landlord to be out of compliance, the dog owner will be given written notice of such non-compliance, which may lead to eviction for non-compliance under these Standards.

(2) CATS

(a) Domesticated cats for which immunization and licensing in compliance with the local animal control ordinance (or other comparable municipal ordinance accepted by local animal control) is current and is maintained current are permitted. Applicants for residency in the Community and Residents in the Community who wish to acquire a cat must provide evidence of such immunization and licensing to Landlord.

(b) Cats must be kept inside the manufactured home except when taken outdoors on a leash for reasonable outdoor exercise periods.

(c) Cats shall not, under any circumstances, at any time be caged, fenced, tied or otherwise left restrained but unattended outside the manufactured home of the cat's

owner. No outside fences or pet restraining perimeters, whether above or below ground, or other forms of restraint of any kind for the retention of pets will be permitted on the lot.

(d) One (1) cat shall be permitted in any manufactured home. The only exception to this rule is that a cat owner with 2 otherwise qualifying cats who is applying for residency in the Community and who would otherwise qualify for residency, will be approved, provided said cat owner signs a written statement stating that when either of the 2 cats dies, or otherwise leaves or is removed from the Community, it will not be replaced.

(e) Landlord will investigate any and all written complaints concerning cats from any neighboring resident. When cat owners are determined by Landlord to be out of compliance, the cat owner will be given written notice of such non-compliance, which may lead to eviction for non-compliance under these Standards.

(f) Persistent howling which is audible outside the manufactured home by any cat at any time of the day or night constitutes unacceptable cat behavior.

(3) BIRDS

(a) Pet birds whose singing or other noises are not audible outside the Resident's manufactured home are permitted. However, should a pet bird become a noise nuisance, the bird's owner is required to take corrective action.

(b) Landlord will investigate any and all written complaints concerning birds from any neighboring resident. When bird owners are determined by to be out of compliance, the bird owner will be given written notice of such non-compliance, which can lead to eviction for non-compliance under these Standards.

(4) OTHER ANIMALS. No other agricultural or wild animals, poisonous creatures or exotic creatures such as pigs, chickens, iguanas, snakes, ferrets, etc., are permitted in the Community.

E. Residents shall hereby be liable for and shall defend, indemnify and hold harmless Landlord, its affiliates and its and their officers, directors, employees, agents, and assigns from all personal injury or property damage caused by pets. In addition, Residents shall comply with all provisions of any rules, regulations and ordinances of any governmental authority or agency and the laws of the State with respect to dogs, cats and other pets.

F. Without the prior written approval of Landlord, pets belonging to daily visitors

and/or overnight visitors of Residents must be boarded outside of the Community. However, guests' service animals are permitted.

G. Pets are specifically prohibited from the Community office and from other Community or recreation buildings or facilities.

H. Feeding of stray or wild animals is prohibited.

I. Any pet found running loose may be picked up and delivered to the local animal shelter. If the animal is wearing identifying tags, Community Management may, but is not obligated to, first attempt to return the animal to its owner.

L. **GENERAL.**

1. All Residents must perform all their obligations under their respective lease agreements with Landlord. Any breach of a lease agreement by a Resident shall be a violation of these Rules.

2. Each Resident's site is private property and may not be used as a thorough-fare from one site to another. However, Landlord, for itself and for those acting on behalf of Landlord, reserves the right to enter any site at any time.

3. No one may operate any type of business within the Community. No advertising or business signs are permitted within the Community.

4. No peddling or soliciting is permitted within the Community. Residents are requested to notify Landlord immediately if any peddling or soliciting occurs in the Community.

5. Residents may invite to their home vendors, such as tradesmen, delivery persons and other suppliers of goods and services. However, these vendors may not provide goods and services within the Community before 7:00 a.m. or after 10:00 p.m., except in the event of an emergency.

6. In order to protect the safety, comfort and convenience of Residents of the Community, the following are not permitted in the Community unless Landlord's prior written consent is obtained: (1) loud parties; (2) loud TV's, radios, CD players or any other similar disturbing noise; (3) fireworks; (4) skateboards; (5) rollerblades; (6) camping tents; (7) screened in tents; and (8) canopy tents. No Resident may conduct or permit any vocal or instrumental practice or instruction within a home or within the Community if it can be heard outside of the home. No bows and arrows, BB guns, pellet guns, rifles, handguns or any other similar weapon are permitted to be brandished, openly carried or discharged on the Premises or anywhere in the Community.

7. All Residents must comply with any subsequent rules which may be promulgated or issued by Landlord for the Community and which are provided to Residents and posted in accordance with applicable law.

8. In case of an emergency: call 911 and give the operator your site number.

9. In order to protect the safety, comfort and convenience of Residents and the upkeep of the Community, working parents must provide for the supervision of their minor children. The name, phone number, and address of the person responsible for the children during the parents' absence must be on file with the rental office.

10. At no time are residents permitted to feed any stray animals, especially cats. If it is determined a resident is feeding stray animals, this will result in a violation and eviction will be pursued.

11. Pools of any kind, including wading/kiddie pools, are prohibited in the Community.

12. Security Cameras – Security cameras may be installed only upon Landlord's prior written approval. No cameras may be mounted on the outside of the home that would disturb the peaceful enjoyment of the community by its residents or would be invasive to the expectations of privacy that residents of the community can reasonably expect. Cameras may not be positioned in a way to capture the activities of individual residents or their homes.

13. If any term, covenant, condition, or provision of these Rules shall to any extent be deemed invalid or unenforceable, the remainder of these Rules shall not be affected thereby, and each term, covenant, condition, and provision of these Rules shall be valid and enforceable to the fullest extent permitted by law.

I (we) have read the above rules and fully understand my (our) obligations as a Resident in Coral Ridge Estates. Intending to be legally bound, I (we) agree to abide by and obey the above rules and all of the rules established by Landlord.