

Railroad Springs MHC, LLC

STATEMENTS OF POLICY

This document expires December 31, 2022. It will automatically renew for additional six-month periods on January 1 and July 1 of each year unless modified or terminated on proper notice.

Tenant agrees to comply with the Statement of Policy of **Railroad Springs MHC, LLC, the Park** as follows:

A tenant's failure to conform to the requirements set forth in these Statement of Policy may be deemed an adequate basis for Landlord to deny rental or after rental, will be deemed a default under the Tenant's rental agreement.

These Statements of Policy are valid and in effect until the expiration date set forth above.

1. Classification of the Park: This mobile home park is a family park with no age restrictions.
2. Change in Use: Landlord has no specific plans to implement a change in use for the mobile home park during the term of these Statements. However, Landlord expects that a change in use of individual spaces within the park of all or a portion of the park could take place at any time.
3. Changes in Rent: Rental rates are established by the Landlord to cover all costs of operation of the park and to return to Landlord what Landlord considers to be an acceptable return on investment. Rental rates may be adjusted at the time of renewal of rental agreements upon not less than ninety (90) days prior written notice by the Landlord. There is no particular method used by Landlord to determine rent changes, and Landlord reserves the right to calculate rent changes by any method he selects. In addition, Landlord may at any time increase rental rates to compensate Landlord for increases in Landlord's costs of insurance, taxes, and/or utility rate increases.
4. Right of First Refusal: Landlord reserves the right to sell the mobile home park to any buyer of Landlord's choice. Tenants, either individually or collectively, do not possess any right of first refusal.
5. Size Specifications:
 - A. All homes permitted in the park shall be of such size as to comply with all local ordinances concerning placement and set-backs, whether county or city.
 - B. All homes shall be sited no more than eighteen (18) inches above ground level.
 - C. All homes moved into the park, whether new or used, must be approved by manager for size, appearance and habitability.
 - D. The Landlord may impose greater restrictions in some portions of the park than in other portions. The foregoing applies to the entire park, but certain portions may be more restrictive than others.
 - E. All mobile homes moved into the park must meet federal HUD guidelines.
6. Required Improvements: As a condition of tenancy, all tenants must make such improvements to their space as are necessary to enable their home to be set up in a manner to permit it to comply with all applicable codes and ordinances, and so that it is compatible in appearance with other homes in that portion of the park in which the home is located. The Landlord does impose requirements with respect to awnings, skirting, carport and patio covers, cabanas, storage sheds, flagpoles, antennae and other appurtenances which are set forth in the park rules and regulations. All homes must have skirting which meet the criteria set forth in the park rules and regulations.
7. Permanent Improvements: As a condition of tenancy, new tenants moving homes onto a vacant space in the park must make certain permanent improvements to that space and must thereafter maintain these permanent improvements. The permanent improvements cannot be removed at the expiration or termination of tenancy but must be left on the space at that time in good condition less normal wear and tear. The permanent improvements required together with the parks estimate of costs are set forth below. The park does not warrant that its estimates of costs are accurate; such estimates are merely the park's best guess at the time this documents was prepared as to what each required improvement should cost. Tenant, by entering into a rental agreement with landlord, assumes the risk that the actual costs of making such permanent improvements will be greater than these estimates. It is strongly recommended that prospective tenants independently investigate the costs of all required permanent improvements and obtain their own bids and estimates before entering into any rental agreement.

Description of Required Improvement	Estimated Cost
_____	\$ _____
_____	\$ _____

8. Accessibility to Disabled Persons: The park is committed to providing an accessible physical environment for all residents. The park will make reasonable accommodations to its rules, restrictions and community facilities to assure that individuals with disabilities can fully enjoy their residency, and to provide all facilities and services on the same basis to disabled individuals as non-disabled persons. Residents who feel that such an accommodation is necessary should contact the park manager.
9. Insurance: Insuring the tenant's home is the tenant's responsibility. It is the tenant's responsibility to obtain an insurance policy covering tenants' home or RV which will include emergency services cost.