

## Exhibit A

### Park Rules for University Estates

1007 Alexandria Road, SW, Jacksonville, AL 36265

Updated 2/1/14

Listed below are rules set by the management of this Mobile Home Park to help us comply with the Alabama State Board of Health and the Calhoun County Health Department in assuring each of us a safe, clean and decent place in which to live. All of these rules are to be obeyed by each and every person living or visiting in this park. Anyone failing to comply with any of these rules will be asked to leave the park. We have been advised to list these rules in detail so there will be no misunderstanding as to the explanation of such rules. Please give these rules your most immediate and sincere attention, as there will be no exceptions.

1. **RENT:** Rent is due on the 1st of the month and should be paid by the 5th of the month. There is a **10% late charge for payments made after the 5<sup>th</sup> and \$3 per day after that until paid in full.** If you pay by check and your check bounces, there is \$35 fee due immediately and all future rent payments must be by cashiers check or money order. No deposit refunds if resident moves out in 11 months or less. No exceptions. A 60 day written notice is required for deposit refund. Deposit refund is less clean up and repairs. Resident agrees that staying a partial month at the end of tenancy requires payment of a full months rent.
2. **SPEEDING:** The speed limit is 10 mph 24 hours a day. Please do not speed- THERE ARE CHILDREN PLAYING. Please inform all visitors. DRIVE WITH EXTREME CAUTION.
3. **NOISE:** Quiet time is 10PM to 8AM. Loud noises after 10PM and before 8AM will not be permitted. No trucks, cars or motorcycles with loud mufflers will be permitted. Radios and stereos played at loud or excessive volume, outdoor parties, wild and loud gatherings or other disturbances are prohibited and will not be tolerated. Please respect your neighbor.
4. **PETS:** Pets such as dogs and cats are not permitted to live outside the home. No pens, fences, run-lines or pet houses will be constructed. When pets are carried out they must be on a leash attached to a person. No pets in rental homes unless approved in writing by park management and listed on the lease. No more than 2 pets in any rental home. If unapproved pets are found, resident is subject to a \$300 fine per pet and \$50 per day until the pet is removed. There shall be a no-tolerance policy for all free roaming pets. Pets found without identity collar will be taken to Jacksonville Animal Control or Calhoun County Humane Society.

Initials: \_\_\_\_\_

Each resident with a pet is required to ensure that their pet(s) is/are properly vaccinated and does not cause any annoyances or discomfort to other residents of the park or their visitors. Excessive pet noise, pet poop or pet odors will not be tolerated. No pets over 50 lbs or with a bite history are allowed in the park. The following dog breeds are not allowed in the park: Akitas, American Bulldogs, Beaucerons, Caucasian Mountain Dogs, Chows, Doberman Pinschers, German Shepherds, Great Danes, Huskies, Pit Bulls, Rottweilers, Staffordshire Terriers, Wolf hybrids, or any mix thereof.

**5. GARBAGE:** All garbage must be kept in proper containers. Bag your garbage before putting it in the dumpster. Do not let garbage collect around your home or deck.

**6. WEAPONS (firearms):** No weapons will be permitted outside of the mobile home. This includes slingshots, BB guns, pellet guns, fireworks, rifles, shotguns, etc.

**7. SEWERAGE:** Do not drive any vehicle over sewerage lines. If you are unable to determine the location of sewerage lines, ask the park manager and he/she will be glad to show you. A rule of thumb- DO NOT DRIVE AROUND TRAILER. Resident is responsible for clogged drains in the unit. Do not flush paper towels, condoms, baby wipes, sanitary napkins, tampons, etc. No grease or similar substance is to be poured or flushed down drains. These items clog sewer drains and if found, resident will be billed for sewer line clean-out. If we run your sewer lines and only find roots there will be no charge for that service call. Signing this agreement indicates that you are responsible to see that your guests, roommates, tenants and/or children understand and follow these guidelines.

**8. PARKING:** Each lot has adequate spaces for two (2) vehicles. Do not drive past the parking area. Abandoned and non-working vehicles will be towed at the resident's expense. If you are working on your vehicle do not leave it up on jacks for more than 24hrs and lower the hood on it unless you are there working on it. Each resident should consider their fellow park residents when they or their guests park anywhere in the park.

**9. FLOOD ZONE:** Parts of this park may be located in flood zone. Resident agrees to hold management and park owners harmless should flooding injure any person(s) or damage any property related to resident or their guest.

**10. LAWNS:** Park management cuts the grass but trimming around home is resident's responsibility. Lawns are to be kept clean and trimmed as needed. Each resident is responsible for trimming around the trailer and trimming around any other obstacles on their lot. Do not allow grass to grow up around your belongings. Dead trees should be reported to park management.

Initials: \_\_\_\_\_

The park will not be responsible for damage to your home or vehicle caused by dead trees unless it has been previously reported in writing.

**11. CLEANLINESS:** Keeping your lot clean and neat is YOUR responsibility. Paper, litter, scrap, tires, junk cars (cars not being driven regularly) and car parts, homemade sheds and buildings (not made to some exact specifications) etc. will not be tolerated. Metal or factory-made buildings with a neat appearance are encouraged. Decks and underpinning that are cluttered and not having a neat appearance will not be permitted. The planting of flowers, plants and vegetable plants are permitted provided they are kept neat and restored at end of season or upon your moving from the park. No unsightly objects on lawn or on porch. Abandoned or non-working vehicles are not allowed in the park and will be towed at the resident's expense.

**12. PEST CONTROL:** Resident is responsible for pest control. Keep kitchens and baths clean and dry.

**13. LARGE TRUCKS:** No tractor-trailer rigs allowed in park. PERIOD.

**14. RESIDENTS ONLY:** No one other than the resident and listed dependents are allowed to live in unit. All residents over 18 years of age must sign rental agreement and park rules and must be pre-approved with management.

**15. DAMAGE:** Resident agrees to pay for any damage caused by negligence or recklessness on their part or their dependents or guests' part.

**16. SUBLETTING:** Resident agrees not to sublet or assign any part of dwelling without the prior written consent of park management.

**17. INSURANCE:** Neither the park owners nor park management are responsible for lost, damaged or stolen property. We encourage you to carry appropriate insurance.

**18. LEGAL:** Our goal is to have a quite, clean and safe community. If law enforcement officials are called to your home more than once, this constitutes grounds for eviction. Resident shall not violate any city ordinance or state law in or about said premises. Any foul language, disturbance, or threat shall be grounds for immediate expulsion from the park. Lessee is responsible for the conduct of other occupants and invited guests. Parents are responsible for their children's conduct. No playing in the street or other resident's yards unless invited. No alcoholic beverages are to be consumed in public view. Owner occupant or resident on lease will be held responsible should these activities occur.

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**19. UTILITIES:** The resident shall pay for all water, gas, power, telephone and all other services supplied to said premises.

**20. KEY REPLACEMENT:**

The park does not offer a lock out service. Management is not obligated to immediately bring you a key if you lose yours. We will deliver a key the next time we come to the park. The fee for a lost key is \$30 in cash due immediately when the key is replaced. If you are in a hurry we suggest calling a locksmith.

Tenancy is at the owner's pleasure and can be canceled with a 30-day notice from either party. No deposit refund if evicted.

If any of these rules create doubt or are not clear to anyone, please feel free to ask us for an explanation. We will be happy to go over them with you.

Chuck Meek: Park Manager:  
Mailing Address: PO Box 82, Jacksonville, AL 36265  
Cell: 256-365-8074  
Work: 256-435-0011

*I have read the above regulations and hereby agree to abide by them. I further understand that violation of any of these rules and regulations are grounds for immediate expulsion from the park, whether I rent a mobile home or own a mobile home/RV and rent a lot.*

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Resident

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Date

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Resident

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Date

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