

Ramblewood

Obligations of Resident(s) / Rules and Regulations:

1. Anyone applying for acceptance as a Resident(s) of MRRC may be required to meet the guidelines established by Rhode Island Housing, which guidelines are subject to change. Furthermore, the Resident(s) may be required, pursuant to Rhode Island Housing and the Town of Coventry requirements, to submit an annual income certification form for submission to Rhode Island Housing or the Town of Coventry. MRRC with the residents to make their best efforts to keep all resident information confidential.
2. As a requirement of the RI housing financing, tenants are required to certify their income annually for each resident to MRRC and the Resident agrees to cooperate with this annual certification.
3. MRRC lease is non-transferable and non-assignable by the Resident(s) without prior written consent of MRRC.
4. Resident(s) must provide current contact information to MRRC, including their name, address, telephone number and email address. There is a continuing obligation of the tenant to update this information any time it changes. Failure to provide current contact information constitutes a lease violation and is subject to a twenty-five (\$25.00) dollar per day violation fee.
5. The Resident(s) shall be entitled to have as many occupants in their mobile/manufactured home as is consistent with the number of bedrooms and/or bed spaces certified by the manufacturer; provided that the occupancy does not violate any provision of the Rhode Island General Laws or any federal, state, or municipal codes, laws, ordinances, or regulations. All bedrooms shall consist of a minimum of fifty (50) square-feet of floor area and bedrooms designed and certified for two (2) or more people shall consist of seventy (70) square-feet plus fifty (50) square-feet for each person in excess of two (2). If there is sufficient bed space, according to the criteria set forth in this subdivision, additional rent, or charges may not be imposed by MRRC for any person(s) moving in with current owner/owners of a mobile or manufactured home.
6. It shall be an event of default if the tenant, or any agent of the tenant or on behalf of the tenant, shall submit a false document, public or private, to MRRC for any purpose, including, but not limited to criminal background checks.
7. All vehicles on site must be operational, registered and inspected. Failure of a vehicle on MRRC property to be operational, registered and inspected will result in notification to Resident(s) to correct violation within ten (10) days. Failure to provide documentation of the above violations within ten (10) days will result in MRRC removing vehicle from the property at the Resident(s) expense.
8. Resident(s) may not advertise anything for sale anywhere on MRRC property, except for mobile or manufactured homes residing on the lot leased by this document.
9. No grass parking, or street parking permitted at any time where there are driveways for vehicles. Visitors may park on the street in front of the residence of the person they are visiting, but not in front of other resident(s) homes. There shall be no overnight on street parking if the mobile or manufactured home has a driveway

10. When the Town of Coventry establishes a parking ban, Resident(s) remove all vehicles to allow MRRC to maintain roadways. Failure to remove vehicles during the parking ban will result in MRRC removing the vehicle at the Resident(s) expense.
11. Car repairs are prohibited on the property. Any vehicles dripping gasoline or oil are subject to being towed at the Resident(s) expense
12. Boats, travel trailers, campers, jet skis, snowmobiles, or other similar equipment are prohibited. Boats, travel trailers, campers, jet ski and snowmobile violations will result in one written notification to resident(s) to remove said vehicle/item from the property within ten (10) days. Failure to remove unapproved vehicle will result in MRRC removing from the premises said item at the owner's expense. Ramblewood Estates resident(s) may park boats, travel trailers, campers, jet skis, snowmobiles and other similar equipment in the front parking area. Notification must be provided in writing to the MRRC management office prior. The rate for parking these vehicles is thirty (\$30.00) dollars a month and will be pro-rated based on use per month. Vehicle identification is required. Vehicles parked without proper identification and current registration will be towed at the resident(s) expense.
13. Discharge of firearms. BB guns, archery equipment, paintball guns, the use of fireworks or the discharge of any other weapons is strictly prohibited.
14. Residents are prohibited from storing more than two (2) 5-gallon containers of any flammable liquid on the premises at any time, not including kerosene or oil for heating purposes.
15. Resident(s) agrees not to install a dishwasher, garbage disposal, or hot tub in the mobile or manufactured home or on the leased lot, unless the lot is connected to the town sewer system. Violations will result in one written notification to correct lease violation within ten (10) days. Future violations will result in a twenty-five (\$25.00) dollar fine for each additional violation and includes the remedies afforded MRRC in paragraph 9 entitled "Evictions".
16. No pools of any kind, shape or size, including kiddie pools, so called, shall be allowed at any time in any place in the park. A violation of this provision shall result in a one hundred (\$100.00) dollar penalty per violation, per day. MRRC reserves the right to remedy the violation at any time if the tenant is unable or unwilling to remedy the violation.
17. Resident(s) shall not sublet their mobile and manufactured home or the demised property. The mobile and manufactured home shall not be rented, loaned or used by anyone other than the designated Resident(s). MRRC must be notified of any additional persons staying in the residence, for any amount of time. If these persons are occupying the unit for more than seven (7) days, they must gain park approval for residency, including undergoing a background check. Residency violations will be notified in writing. Failure to obtain park approval for residency with MRRC is subject to a fine of one hundred dollars (\$100.00) per day and includes the remedies afforded MRRC in paragraph 9 entitled "Evictions".
18. Resident(s) shall pay for all gas, heat, light, power, cable, satellite and telephone service to the mobile and manufactured home as well as personal property and fire taxes on the mobile or manufactured home.
19. Resident(s) are expected to maintain their lots at all times. Lawns must be kept mowed, leaves raked, and shrubs maintained at all times. MRRC will provide ten (10) days

written notice to properly maintain lot. MRRC reserves the right to have the work done and charge Resident(s) who fail to comply within ten (10) days. A copy of rates charged in such an event is posted in the mailroom.

20. Resident(s) intending to sell their mobile or manufactured home must request permission in writing to MRRC. MRRC is granted ten (10) days to inspect said leased lot for re-sale. Resident(s) will be notified in writing when approved.
21. Resident(s) agree when selling their, mobile or manufactured home to place one "FOR SALE" sign no larger than 2' X 2', in an inside window of the mobile or manufactured home.
22. Resident(s) are prohibited from establishing or operating a business or commercial activity from the mobile or manufactured home.
23. Scrapping of metal is prohibited.
24. Resident(s) agree not to erect any type of outbuilding/shed or perform any construction of any type on the leased premises without a proper town-building permit and prior written consent of MRRC. Town permits are required for decks, windows, siding, doors, roofs and carports.
25. A certificate of insurance from the contractor is required or a general release form signed by the Resident(s). A twenty-five (\$25) dollar per day fine will be imposed for non-compliance.
26. MRRC must approve all replacement and all new mobile homes.
27. The exterior of the mobile or manufactured home shall be kept clean, free of garbage and debris, washed and/or painted as needed, and in good repair at all times.
28. Tenant agrees and understands that oil and kerosene storage tanks are outside and exposed to the elements and as such, are subject to deterioration over time and if not inspected, can develop leaks. Said tanks are property of the Resident Tenant. Tenant agrees to inspect the tank at least annually as a condition of the renewal of their lease. MRRC reserves the right to conduct its own inspection of any tank for any reason. Furthermore, if the tenant fails to inspect the tank, and/or if a tank begins to leak from the lack of maintenance, this is an event of default which may result in eviction as set forth in Paragraph 9 above. Furthermore, if there is a leak event, the tenant, or its agents, is also fully responsible for any costs of cleanup under the supervision of the RI Department of Environmental Management.

Exterior oil tanks should be rust-free, not leaking, and painted to match the exterior of the mobile or manufactured home and shall be located on a concrete pad. MRRC shall provide the concrete pad and it will be the responsibility of the tenant to relocate the exterior oil tank onto the pad, Oil tanks that are deemed deficient in the sole discretion of MRRC shall be replaced at the tenants' sole cost and expense. MRRC will provide ten (10) days written notice to the resident(s) to properly rectify the deficiencies with the oil tank in the event MRRC has notice, but nothing herein shall create a duty of MRRC to inspect Resident's oil tanks. Any mobile or manufactured home listed for sale MUST have the oil tank on a concrete pad prior to the time of sale. Leaking oil is the responsibility of tenant and failure to clean spill is an event of default. MRRC reserves the right to have the work done and charge resident(s) who fail to comply within ten (10)

- days. If MRRC determines that replacement or repair is necessary, Resident(s) shall repair or replace the tank and the supply lines forthwith.
29. MRRC must approve any change of color of the mobile or manufactured home prior to the tenant beginning any painting. A twenty-five (\$25) dollar per day fine will be imposed for non-compliance.
 30. Resident(s) shall be responsible for snow removal of their walkways, patios and driveways.
 31. Residents shall be required to maintain their driveways, keeping them free of debris, snow and ice. Upon request, MRRC shall make a determination of whether replacement of the driveway is appropriate. If it is determined the driveway needs replacement in MRRCs sole and exclusive determination, MRRC shall pay for replacement pursuant to MRRCs policies and procedures and its capital improvement policy.
 32. Lawn furniture not in use should be stored in a shed or neatly stacked during winter months.
 33. Resident(s) must maintain road gutters in front of their mobile or manufactured home.
 34. Cats are permitted, they must remain indoors. Outdoor cats must be leashed at all times. The total number of cats allowed at any one residence shall be governed by the Coventry Zoning Ordinances and the Coventry Code of Ordinances.
 35. Dogs are not permitted anywhere on MRRC property, violations will be subject to one notification; future violations will result in a fine of twenty-five dollars (\$25.00) per day This shall not apply to guide, signal, companion or service animals.
 36. No outside feeding of any animal domestic or wild is permitted. Violators will be notified once in writing. Additional violations of the no outside feeding policy will result in a one hundred (\$100.00) dollar fine for each additional violation. This excludes bird feeders.
 37. Burning of open fires is prohibited, fire pits are prohibited. Violations of this policy will be notified once in writing additional violations of the open burning/ fire pit policy will result in a twenty-five (\$25.00) dollar fine for each additional violation. This excludes gas grills used for cooking.
 38. Dumping or burning of brush or yard waste is prohibited.
 39. Any changes to existing landscaping shall only be completed with prior approval of MRRC.
 40. Landscaping may not be removed when vacating the premises.
 41. Sleeping/camping tents are strictly prohibited.
 42. Canopies may be set up in May and removed by November, with approval from MRRC. The canopies must remain in good condition while they are set up.
 43. Yard waste must be properly disposed of; this includes trees, brush, leaves, and limbs.
 44. Prior approval is required from MRRC when installing a vegetable garden. Vegetable gardens may not exceed five by five (5 x 5) in size.
 45. Posted speed limits and stop signs must be observed at all times.
 46. Only conventional umbrella type clothes lines are permitted. All other clothes lines are prohibited.
 47. Ramblewood resident(s) are permitted one (1) 10 x 12 shed or outbuilding constructed of metal or wood. The shed or outbuilding must be kept in good repair. It should be rust free, have no chipping paint and painted to match the exterior of the home. Resident(s)

- agree to store any outside household items in their shed/outbuilding. This includes but is not limited to lawnmowers, yard tools, outside toys, tires, ladders.
48. Prior approval is required from MRRC when the Resident wishes to remove the mobile home from the property.
 49. Resident(s) agrees to respect the privacy of their neighbors; repeated conduct of loud noise by Resident(s) will result in one written notice. Additional violations will be subject to a twenty-five (\$25.00) dollar fine per occurrence.
 50. Criminal activity within the park is strictly prohibited. If a tenant or resident becomes a convicted felon during the term of their tenancy, the conviction may be an event of default, and the lease may not be renewed in the sole and exclusive determination of MRRC.
 51. Habitual drunkenness and drug use are prohibited as a public nuisance.
 52. Yard sales are prohibited. Resident Association yard sales are permitted.
 53. Soliciting is prohibited.
 54. Peddling is prohibited.
 55. No signs of any kind may be displayed on MRRC property, except those allowed in connection with the sale of the mobile or manufactured home.
 56. Flagpole installation requires written MRRC approval, which shall not be unreasonably withheld. Flag poles attached to individual homes are permitted and do not need prior approval.
 57. Resident(s) may not park their vehicles in front of common areas of mailrooms and laundry rooms.
 58. Fencing for the purpose of separating one yard from another or enclosing the parameter of a yard is prohibited. Fencing for the purpose of controlling vegetation is permitted with prior written permission from MRRC.
 59. Residents shall be allowed to use outdoor watering consistent with Kent County Water Authority's rules of odd/even days. If the house number is odd, then watering is only allowed on odd days of the month. The same applies to even-numbered homes. Watering of lawns shall be limited to two hours per day.
 60. Residents shall not be reimbursed for any expense incurred in connection with their tenancy, unless prior written approval was received from MRRC.
 61. Resident(s) agree to place any complaints in writing, along with a signature to MRRC.
 62. Any resident in violation of any term or condition of this lease shall be notified in writing by the management company. MRRC shall request a correction on all violations for a period of as quickly as an immediate correction to as long as ten (10) days, within the exclusive discretion of the management company. Penalties not otherwise delineated in their respective paragraph shall be subject to a fine of \$25.00 per violation. Each day the violation continues after notice without correction shall constitute a separate violation and shall be assessed as such.

Sewer Connection and Use for those homes connected to the sanitary sewer system:

1. **Sewer Connection Responsibility:** The Tenant agrees to use the sewer connection provided on the Property solely for lawful purposes, and in compliance with all

applicable local, state, and federal regulations. The Tenant shall not dispose of any substances through the sewer system that could harm or obstruct the system, including but not limited to hazardous materials, oils, grease, non-biodegradable waste, or other harmful substances.

2. **Prohibited Acts:** The Tenant shall not, under any circumstances, cause or allow the introduction of any foreign objects, non-biodegradable items, or substances into the sewer connection, including but not limited to paper towels, sanitary products, diapers, wipes, food scraps, fats, oils, or grease. Any damage to the sewer system or blockages caused by improper use will be the sole responsibility of the Tenant and shall render the Tenant in default of this lease and shall subject Tenant to damages and eviction.
3. **Maintenance and Repair:** MRRC is responsible for maintaining and repairing the sewer connection and system, unless the damage is caused by the Tenant's negligence or misuse. The Tenant shall promptly notify MRRC of any issues or malfunctions related to the sewer system.
4. **Tenant's Liability for Damage:** If the Tenant causes any damage to the sewer system or creates a blockage due to improper use, the Tenant agrees to bear the cost of repair or restoration of the sewer connection, as well as any associated fines or penalties imposed by local authorities.
5. **No Alterations:** The Tenant shall not, under any circumstances, alter, tamper with, or attempt to repair the sewer connection or any associated plumbing fixtures without the prior written consent of MRRC.
6. **Access for Inspection and Maintenance:** The Tenant agrees to provide MRRC or authorized agents with reasonable access to the Property for the purpose of inspecting, maintaining, or repairing the sewer connection, in accordance with the lease terms and applicable laws. Access will be provided with prior notice, except in cases of emergency.
7. **Compliance with Local Codes:** The Tenant agrees to comply with all local, state, and federal laws and regulations governing the use of the sewer system and to cooperate fully with MRRC and authorities in the event of an inspection or enforcement action related to the sewer connection.
8. **Indemnification:** The Tenant agrees to indemnify, defend, and hold harmless MRRC from any claims, damages, or losses arising from the Tenant's misuse or improper handling of the sewer connection, including any damage to the Property or the sewer system, and any legal costs incurred by MRRC.