



RULES AND REGULATIONS

Version 201020

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DEFINITIONS

“Eviction” means expelling a resident, tenant, guest or visitor from East Haven RV Park.

“Guest(s)” means an individual who rents a lot but maintains a permanent legal residence at a locale other than the East Haven RV Park. Guests may or may not receive mail.

“Park” means East Haven RV Park

“Park Management” means owner, property manager, assistant manager, or other employee or agent of East Haven RV Park as identified to you from time to time.

“Park Owner(s)” means the owner(s) or operator(s) of the Park.

“Resident(s)” means a person(s) who owns a park model or permanently placed RV and rents a lot within East Haven RV Park for full time residential or seasonal use.

“Rules” means East Haven RV Park’s Rules and Regulations.

“RV” means self-contained motorhomes (class A, class B, class C), travel trailers and fifth wheels.

“Tenant(s)” means a person entitled to occupy a park model or apartment located in East Haven RV Park and who does not own the park model or apartment. The term applies only to persons who have been approved by Park Management pursuant to these Rules and Regulations.

“Visitor(s)” means all persons not renting a lot within East Haven RV Park but is present at the invitation of a Resident, Tenant or Guest.

These Rules and Regulations (“Rules”) for East Haven RV Park are intended to maintain the appearance of the Park, the safety of our Residents, Tenants and Guests, and the comfort of you and your Visitors. East Haven RV Park has made all reasonable means to insure that your stay is pleasant, safe and enjoyable. These Rules may change without notice.

COMMUNAL RULES

- A. Quiet Hours are 10:00 P.M – 8:00 A.M.
- B. All Residents, Tenants, Guests and Visitors must conduct themselves in an orderly fashion and ensure their behavior does not annoy, disturb or interfere with other Park occupants and Park Management.
- C. Noise or conduct that Park Management finds objectionable, that disturbs the peaceful enjoyment of the neighbors, or is deemed a nuisance to other Residents, Tenants or Guests, that interferes with Park Management’s operation of the Park or that constitutes a breach of the peace is prohibited.
- D. Loud noises, annoying parties, abusive language and abusive actions are not permitted in the Park.
- E. Persons not vetted or physically living on a lot are not permitted to use the Park’s address.
- F. Cigarettes must be completely extinguished and placed in a proper receptacle. Cigarette butts must never be thrown on the ground.
- G. No alcoholic beverages may be used or consumed inside any communal building or pool area.
- H. Illegal drugs are strictly prohibited in the Park.
- I. Criminal activity and behaviors encouraging or facilitating criminal activity are not permitted in the Park.
- J. The lot renter(s) is responsible for the actions of their Visitor(s).
- K. No more than two (2) persons shall occupy a lot.
- L. No signs, other than owner’s name and lot number may be posted on lot.
- M. No ground fires allowed in Park.
- N. Grills and chimineas are to be accompanied when in use and must be completely extinguished when not in use.
- O. Hang clothes and towels on clothes line behind the office or use dryers in laundry room. Do not hang laundry outside of motorhomes in front lots (lots 1 – 21).
- P. No outside storage of anything, including utility/covered trailers, except patio furniture and bicycles.

PETS

- A. Tenants who rent a park model or apartment are not permitted to have pets.
 - a. Penalties will result if a pet is found (including visiting pets) and the tenant may be asked to immediately vacate the property.
- B. Pets are the responsibility of their owner(s).
- C. Only one (1) pet is allowed per unit, additional pets need Park Management approval.
- D. Pets must be accompanied and leashed at all times when outside the park model or RV. Pets may not be tied out and left alone.
- E. Waste relief areas are in front of lots 1-6, behind lots 19-38, and in the back, past lots 45 and 46.
- F. Pets waste must be immediately picked up and properly disposed of. Pet waste must be bagged and placed in a proper trash receptacle. Do not place pet waste under units, property fences, in sewer pipes or in surrounding shrubbery, weeds and woods.
- G. No Rottweilers, Pit Bulls, Dobermans or any undomesticated or vicious animals allowed in Park.
- H. Pets are to be kept on a short leash (6 feet or less) when walking through the Park. Long leash areas are in front of lots 1-6, behind lots 19-38, and in the far back.
- I. Pets are not permitted to urinate on the flowers.
- J. No visiting pets allowed in the Park.
- K. In no event may a pet be permitted in the office, the laundry room, the clubhouse or the pool area.
- L. Under no circumstances may a pet trespass on another lot, unless invited.
- M. Pet fences or pens are not allowed on individual lots.
- N. Excessive pet noise is not permitted.
- O. A Resident managed Dog Run is available during high season. All pets and persons enter at their own risk and all posted rules must be followed.
- P. Do not leave dogs unattended overnight.
- Q. Park Management reserves the right to make case by case decisions on pets and can, at any time, terminate approvals granted for pets based upon incomplete or inaccurate information.
- R. No pet with a history of biting or attacking any person shall be allowed in the Park. 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 Park.
- S. If a complaint is received by Park Management regarding the behavior of a particular pet, which Park Management deems valid, the pet or pet owner(s) may be permanently removed from the Park.

WATER AND SEWER

- A. The Park runs on septic systems and care must be taken.
 - 1. Toilet paper and black tank deodorizers must be safe for septic systems.
 - 2. Do not place/flush yarn, diapers, cat litter, oils, food, etc. down the toilet or sink.
 - 3. Do not use powdered detergents.
- B. Do not use garbage disposals.
- C. Washers in park models and RVs are for personal use only. A water charge will be incurred if anyone else uses your washer.
- D. Washing vehicles on your lot will incur a water charge:
 - 1. Full timers are allowed one wash per year
 - 2. Motorhomes are \$20.00
 - 3. Cars are \$5.00
- E. Use water conservatively; hand sprinkling only.

VISITORS

- A. Residents, Tenants and Guests are solely responsible for the conduct of their Visitors and their adherence to these Rules.
- B. All Visitors must check in with the Park office prior to their initial visit to the Park.
- C. No more than two (2) Visitors may stay overnight at a time, on any lot.
- D. There is a \$10.00 charge per night, per Visitor.
- E. Visitors are not permitted to reside or stay in the Park in the absence of the Resident, Tenant or Guest.
- F. Total combined overnight stays on your lot may not accumulate more than fifteen (15) consecutive nights with a total accumulation that does not exceed thirty (30) nights in any calendar year.
 - a. If a visitor(s) accumulates fifteen (15) nights, they must leave the park for no less than seven (7) days and nights before they may return.
- G. Visitors are not allowed to accrue time on multiple lots to extend their stay.
- H. Speak with Park Management prior to bringing your visitors to the pool.
- I. A Resident, Tenant or Guest must accompany all Visitors to the pool.
- J. The Park is not a daycare and cannot be treated as such. Visiting children must be limited and needs Park Management approval. Children are to be supervised at all times when outside, they

cannot run or play in the streets and they cannot interfere with the safety, comfort or breach the peace of the Park's Residents, Tenants and Guests.

VEHICLES AND PARKING

- A. The Park's speed limit is 10 miles per hour.
- B. The streets within the Park are private.
- C. Vehicles must comply with all posted traffic signs.
- D. If your lot has a concrete driveway, your car must have all tires on the concrete. Vehicles must be parallel with the driveway. If you wish to park differently, you will need to have pavers installed so you do not drive on the grass. Contact the office to get the contact information for the approved contractor.
- E. Only persons with a current and valid driver's license may operate a motor vehicle in the Park.
- F. All vehicles in the Park must be aesthetically pleasing with no visible damage, leaks or excessive noise.
- G. Wheel coverings must be of commercial manufactured design.
- H. All vehicles must be legally registered and insured and are prohibited to interfere with the peace, privacy, and/or general welfare of Residents, Tenants and Guests. Residents, Tenants and Guests are responsible to insure that Visitors' vehicles comply with these Rules.
- I. Pedestrians, bicycles and golf carts have right of way and must observe all traffic rules.
- J. Motorcycles that interfere with the peace of other Residents must be on the front lots only and are allowed only as transportation via the shortest route in and out of the Park. No recreational riding or joyriding is permitted within the Park.
- K. Vehicle repairs are not permitted on any lot. Repairs are only allowed in the maintenance shed at the vehicle owner's expense and liability. The maintenance shed is for Residents, Tenants and Guests use only; Visitors are not allowed to use the maintenance shed.
- L. Vehicles that violate the Rules will be towed away without notice, or with such minimum notice as is required by applicable law, at the registered owner's expense, payable to the towing service, not the Park Owner.
- M. Speed bumps are a safety device. The Park Owner and Park Management are not responsible for any damage or personal injury resulting from contact with a speed bump.
- N. Parking on roadways, lawns, green areas, vacant lots or undeveloped portions of the Park is strictly prohibited.
- O. One (1) vehicle is allowed at each lot, unless a proper parking pad is installed for a second vehicle. All other parking is to be in the designated parking areas.

- P. If a Resident, Tenant or Guest plans on having a get-together, contact Park Management in advance to ensure parking accommodations and other safety details.
- Q. Parking is not permitted on the black top in front of the laundry room.

USE OF RECREATION FACILITIES

SWIMMING POOL RULES

- A. Persons using the pool do so at their own risk, there is no lifeguard on duty. Users must obey all posted signs regarding pool use.
- B. Pool hours: 9:00 A.M. to 5:00 P.M.
- C. Pool use is for Residents, Tenants and Guests only.
- D. Speak with Park Management prior to bringing your visitors to the pool.
- E. All Visitors must be accompanied by a Resident, Tenant or Guest.
- F. Smoking is not permitted in the pool area.
- G. No pets allowed in pool area.
- H. All persons must shower before entering the water (outside shower is provided in pool area). No person may enter the swimming pool with oil, lotion or suntan products on their body.
- I. No glass containers of any kind are allowed in pool area.
- J. Children are strictly prohibited without close supervision.
- K. Do not swallow or drink the pool water.
- L. Proper attire, manufactured for swimming, must be worn and in good condition.
- M. No alcoholic drinks are allowed in the pool area.
- N. All persons who are incontinent or who are not potty-trained are not permitted in the water.
- O. No one who is ill, has a skin disease, has diarrhea or has an open wound is permitted in the pool.
- P. No running or horseplay is allowed in the pool area.
- Q. Diving is not permitted in the pool.

CLUBHOUSE RULES

- A. Parking, pausing and stopping your vehicle in front of the clubhouse is not permitted. If picking up your mail, park on the north side of the speed bump to leave room for emergency vehicles.
 - i. Violators are monetarily responsible for any damages made to the park by passing cars and emergency vehicles.

- B. The clubhouse is for use by Residents, Tenants and Guests.
- C. Residents, Tenants and Guests are responsible for turning off the lights, air conditioning and heating when unoccupied. Residents, Tenants and Guests are also responsible for cleaning up after each use (including the kitchen, gathering areas, restrooms and pantry).
- D. Pets are not permitted inside the clubhouse.
- E. No smoking permitted in and around the clubhouse.
- F. Mail cubbies are for incoming mail, packages and messages. To send a piece of mail, put it in the mailbox outside the clubhouse or take it to a post office.

LAUNDRY ROOM RULES

- A. Laundry room hours are: 8:00 A.M. – 7:00 P.M. Last load must be started before 6:00 P.M.
- B. Smoking is not allowed in the laundry room or the outside area around the laundry room.
- C. Pets are not permitted in the laundry room.
- D. No parking on the black top in front of laundry room. Vehicles may only drop off and pick up near the door. You may park your vehicle in the visitor parking area, next to the pool.
- E. Washing machines and dryers are used at user's risk.
- F. Use liquid detergents only. No powdered detergent is allowed in the Park's septic system.
- G. Be considerate of others when leaving your clothes unattended in a machine, unless you do not mind others removing your clothes.
- H. The Park is not responsible for any loss or damage to the user's items.
- I. The user is responsible to verify the machine is clean before and after use.
- J. Empty the lint traps after each use of the dryer.
- K. Clean up after yourself when you're finished.

MAINTENANCE SHED RULES

- A. Only Residents, Tenants and Guests that have signed a liability waiver are permitted to use the maintenance shed.
- B. The Park is not liable, accountable or responsible for any damage, injuries or destruction that occurs in or around the maintenance shed.
- C. The maintenance shed is intended to provide a place for general maintenance and upkeep of vehicles that can be safely and effectively performed.

DOG RUN RULES

- A. The dog run is for East Haven RV Park patrons only.
- B. Dog run users and dog owners assume all risks.

- C. The Park is not responsible for any injuries sustained by you or your pet.
- D. Pets must be picked up after immediately.
- E. Pet waste must be properly bagged and disposed of in an appropriate receptacle.
- F. Owners and handlers must have control over their pets at all times.
- G. If your pet gets aggressive, it must be removed immediately.
- H. Pets must enter and leave the dog run on a leash.
- I. Visiting dogs are not allowed to use the dog run.
- J. Dogs who are sick, in heat or are less than six (6) months old are not allowed to use the dog run.
- K. Pets must be accompanied at all times while in the dog run.
- L. All pets must be up-to-date on all their shots to use the dog run.
- M. No glass or alcohol is allowed in the dog run.
- N. Persons under the age of sixteen (16) must be accompanied by an adult.
- O. The dog run is for added enjoyment while at the Park, please do not abuse it.
- P. The dog run is provided and managed by Residents of the Park.

TRASH AND GARBAGE

- A. The dumpster is located at the Park entrance.
- B. All rubbish and garbage must be securely tied in plastic bags and all cardboard boxes must be broken down before being placed in the dumpster.
- C. Do not place your garbage and trash outside before taking it to the dumpster. It will attract wild animals.
- D. Residents, Tenants and Guests are responsible for cleaning up any scattered or remaining residue around the dumpster that occurs while placing waste into the dumpster.
- E. The waste removal company only removes normal, bagged household garbage and broken down cardboard boxes. If you have a large amount of household garbage or any trash, please call the office prior to placing it in the dumpster. This will ensure East Haven RV Park does not incur any fines.

DEPOSITS AND PAYMENTS

- A. Security deposits may not be credited as rent.
- B. Acceptable payments are cash and check only. The Park does not accept credit/debit cards.
- C. Monthly rent is to be submitted to the office on or before the first (1st) of every month.

- D. Rent concessions are given to those whose units are tied down or who enter into a contract for a specified duration of time, with a corresponding concession amount. The duration of the contract and the concession amount are outlined in the current Rate Sheet, which may be obtained from the office.
- E. Electric deposit is \$100.00 and will be deducted from your final electric bill.
- F. Monthly electric payments are due with rent payments, unless an arrangement has been made with Park Management.

RESERVATIONS

- A. Reservation Forms can be obtained from the office.
- B. The Park is a 'first come, first serve' facility with preference to reservation longevity and returning customers.

COMPLAINTS AND MAINTENANCE REQUESTS

- A. All complaints must be made in person or in writing and submitted to the Park Office.
- B. Requests for maintenance must be submitted to the Park Office.

SOLICITING OR PEDDLING

- A. Soliciting and peddling is not permitted in the Park.

BUSINESS

- A. Running a business from your rented lot is not permitted.
- B. Illegal "businesses", such as prostitution, escorts, drug dealers, etc., are strictly prohibited and will be immediately reported to the authorities.

OCCUPANCY

- A. Any person applying for admittance as a Resident or Tenant of the Park must fill out an Application for Residency and be interviewed by Park Management. All prospective Residents and Tenants and Guests must be approved by the Park Management and must read and sign a form stating that they understand and will abide by the Rules.
- B. Prospective Residents or Tenants of the Park must be approved by Park Management based upon: (1) completion of an Application for Residency; (2) credit, background, reference and criminal history check; and (3) an interview of all persons planning to occupy the park model, RV or apartment. Such written approval will not be unreasonably withheld; however, Park Management does reserve the right to refuse admission to the Park to any person(s) deemed not suitable in its sole discretion. Any misrepresentations, whether written or oral, made by an applicant, as to the number, age, or identity of persons residing in the home, or about pets, personal background, or past landlords, and made to induce the Park Owner to admit the prospective resident(s) or

tenant(s) are deemed material, fraudulent and a conclusive breach of the Application of Residency and shall void the approval of the Resident(s) or Tenant(s).

- C. If a conclusive breach of the Application of Residency is discovered after the applicant has become a Resident or Tenant, it is grounds for immediate eviction and the duplicitous party(ies) is responsible for all costs associated to enforce their eviction.
- D. Infractions of these Rules are considered grounds for eviction.
- E. No one other than those named on the Title of the park model or RV shall be allowed to reside on a lot without prior written consent from Park Management.
- F. The purchase of a park model or RV by someone who has not obtained written consent from Park Management shall not constitute permission or right for the purchaser(s) to reside within the Park.
 - a. A completed and approved Application for Residency and a transfer fee of \$500.00 (for park models and RVs already in the Park) must be received by Park Management prior to the:
 - i. arrival of the Resident's park model or RV
 - ii. transfer of title when the park model or RV is already in the Park
 - iii. taking possession of an apartment by a Tenant(s)
 - b. Park Management reserves the right to terminate the residency or potential residency of anyone who fails to comply with these requirements.
- G. A copy of the current and legal Title must be submitted to the office within thirty (30) days of approved residency and kept on file in the office for the duration of the Title's legal status.
- H. Residents must submit a copy of their current insurance and registration to Park Management. As the insurance and registration policies are renewed, new copies must be submitted and filed in the office.
- I. No one is permitted to climb the trees, play in the streets or on the lots of other Residents. Unless permitted, no one is to pass through another lot, walk around. Residents shall be held responsible for their own actions and the actions of their Visitors who violate these Rules, and for any damages caused by such persons or actions.

LOT CARE

- A. Lot and park model improvements are encouraged, but must be pre-approved by Park Management, particularly if digging/planting is involved.
- B. All work done to your park model or RV must be done by vendors who are bonded, insured and registered with Park Management. Friends and family who do not meet the above criteria are not allowed to perform any work in the Park.
- C. It is the Resident's responsibility to ensure their lot and park model/permanently placed RV and shed are properly maintained by Park standards and comply with all municipal, county and state housing and health codes.

- D. Park standards mandate the yard and unit be aesthetically pleasing. The lawn must be mowed and edged, the outside of the unit must be clean and in good repair, and the yard must be free of equipment, boxes, cans, bottles and debris of any matter. You will receive a notice from Park Management if you do not comply with these mandates. Continuing to not adhere to said mandates will provide Park Management with the opportunity, but not the obligation, to have the necessary work performed and shall have the right to charge the Resident for materials, equipment and labor.
- E. Residents that will be absent from the Park must secure all exterior belongings to avoid possible damage to other residences and the Park due to weather or any Act of God.
- F. Residents who will be away from the Park for more than two (2) weeks must notify Park Management as to what arrangements have been made for the necessary grounds care.
- G. The Resident is responsible for all fines imposed by any governmental agency for failure to comply with their codes. If said fines are imposed to the Park due to noncompliance of a Resident, the Resident shall immediately reimburse Park Owner for the fine.
- H. Should the Resident's park model or permanently placed RV be destroyed by fire, weather, Act of God, or any other means, Resident must remove the salvage from the lot within fifteen (15) days of the event, unless approved by Park Management.
- I. For Sale signs are only to be posted in the office, not at the lot.
- J. Park Management provides lawn care for lots 1 – 21 and common areas.

SALE AND/OR REMOVAL OF PARK MODEL

- A. All homes in the Park must be built in accordance with the Park Model Construction and Safety Act of 1974 (*"the HUD code"*). Homes built prior to 1976 which may not be in accordance with *the HUD code* may be "grandfathered" in by written agreement with Park Management.
 - 1) **Notice to the Park Management.** A Resident intending to sell their Park Model shall give Park Management notice of such intention and the name and address of any proposed purchaser, the purchase terms, and any additional information concerning the proposed purchaser. Resident shall direct the proposed purchaser to Park Management for an Application for Residency. Within thirty days of purchase, the purchaser shall provide Park Management with true copies of the legal title, insurance and registration, all showing in the name of the purchaser.
 - 2) **Transfer Fee.** There is a transfer fee for every Park Model or RV sold on the Community's property. The seller must pay the Park a minimum of \$500.00 for each transfer made on the Park's property within two (2) days of the sale. If the seller fails to pay the transfer fee, the Park will not recognize the sale and the seller will be subject to an immediate eviction, where the seller is responsible and legally bound to pay all eviction costs incurred by the Park.
 - 3) **Application Form.** Park Management is vested with the authority to mandate an Application for Residency that requires specific personal, social, financial and other data

relating to the proposed purchaser/prospective resident in order for the Park to responsibly investigate the proposed purchaser/prospective resident.

- 4) **Failure to Obtain Approval of Park Owner.** Any person who purchases a Park Model or permanently placed RV that is located in the Park, but does not obtain approval from the Park Owner to become a Resident, prior to purchase of the home, shall be subject to immediate eviction at their expense.
 - 5) **Disapproval by the Park Owner.** In accordance with applicable state and federal laws, Park Owner may disapprove the prospective resident if the prospective resident does not qualify to be a resident by giving notice to the prospective resident of the disapproval. If the Park Owner shall disapprove a proposed purchaser, such disapproval shall be grounds for eviction in the event such proposed purchaser has taken possession of the respective lot. In the event of disapproval, the Park Owner may pursue all remedies available at law or in equity.
- B. Park Management shall have the right to inspect the park model/RV prior to approving a proposed purchaser. Homes must meet all local code requirements, including electrical and plumbing, but not limited thereto. Prior to written approval of the purchaser, the seller and the purchaser must provide written assurance to Park Management that any repairs or changes to the home will be made as necessary to bring the home into compliance with Park Rules as set forth in these Rules and Regulations. Park Management has the right to deny approval of the proposed purchaser if such work is not done.
 - C. Homeowners may not display For Sale signs on their lots. Homes for sale may only be posted in the office.
 - D. The Park Owner requires that any Park Model or RV not meeting the Park's established Rules, as required by these Rules, or any Park Model or RV which is improperly maintained, be upgraded to improve the quality and appearance of the Park Model or RV. Failure to meet the Park's requirements shall be a violation of these Rules.
 - E. In the event Homeowner intends to move her/his RV or Park Model from the Park, she/he must give written notice to Park Management of that intent at least thirty (30) days prior to the moving date. Such move must be made between 8:00 A.M. and 5:00 P.M., Monday – Friday, so Park Management may have an inspector present. Only transporters of Park Models, properly authorized by governing authorities, are permitted to move homes into or out of the Park. Such transporters must provide Park Management with a security deposit of \$500.00 and a certificate of general liability insurance in an amount of not less than five hundred thousand dollars (\$500,000) to ensure against personal injury and damage to property. Written permission from Park Owner is required prior to any move of a Park Model either into or out of the Park. All current charges must be paid in full at the Park office before the home is moved from the Park. Unused deposit funds will be returned to the depositor within fourteen (14) business days after the date of removal.
 - F. Park Management requires that each Resident comply with the requirements of all governmental agencies including, but not limited to, HUD, the department of motor vehicles or transportation, the State and the County in which the Park is located.

SETUP: NEW, REALES AND RENTALS

- A. The location and positioning of a non-Park owned home being placed on a lot will be carried out under the direction of Park Management. The style and quality, size and type of all proposed additions or other improvements to Resident's home or lot will be subject to Park Owner's prior written approval and will be based on factors such as the size, location, and the proposed location of equipment, additions or other improvements in relationship to other lots in the community.
- B. Park Owner has installed a working smoke alarm(s), carbon monoxide alarms and a fire extinguisher in each home rented to Tenant(s) as required by law. **Tenant(s) must not disconnect or intentionally damage any alarm or remove the battery without immediately replacing it with a working battery.** Tenant(s) shall not remove the fire extinguisher and agrees to check it monthly for a full charge. Tenant(s) agrees to monthly test the alarms to ensure they are functioning properly and to replace the batteries as often as may be necessary, but in any event at least every six (6) months. If Tenant(s) has reason to believe that any alarm or other safety device is not operating properly, Tenant(s) agrees to immediately notify Park Management.
- C. Responsibility for compliance with applicable zoning or code provisions shall be that of the Resident(s). Only new homes (never previously occupied) and used homes which have been approved in advance by Park Management as acceptable for location within the Park will be allowed in the Park. A plot plan showing the location of the home, accessory buildings and any improvements existing and proposed to the home or lot shall be submitted to the Park Owner. Written approval from the Park Owner is required prior to the commencement of any work. All persons involved with the move in and set up of the home must have adequate general liability and worker's compensation insurance. All liability associated with the move in shall be the responsibility of the Homeowner.
- D. Park Models and permanently placed RVs must be placed in a uniform manner, properly blocked, set and all utilities connected in accordance with the applicable local, city or county code and/or regulations and with Park Management's specifications. Park models and permanently placed RVs must be anchored immediately, as required by governmental regulations.
- 1) No fences are permitted except those installed by Park Owner or otherwise expressly consented to by Park Management.
 - 2) Window coverings visible from the street shall be limited to blinds, shutters, drapes, curtains or similar standard window treatments. Bed sheets, mattresses, blankets or the like shall not be used as a window covering or shade device.
 - 3) No air conditioning unit shall be located in the front window of the park model or front wall, or any wall facing the street. Central air conditioning must be installed in park models coming into the Park.
 - 4) No aluminum foil, blankets or the like shall be placed in any window in the park model while being inhabited. Aluminum panels are permitted while the unit is closed during times of vacancy.
- E. All of the materials utilized in connection with the erection and completion of the Park shall be of a quality type, style, color and pattern approved in advance by Park Management. Park

Management shall have approval rights over the manner of installation or attachment of the home and of any accessory structures, and all installation and construction shall be consistent and compatible with other homes in the Park. All installations shall comply with Federal and State and Local laws, codes and regulations, and shall comply with these Rules.

- F. Subleasing and renting of a park model or permanently placed RV is not permitted by anyone within the Park, other than Park Owner. The name(s) on the legal title must match the person(s) residing in the park model or permanently placed RV.
- G. Permanently located trailers shall have properly installed tie downs and skirting that meet the Park Owner's standards and comply with all regulatory requirements.
- H. Additions, such as patio roofs, screened porches and utility rooms must have Park Management approval and require a Polk County Building Permit.

INSURANCE AND REGISTRATION

- A. The Park does not provide insurance for any park model, RV or vehicle that resides on a lot for usage or storage. All park models, RVs and vehicles must have a valid insurance policy and registration prior to entering the Park and while it is located in the Park.
- B. Any person who owns a park model or permanently placed RV in the Park must provide a copy of their current and valid insurance policy, title and registration to Park Management. New copies must be filed in the office as they are legally renewed.

DEFAULT AND EVICTION

- A. Any violation of these Rules shall, at the Park Owner's option, be grounds to evict the violator(s) from the Park.
- B. The violator(s) is responsible for all fees and costs, legal and otherwise, incurred by the Park during and after the eviction process.

SPECIAL EXCEPTIONS

- A. All deviations from these Rules can only come from Park Management.

OFAC REPRESENTATION

Resident hereby represents that neither Resident nor any person who resides or is proposed to reside with Resident in the Park is or will be a Prohibited Person, as that term is hereinafter defined. A "Prohibited Person" is an entity, person, or party: (i) that is listed in the Annex to, or is otherwise subject to the provisions of, Executive Order 13224 issued on September 24, 2001 ("EO13224"); (ii) whose name appears on the United States Treasury Department's Office of Foreign Assets Control ("OFAC") most current list of "Specifically Designated National and Blocked Persons" (which list may be published from time to time in various mediums including, but not limited to, the OFAC website, <http://www.teas.gov/ofac/t11sdn.pdf>) (the "OFAC List"); (iii) who commits, threatens to commit or supports "terrorism", as that term is defined in EO 13224; or (iv) who is otherwise affiliated with any entity or person listed above.

FINE PRINT

East Haven R.V. Park shall not be liable for any loss or damage to any resident, tenant, guest or visitor by reason of fire, theft, accident, windstorm, or any other causes whatsoever, whether or not said damage is as a result of negligence on the part of East Haven R.V. Park. Each resident, tenant, guest and visitor shall indemnify and hold East Haven R.V. Park harmless from any loss, claim, liability, demand, or damage resulting from any injury or accident occurring at East Haven R.V. Park. Each resident, tenant, guest and visitor shall maintain liability and casualty insurance, insuring their personal property.

These regulations shall be binding upon each resident, tenant or guest of East Haven R.V. Park and each visitor or said resident, tenant or guest. These regulations may be amended from time to time by the management of East Haven R.V. Park and any amendment shall be binding upon the residents, tenants, guests, and visitors. These regulations shall be considered a part of and are incorporated by any reference in any lease or rental agreement (verbal or written) between East Haven R.V. Park and any resident, tenant or guest thereof.

The Park management reserves the right to evict anyone who refuses to comply with these rules and regulations. Residents, tenants and guests are responsible for all fees and costs incurred by East Haven RV Park during and after the eviction process.

Rules may change without notice.

These Rules and Regulations, printed October 20th, 2020 supersede all others.

Any violation, infraction, breach, or default of these Rules is grounds for eviction from the Park.

**PLEASE READ AND UNDERSTAND THESE RULES AND REGULATIONS FOR
EAST HAVEN RV PARK PRIOR TO SIGNING BELOW**



**THIS PAGE, WITH YOUR SIGNATURE, ACKNOWLEDGING THAT YOU HAVE READ, UNDERSTAND AND
WILL ABIDE BY THESE RULES AND REGULATIONS WHILE STAYING AT EAST HAVEN RV PARK
MUST BE FILED WITH THE OFFICE PRIOR TO MOVING IN.**

Resident(s)/Tenant(s)

Resident/Tenant Signature
Printed Name:

Date

Resident/Tenant Signature
Printed Name:

Date

East Haven RV Park

Park Management Signature
Printed Name: John Dietz

Date

PARK MANAGER: JACK DIETZ



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