



MANUFACTURED HOME COMMUNITY

COMMUNITY RULES & REGULATIONS

HANDBOOK



*Working together to maintain a clean,
safe, and welcoming community
we are proud to call home.*

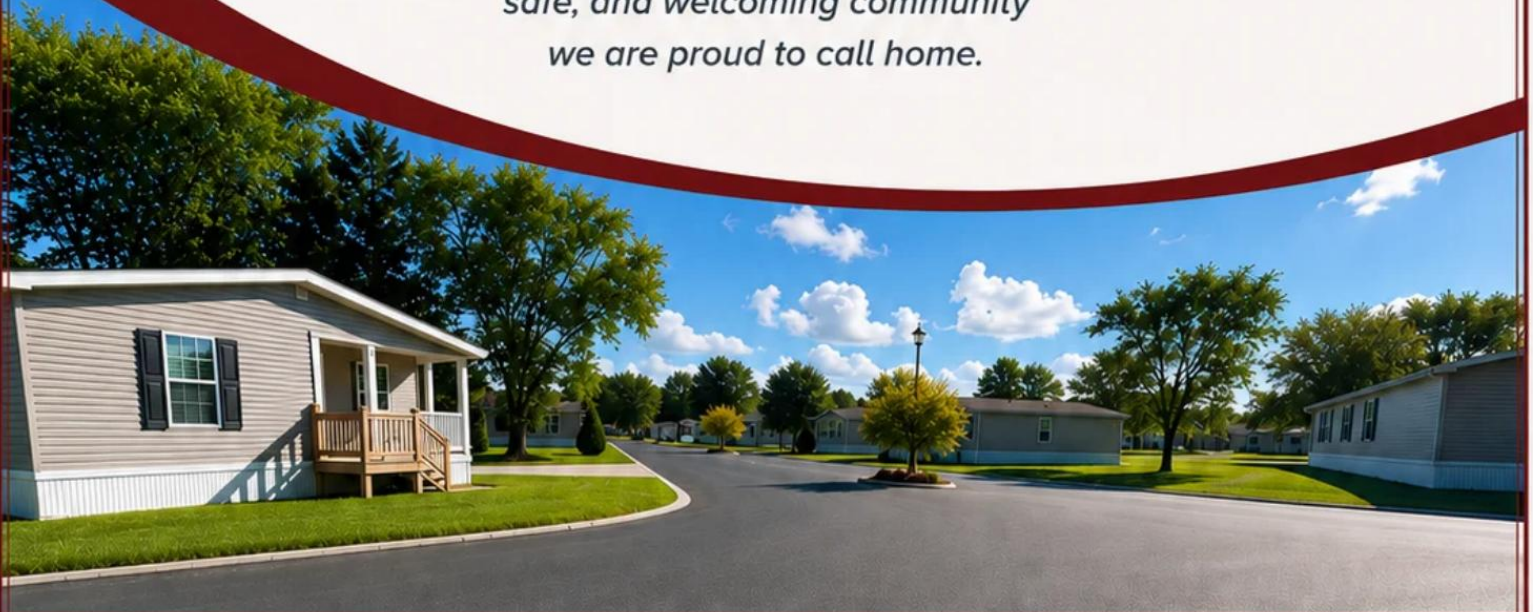


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Introduction & Purpose:

The following Community Covenants, governing the Troy Villa Community (hereinafter referred to as “Community” and “Licensee”, alternately), have been prepared in accordance with the law to provide all Tenants (hereinafter referred to as “Residents”) with sensible, reasonable and responsible guidelines to follow while residing at the Community so that proper order can be maintained, and so that the rights and privileges of Residents will not be left undefined. Community Management will, to the best of its ability, enforce these Covenants in a fair, non-discriminatory, consistent, and uniform manner. These rules and regulations serve as an addendum to your lease agreement. Residents must respect policies, procedures, and guidelines that have been developed regarding Residency and the use of Community facilities. When Residents agree to abide by these Covenants they contribute to the positive wellbeing of the Community and all its Residents.

Where required by law, “Community Management” and “Licensee” alternately refer to “Landlord”, “Residents” refers to “Tenants”, “residency” refers to “tenancy” and “Covenants” refers to “Rules and Regulations”. Community Standards or other standards mentioned in these Covenants refer to written standards, which are available upon request from the Community office. These standards are subject to change. All approvals, including Resident Design Approvals, required in these Covenants must be in writing.

Community Management reserves the right to terminate any Resident’s residency at the Community for any violation of the Community Covenants in accordance with state and local laws.

CONTACTS

Main Office Phone: (419)-837-6929
Main Office Fax (419)-837-9925
Emergency Maintenance Line (419)-277-0625

OCCUPANCY AND REGISTRATION

1. **Entry Requirements:** All perspective residents must meet Troy Villa's written, non-discriminatory residency requirements. To qualify, applicants must:
 - A. Complete an Application for Occupancy before residing on the property.
 - B. Comply with occupancy limits not exceed the capacity of the home; 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 of floor area plus fifty (50) square feet for each person in excess of two.
 - C. Agree not to use the home or community for any illegal activity or any activity that interferes with another resident's peaceful enjoyment of the community.
 - D. Meet Troy Villa's qualification standards, including completion of a credit and background screening, in accordance with the current Application for Occupancy Guidelines.
 - E. Purchase or occupy only a home that meets Troy Villa's safety, sanitation, appearance, and maintenance standards. Management may require removal of homes that do not meet Community Standards, as permitted by law. Homes older than 10 years must complete a full inspection before sale can commence.
 - F. Not currently lease another Troy Villa homesite without prior written approval. Subleasing is prohibited.
 - G. Intend to occupy the home as their primary residence
 - H. Meet Troy Villa's criminal background requirements.
 - I. Satisfy all other lawful residency requirements contained in the current Application for Occupancy Guidelines.
2. **Application Requirements:** PRIOR to occupying any home located on Troy Villa Property, every resident or roommate must:
 - A. Submit an Application for Occupancy and execute all forms & fees required by Community Management.
 - B. Receive written approval for residency by Community Management prior to move in
 - C. Be named on the Lease Agreement.
 - D. Sign the Lease Agreement if 18 years of age or older.
 - E. Obtain approval for their pet and list that pet on the Lease Agreement.

Any change in household occupancy requires PRIOR approval from Community Management and may require an updated Lease Agreement. Anyone residing in the community without approval may be considered a trespasser and removed as permitted by law.
3. **Termination of Residency:** Providing false or misleading information during the application process is grounds for denial or termination of residency. Management may terminate a tenancy for violations of the Lease Agreement, Community Rules, Community Standards, or as otherwise permitted by applicable law.
4. **Subletting:** No Resident may sublet his/her home or home site; take in boarders; or permit anyone other than persons or pet(s) listed on the Lease Agreement to live on the premises.
5. **Guest Policy:** Guests staying more than 72 consecutive hours must be registered with Community Management. Any guest who stays more than 14 days in any calendar month or more than 30 cumulative days in a calendar year is no longer considered a guest and must complete an Application for Occupancy and receive Community Management approval before remaining in the Community. Residents are responsible for ensuring their guests comply with all Community Rules and Regulations. Failure to comply may result in lease violations, termination of the Lease Agreement, and removal of unauthorized occupants from the Community as permitted by law.
 - A. **Guest Parking:** Guests are required to park in the available designated parking spaces on the homesite. Troy Villa does not provide guest parking. Each resident is responsible for assuring their homesite can accommodate their guests.
6. **RENT COLLECTION & NOTICES:** Rent is due on or before the date specified in your Lease Agreement. Residents are responsible for ensuring payment is received on time. **Please Note Cash is never accepted in the Troy Villa Office.**

Troy Villa accepts the following payment methods:

- A. Online payments can be made at www.TroyVillaCommunity.net
- B. Automatic ACH withdrawal (when enrolled and approved by Management)
- C. Personal checks, Money orders, & Certified funds
- D. Credit or debit card payments in the Community Office (processing fees apply)

Payments may be placed in the Community office drop box where applicable.

Residents with a history of late payments may be subject to lease violations, non-renewal, or termination as permitted by law.

Once a State of Ohio Three-Day Notice to Leave the Premises has been issued, all payments must be made by certified funds only and delivered to the Community Office or office drop box. Personal checks, online payments, and ACH payments will no longer be accepted unless approved by Management.

DESIGN APPROVAL REQUESTS & REQUIREMENTS:

To preserve the appearance, safety, and value of Troy Villa Community, all exterior alterations or improvements to a home or homesite require prior written approval from Community Management through the Troy Villa Community Design Approval Form before any work begins. An exterior alteration includes any addition, modification, installation, removal, replacement, or change to the exterior of the home or to the homesite, regardless of size or cost.

1. **Approval Requirements:** are based on Community Standards and applicable laws and may include reasonable conditions regarding design, materials, color, size, location, installation, and maintenance. Verbal approval from Community employees, contractors, or representatives is not valid. Only a completed and approved Design Approval Form constitutes authorization to begin work. Residents are responsible for obtaining any permits required by governmental authorities and for ensuring all work is completed in a safe and workmanlike manner. Residents are also responsible for ensuring that all contractors performing work within the Community maintain any required liability and workers' compensation insurance and comply with all Community Rules and Regulations.
2. **Work Standards:** All approved work shall:
 - A. Be completed in a safe and workmanlike manner.
 - B. Comply with all applicable building codes, permits, and governmental requirements.
 - C. Be completed within the time specified by Community Management unless an extension is approved.
 - D. Be maintained by the resident in good repair for as long as it remains on the homesite.
 - E. Residents are responsible for obtaining any required governmental permits unless otherwise specified by Community Management.
3. **Contractor Requirements:** Residents are responsible for ensuring that all contractors:
 - A. Carry appropriate liability insurance.
 - B. Maintain workers' compensation insurance when required by law.
 - C. Comply with all Community Rules and Regulations while working within the Community.
 - D. Remove all construction debris upon completion of the project.
4. **Failure or Request Denial:** Any exterior alteration or improvement completed without prior written approval may be required to be modified, removed, or restored to its original condition at the resident's expense. If the resident fails to comply after notice, Community Management may perform the necessary work and charge all reasonable costs to the resident as additional rent, as permitted by the Lease Agreement and applicable law.
5. **Responsibility:** Residents are responsible for any damage caused by contractors working on their behalf.

RESIDENT & VISITOR CONDUCT

Residents are responsible for ensuring that they, their household members, guests, and visitors conduct themselves in a respectful manner that does not disturb others or interfere with the safe and peaceful enjoyment of the Community. Violations of these Rules may result in a Notice of Material Violation, fines where permitted, suspension of Community privileges, lease termination, or eviction as allowed by law.

1. **Business Activities:** Homes are intended for residential use. Commercial activities are permitted only as specifically authorized under the Home Business Policy in Section 19.
2. **Damage to Property:** Damaging, destroying, or vandalizing Community property or another resident's property is prohibited. Residents are encouraged to report vandalism or suspicious activity to Management.
3. **Weapons and Firearms:** Threatening or intimidating any person with a weapon is prohibited. The discharge or use of firearms, BB guns, pellet guns, slingshots, bows, fireworks, or similar devices within the Community is prohibited except as otherwise permitted by applicable law.
4. **Fireworks:** The possession, discharge, ignition, or use of any fireworks, firecrackers, aerial fireworks, explosive devices, or similar pyrotechnic materials is strictly prohibited anywhere within Troy Villa Community, including homesites, streets, common areas, parking areas, and open spaces. Violations may result in immediate enforcement action, including lease termination, eviction proceedings, and referral to local law enforcement when appropriate.
5. **Alcoholic Beverages:** Any and all consumption of alcoholic beverages shall be reserved to the confines of one's home and home site. Public drunkenness, drunk driving, or improper conduct stimulated by alcoholic consumption is prohibited. Alcoholic beverages are prohibited in all Community public areas including, but not limited to, the Clubhouse, Playground and the Swimming Pool Area. Violations of this nature in community areas may result in the withdrawal of the resident's privilege to use community facilities. Community facilities are offered as a
6. **Marijuana Use:** The lawful use of marijuana by a resident is permitted only within the confines of the resident's home and in compliance with all applicable federal, state, and local laws. The smoking or use of marijuana is strictly prohibited in all Community common areas, Community owned homes, streets, sidewalks, parking areas, recreational facilities, and other public spaces. The cultivation, growing, propagation, processing, or drying of marijuana plants is strictly prohibited anywhere within Troy Villa Community, including inside homes, on homesites, in sheds, garages, patios, porches, decks, greenhouses, or any other structure or area within the Community.
7. **Controlled Substances:** The selling, possession, manufacturing, intent to deliver, sell and/or use of controlled substances; the driving of vehicles under the influence of same; or, the conduct of oneself in a disruptive manner while under the influence of such substances, are prohibited.

8. **Noise:** Residents shall not create excessive noise that interferes with another resident's peaceful enjoyment of the Community. This includes loud voices, music, televisions, vehicles, parties, and other noise-producing devices.
9. **Health & Safety:** Residents must comply with all applicable health, fire, and safety laws. Homes must maintain all legally required safety equipment and may not contain hazardous or unsafe conditions.
10. **Wildlife & Animals:** With the exception of bird feeders, Feeding wild animals is prohibited. **Do not feed stray cats.** Residents found feeding stray cats may receive a Material Rule Violation. Continued feeding may result in a **\$20 monthly fee per animal**, billed as additional rent until the animal has been permanently removed from the property.
11. **Yard Sales:** Individual yard, garage, patio, or porch sales are prohibited unless approved or sponsored by Community Management.
12. **Fire Pits:** Fire Pits, Open Flame or any style campfire are strictly prohibited. Burn rings or fire pits are not permitted to be on or stored on any home site at any time.
13. **Electronic Devices:** Any electronic device that interferes with general radio, television or other common household electronic devices is not permitted. For the privacy of all residents, drones are not permitted to be operating on the property. Security cameras are permitted so long as they do not encompass anyone else's property.
14. **Security Cameras:** Cameras are positioned to monitor only the resident's home, driveway, yard, entryways, and homesite. Cameras shall **not** be directed toward or intentionally record the interior of another home, a neighboring homesite, or areas where another person has a reasonable expectation of privacy. Cameras may incidentally capture portions of public streets, common areas or other homes only to the extent necessary to monitor the resident's own property. Cameras shall not create a nuisance or be used to harass, intimidate, or invade the privacy of other residents, guests, visitors, or Community employees.
15. **Trespassing:** Residents are prohibited from trespassing on occupied or vacant homesites.
16. **Harassment:** Residents are prohibited from harassing other Residents, their guests, and Community Management. If such behavior occurs, Community Management may terminate the Resident's Lease Agreement.
17. **Supervision of Children:** Children under 16 years of age must be supervised by a responsible adult (18 years or older) whenever using Community common areas. Please see Pool Rules for age specific rules and regulations. Children may not play on another resident's homesite without permission and are never permitted on vacant homesites. Children riding bicycles must obey traffic laws and not interfere with vehicles. Residents are responsible for the conduct of children in their household or care.
18. **Curfew:** No child under the age of 18 shall be outside of the boundaries of their respective home site after 9 PM.
19. **Disruption of Management:** Any resident, guest of a resident or child of a resident that disrupts Management's ability to perform necessary actions or repairs necessary for the continued, safe operating of the Community, including but not limited to, obscene behavior, disturbance or harassment of the leasing office, maintenance staff, any employee or designated volunteer, will be subject to a Material Rule Violation, fine, and possible legal or eviction action. Approaching maintenance staff during the performance of duties including, but not limited to, completing water reads, underground work, grounds work, or while at the Maintenance Barn, is strictly prohibited. Residents may follow the necessary grievance procedure stated on page 14 of this document for any issues they may need addressed.
20. **Commercial Activities:** Limited home-based businesses may be permitted provided they:
 - A. Do not create additional traffic, noise, odors, waste, or utility demand.
 - B. Have no customer visits.
 - C. Display no signs or advertising.
 - D. Do not store inventory, equipment, or materials outside the home.
 - E. Do not employ individuals who are not residents of the home.
 - F. Comply with all zoning laws and Community Rules.
 - G. Vehicle-based businesses are permitted only if the business vehicle.
 - H. Is one ton or smaller.
 - I. Is properly licensed and insured.
 - J. Is parked entirely on the homesite.
 - K. Does not routinely tow trailers within the Community.
 - L. Does not require on-site repairs or storage of equipment.
 - M. Does not generate additional traffic.

Management reserves the right to determine whether a business complies with these standards.

21. **Guest Parking:** Troy Villa does not supply parking for guests. It is the responsibility of the resident to insure their homesite can accommodate guest parking. Those parked illegally will be subject to towing at the resident's expense.

PETS & PERMITTED ANIMALS

Only **domesticated dogs and cats** are permitted within Troy Villa Community. All pets must be approved by Community Management, listed on the Lease Agreement, and comply with all applicable federal, state, and local laws. Pets must be properly licensed and vaccinated as required by law and must wear current identification, licensing, and vaccination tags at all times. Troy Villa reserves the right to request this documentation at any time for any reason. Pets must be under the direct control of a responsible person whenever outside the home. Pets may **not** be left unattended outdoors, on porches, decks, or tied to any object. NO outside pets are permitted.

Pets must be on a leash at all times when outside and may not be left unattended outside the home or in a screened-in porch.

1. **Pet Approval:** Community Management reserves the right to approve or deny any pet based on breed, size, temperament, behavior, or safety concerns. Visiting pets are not permitted.
2. **Aggressive or Dangerous Animals:** Pets that display aggressive, threatening, or uncontrollable behavior toward residents, guests, visitors, employees, or other animals are prohibited. Any pet that bites, attacks, or injures a person or another animal must be immediately removed from the Community and will not be permitted to return.
3. **Noise & Nuisance:** Pets may not create excessive noise or become a nuisance to neighboring residents. Repeated complaints regarding barking, howling, aggressive behavior, odors, or other disturbances may require removal of the pet.
4. **Leash & Supervision:** Pets must be on a physical leash and under the immediate supervision of a responsible person whenever outside the home. Invisible fences, tie-outs, or electronic containment systems do **not** satisfy this requirement.
5. **Common Areas:** Pets are not permitted on another resident's homesite without permission. Pets are prohibited from the Community Office, swimming pool area, playground, and all other posted restricted areas unless they are service animals as required by applicable law.
6. **Waste Removal:** Pet owners must immediately remove and properly dispose of all pet waste from their homesite and all areas of the Community. Failure to clean up after a pet may result in lease violations and charges for cleanup where permitted by law.
7. **Liability:** Residents are solely responsible for all injuries, damages, property damage, cleanup costs, or other expenses caused by their pets and shall indemnify the Community to the extent permitted by law.
8. **Exotic Animals:** Exotic, wild, venomous, or inherently dangerous animals are prohibited, including but not limited to snakes, reptiles, livestock, primates, and wildlife.
9. **Warning Signs:** "Beware of Dog" or similar warning signs are not permitted without prior written approval from Community Management.
10. **Outdoor Enclosures:** Outdoor kennels, pens, runs, cages, or other pet enclosures are prohibited unless specifically approved in writing by Community Management.
11. **Pet Fees:** Pet fees, deposits, or monthly pet rent may be established or modified by Community Management in accordance with the Lease Agreement and applicable law.
12. **Pet Breeding & Commercial Animal Activities:** The breeding, whelping, fostering, boarding, training for commercial purposes, or sale of animals is prohibited within Troy Villa Community. Homes and homesites are intended for residential use only and may not be used to operate any animal-related business or commercial activity.
13. **Outdoor Pet Food:** Pet food may not be left outdoors except during active feeding. Residents must promptly remove all uneaten food and food containers after feeding. Leaving pet food outdoors overnight or unattended is prohibited, as it attracts stray animals, rodents, raccoons, opossums, skunks, and other wildlife that create health and safety concerns for the Community. Any resident who repeatedly leaves pet food outdoors after receiving notice from Community Management may be subject to lease violations and any reasonable costs incurred by the Community to address resulting nuisance or pest issues, as permitted by law.
14. **Walking Pets & Outdoor Areas:** No person walking a pet is permitted to allow the pet to enter another's homesite more than 10 foot from the road. The owner of the pet is responsible for the removal of pet waste at all times.
15. **Violations:** Residents are responsible for ensuring their pets comply with all Community Rules and Lease requirements. Failure to comply may result in a Notice of Violation, fines where permitted, revocation of pet privileges, and removal of the pet from the Community. Failure to remove a prohibited pet may constitute a lease violation and may result in termination of tenancy or eviction as permitted by law.

PARKING & VEHICLES

Residents are responsible for ensuring that all vehicles owned or operated by members of their household and guests comply with these rules. Vehicles must be parked only in designated parking areas assigned to the resident or in areas specifically approved by Community Management. Parking on streets, lawns, sidewalks, patios, home runners, vacant homesites, or any area not designated for parking is prohibited. Vehicles may not block roadways, sidewalks, fire lanes, mailboxes, dumpsters, utility access, or emergency access. Community Management may require residents to remove vehicles from Community streets or parking areas to accommodate maintenance, snow removal, emergencies, or other Community operations.

1. **Permitted Vehicles:** Only passenger vehicles in good operating condition that are currently licensed, insured, and legally registered may be parked within the Community.
Vehicles with more than two axles or a manufacturer's rated capacity exceeding **one (1) ton** require prior written approval from Community Management, except while making deliveries or performing authorized work.
Commercial vehicles displaying excessive equipment, trailers, or materials may be prohibited at Management's discretion.

2. **Resident Parking:** Each homesite is designed to accommodate **up to two (2) vehicles** unless otherwise approved by Management. Residents requiring additional parking must obtain prior written approval before installing or using additional parking areas. All installation costs are the responsibility of the resident.

Resident vehicles parked on vacant homesites without authorization may be towed at the owner's expense without further notice.

3. **Guest Parking:** Guests are expected to park within the resident's designated parking area. Troy Villa does **not** provide designated guest parking. Guests and residents may not park on vacant homesites or other unauthorized areas without prior written approval from Community Management.
4. **Additional Parking Permits:** Where available, additional parking spaces may be leased through Community Management. Parking permits:
- A. Must remain visible at all times.
 - B. Apply only to the assigned parking space and do not authorize use of the surrounding homesite.
 - C. May be revoked for violations of Community Rules or operational needs.

Community Management reserves the right to relocate or revoke parking permits when necessary.

5. **Vehicle Repairs & Maintenance:** Major vehicle repairs are prohibited. Minor repairs may only be performed with prior approval from Community Management and must be completed within **8 hours**.

Vehicles may not remain on jacks overnight. Oil changes, fluid changes, antifreeze drainage, body work, painting, engine rebuilding, or similar repairs are prohibited. Vehicle washing is permitted only within the resident's designated parking area.

6. **Motorcycles & Recreational Vehicles:** Motorcycles, mopeds, and motorized scooters must be properly licensed and operated only for normal transportation. Off-road vehicles, ATVs, dirt bikes, gas powered mini bikes, snowmobiles, and other recreational vehicles may not be operated within the Community unless specifically authorized by Management.

These vehicles may not be operated on vacant homesites, common areas, or sidewalks.

7. **Electric Bikes and Electric Vehicles:** Electric bikes and other electric vehicles including electric golf carts may be operated in the community so long as they abide by all traffic rules and do not enter homesites, common areas or any other space that is not the roadway. They may not damage Community property or interfere with vehicle or pedestrian traffic.

8. **Vehicle Covers:** Only commercially manufactured vehicle covers designed for automotive use are permitted.

Tarps, plastic sheeting, or makeshift coverings are prohibited.

9. **Traffic & Speed Limit:** All traffic signs must be obeyed. The Community speed limit is **10 MPH** and is strictly enforced.

Residents are responsible for ensuring that household members and guests comply with all traffic regulations.

10. **Vehicle Storage & Removal:** Unregistered, uninsured, abandoned, dismantled, unsafe, severely damaged, or inoperable vehicles may not be stored anywhere within Troy Villa Community, including homesites, parking areas, or the RV storage area. Such vehicles may be removed without further notice at the owner's expense as permitted by law. The following vehicles are subject to towing or removal at the owner's expense, as permitted by law:

- A. Unregistered vehicles, Uninsured vehicles, Inoperable vehicles including vehicles with flat tires
- B. Abandoned vehicles
- C. Vehicles on jacks
- D. Junk or severely damaged vehicles
- E. Illegally parked vehicles

Management is not responsible for damage associated with towing or removal.

11. **Vehicle Noise:** Vehicles must be equipped with properly functioning mufflers. Excessive engine noise, revving, racing, loud stereos, or unnecessary idling that disturbs other residents is prohibited.

12. **Recreational Vehicles, Boats & Trailers:** Recreational vehicles, campers, boats, trailers, and similar equipment may not be stored on homesites except with prior written approval. Temporary loading or unloading for up to **4 hours** may be permitted with Management approval. Sleeping in or occupying any recreational vehicle within the Community is prohibited unless expressly authorized in writing.

13. **Non-Motorized Transportation:** Bicycles, skateboards, rollerblades, scooters, and similar devices must be operated safely, obey traffic laws, and may not damage Community property or interfere with vehicle or pedestrian traffic.

14. **Vehicle Fluid Leaks:** Vehicles leaking oil, fuel, coolant, transmission fluid, or other automotive fluids that stain or damage Community property must be repaired or removed immediately. Residents are responsible for all cleanup and repair costs resulting from vehicle leaks. Community management reserves the right to repair these areas and bill the resident.

15. **Vehicle Storage:** Vehicles may not be used for storage of household goods, construction materials, business inventory, or refuse. Vehicles may not remain parked for extended periods if they are not in regular use without Management approval.

- 16. Parking Enforcement:** Residents are responsible for the parking conduct of their household members, guests, visitors, contractors, and service providers. Vehicles parked in violation of these Rules may be stickered, cited, towed, immobilized where permitted by law, or otherwise removed at the owner's expense without liability to Troy Villa Community.

LAWN & LANDSCAPE HOMESITE STANDARDS

Residents are responsible for maintaining their homes, homesites, lawns, landscaping, and exterior improvements in a clean, safe, and attractive condition at all times. Homesites must be kept free of litter, debris, hazardous conditions, discarded materials, and unauthorized storage. Storage beneath homes, around foundations, or within screened porches is prohibited except as otherwise permitted by these Rules. Residents are financially responsible for any damage they, their household members, guests, contractors, or pets cause to Community property, utilities, landscaping, pavement, or neighboring homesites. If a resident fails to properly maintain the homesite, Community Management may, after providing any notice required by law or the Lease Agreement, perform the necessary work. All reasonable costs incurred by the Community shall be billed to the resident as additional rent.

- 1. Lawn Maintenance:** Residents are responsible for maintaining all lawns on their homesite, including:
 - A.** Mowing as needed during the growing season to maintain a maximum grass height of **5 inches**.
 - B.** Controlling weeds and preventing overgrowth.
 - C.** Watering, fertilizing, reseeding, or repairing lawns as necessary to maintain a healthy appearance.
 - D.** Preventing intentional damage or neglect that results in dead grass or deteriorating landscaping.Weeds may not exceed the height of the surrounding lawn.
- 2. Landscaping:** Residents accept the homesite and existing landscaping "**as-is**" upon signing the Lease Agreement and assume responsibility for its ongoing maintenance. Residents are required to:
 - A.** Keep flower beds weed-free and properly mulched.
 - B.** Maintain landscape edging in good condition.
 - C.** Remove or replace deteriorated landscaping materials, decorations, edging, or timbers.
 - D.** Maintain all shrubs, bushes, and ornamental plantings in a neat appearance. Any new landscaping, trees, shrubs, landscape borders, retaining walls, decorative stone, or similar exterior improvements require **prior written approval** from Community Management through the Design Approval process.
- 3. Trees & Shrubs:** Residents are responsible for the routine care and maintenance of trees and shrubs located on their homesite including trimming. This includes home renters. Trees and shrubs shall be:
 - A.** Regularly trimmed.
 - B.** Maintained to prevent contact with homes, sheds, utility equipment, or neighboring property.
 - C.** Kept free of dead or hazardous limbs.
 - D.** Residents must promptly notify Community Management of any dead, diseased, damaged, or dangerous tree that may pose a safety hazard. Healthy trees may **not** be removed without prior written approval from Community Management. Residents may not intentionally damage, poison, girdle, or otherwise destroy trees located on their homesite or elsewhere within the Community.
 - E.** Community management reserves the right to remove any landscaping or tree for any reason as the landowner.
 - F.** Storm Damage: Any fallen limbs on their homesite is their responsibility for cleanup.
- 4. Storm Damage:** Residents are responsible for cleaning up normal storm debris from their homesite. Branches and brush should be cut into manageable lengths and placed in approved yard waste bags where applicable. Disposal is the responsibility of the resident. Larger storm debris should be stacked neatly along the roadside for Community pickup if instructed by Management. Residents are responsible for filing insurance claims and arranging removal of trees or limbs that have fallen onto their home, vehicle, shed, or other personal property unless otherwise agreed by Management. Failure to remove storm debris after notice from Community Management may result in the Community performing the cleanup, with all associated costs charged to the resident as additional rent, as permitted by the Lease Agreement and applicable law.
- 5. Dangerous Trees:** Community Management may inspect any tree believed to be dead, diseased, structurally unsound, or otherwise hazardous. Management may require removal or trimming of dangerous vegetation when necessary to protect residents or property. If a qualified arborist is required to determine the condition of a tree due to a dispute, the cost may be assessed to the resident if the tree is determined to have been improperly maintained.
- 6. Community Maintenance:** If a resident fails to maintain the lawn, landscaping, trees, or shrubs after receiving notice, Community Management may perform the required maintenance. All labor, equipment, disposal, contractor fees, and administrative costs incurred by the Community may be charged to the resident as **additional rent**, as permitted by the Lease Agreement and applicable law.
- 7. Vegetable Gardens:** Vegetable gardens are prohibited unless specifically approved in writing by Community Management. Raised beds, garden fencing, compost bins, and similar structures require prior written approval by completing a design approval form requesting the change.

8. **Artificial Landscaping:** Artificial grass, landscape fabric, decorative rock, pavers, edging, landscape lighting, fountains, statues, and similar improvements require prior written approval before installation.
9. **Yard Decorations:** Seasonal decorations are permitted provided they are well maintained and do not create a safety hazard or nuisance. Broken, faded, offensive, deteriorated, or excessive decorative items may be required to be removed at Management's discretion.
10. **Lawn Protection:** Residents may not place or store any object that damages lawns or landscaping through prolonged placement. Objects that kill grass, create ruts, or prevent normal lawn maintenance must be removed immediately upon request.

HOME & HOMESITE STANDARDS

Residents are responsible for maintaining their homes and homesites in a clean, safe, and attractive condition at all times. All exterior improvements must be properly maintained and comply with Community Standards. Failure to maintain the home or homesite may result in a Notice of Violation. If the resident fails to correct the violation after notice, Community Management may perform the necessary work and charge the reasonable cost to the resident as **additional rent**, where permitted by the Lease Agreement and applicable law.

1. **Exterior Maintenance:** Siding, roofing, skirting, trim, doors, gutters, steps, handrails, decks, porches, and windows shall be maintained in good repair and free from excessive dirt, mildew, mold, peeling paint, damage, or deterioration. Community Management may require exterior cleaning, pressure washing, painting, repair, or replacement when necessary to maintain Community appearance and safety.
2. **Windows:**
 - A. Broken windows and damaged screens shall be repaired promptly.
 - B. Only curtains, blinds, shades, or professionally manufactured window tint installed on the interior of the home are permitted.
 - C. Foil, cardboard, paper, blankets, plastic, wood, metal, or similar materials may not be used as window coverings.
 - D. Boxes, furniture, or stored items visible through windows that create an unsightly appearance are prohibited.
3. **Decks, Porches & Awnings:** Decks, porches, patios, and screened porches shall be maintained in a safe, clean, and attractive condition. Screened porches are intended for outdoor living space and may not be used for storage. Only outdoor furniture designed for exterior use is permitted. Damaged, loose, torn, faded, or noisy awnings shall be repaired or removed.
4. **Clotheslines:** Only collapsible or umbrella-style clotheslines are permitted. Clotheslines must:
 - A. Must be located behind the home.
 - B. May only be used for clothing, towels, and household linens.
 - C. Must be collapsed and stored immediately after use.Permanent clotheslines are prohibited.
5. **Outdoor Storage:** Items including bicycles, lawn equipment, toys, wagons, scooters, ladders, power equipment, and similar items shall be stored inside the home or an approved storage building when not in use. Storage beneath homes, on porches, behind skirting, or in locations visible from the street is prohibited.
6. **Insurance & Contractors:** Residents are responsible for maintaining adequate homeowner's and liability insurance and shall provide proof upon request when required by the Lease Agreement. Residents are responsible for ensuring contractors working on their homesite maintain appropriate liability and workers' compensation insurance.

OUTDOOR STRUCTURES & RECREATIONAL EQUIPMENT

All exterior improvements require prior written approval from Community Management through the Design Approval process unless specifically exempted by these Rules.

1. **Storage Sheds:** All sheds require prior written approval through the Design Approval Form.

Approved sheds must:

- A. Match or complement the home and be located in an approved location.
- B. Be properly anchored when required by code.
- C. Have a pitched roof.
- D. Not exceed **168 square feet (12' x 14')**.
- E. Not obstruct utilities or utility access.
- F. Be limited to **one (1) shed per homesite**, unless otherwise approved or grandfathered.

Water service to sheds is prohibited. Electrical service is permitted only if installed underground and in compliance with applicable codes and a design approval has been completed and approved by community management prior to installation.

2. **Prohibited Structures:** The following are prohibited unless specifically approved in writing by Community Management:
 - A. Swing sets, Trampolines, Large Playhouses, Tree houses, Tire swings, Hammocks attached to trees
 - B. Hot tubs
 - C. Swimming pools or Kiddie pools over **12 inches** deep or any blow up pool.

- D. Temporary shelters, temporary Gazebo's, Portable storage buildings, Portable garages & Carports not installed by or approved by Management
 - E. Shipping containers
 - F. Inflatable structures intended for use longer than 8 hours. Commercial or rented inflatables must first seek prior approval from community management. We reserve the right to refuse the permission for any inflatable for liability purposes.
3. **Basketball Hoops:** Portable basketball hoops may be permitted only with prior written approval from Community Management.
 - A. Must remain entirely on the resident's homesite.
 - B. May not be placed in streets, sidewalks, vacant homesites, or common areas.
 - C. Must be maintained in good condition.
 - D. Must be removed if they become damaged or create a safety hazard.
 4. **Fencing:** All fencing types and sizes are prohibited unless grandfathered in prior to 2016. This includes temporary and snow fencing unless prior authorized by management.
 5. **Satellite Dishes & Antennas:** Satellite dishes larger than **39 inches (1 meter)**, communication towers, radio towers, or similar equipment are prohibited unless otherwise required by law. Satellites are not permitted on the roof of any home. Pole mounted satellites are preferred with the location to be on the rear 50% of the homesite.
 6. **Outdoor Furniture & Decorations:** Only outdoor furniture manufactured for exterior use is permitted. Indoor furniture, mattresses, appliances, refrigerators, freezers, cabinets, and similar household items may not be stored outdoors. Decorative items shall be maintained in good condition. Broken, faded, damaged, or excessive decorations may be required to be removed by Community Management.
 7. **Holiday Decorations:** Seasonal decorations may be displayed beginning **30 days** before the applicable holiday and shall be removed within **30 days** following the holiday unless otherwise approved by Community Management.
 8. **Lawn Protection:** Residents may not place or store any object that damages lawns or landscaping through prolonged placement. Objects that kill grass, create ruts, or prevent normal lawn maintenance must be removed immediately upon request.

COMMUNITY OPERATIONS & UTILITIES

1. **Trash Collection:** Residents are required to use the **96-gallon trash container** provided by the Community's waste hauler. The monthly container fee is billed as **additional rent** and is subject to change. One (1) container is provided per homesite unless additional containers are requested for an additional fee.
 - A. All household trash must be placed **inside** the container.
 - B. Loose trash or trash bags placed outside the container will not be collected.
 - C. Trash containers remain the property of the waste hauler and may not be painted, altered, marked, or vandalized.
 - D. Residents are responsible for replacement costs for containers damaged due to misuse or vandalism.
 - E. Containers damaged during normal collection by the waste hauler will be replaced through the Community Office.
2. **Bulk Waste:** Bulk waste may not be stored or placed on any homesite. Bulk waste includes, but is not limited to:
 - A. Mattresses, Box springs, Furniture, Appliances, Window air conditioners, Large household items & appliances.
 Residents are responsible for arranging proper disposal. Improper storage or illegal dumping may result in a Material Rule Violation, fines, cleanup costs, and additional rent.
3. **Community Dumpster:** When provided, the Community dumpster is offered as a courtesy and may be discontinued at Management's discretion. The dumpster is for Troy Villa residents only. The following items are prohibited:
 - A. Flammable or hazardous materials, Paint, Tires, Batteries, Appliances with refrigerant, Household trash that belongs in your personal container, Pest-infested items.
 - B. Dumping outside the dumpster, overfilling the container, scavenging, or unauthorized use may result in fines and lease violations.
4. **Community Snow Removal & Road Salt:** Community Management will generally clear Community roadways when snowfall reaches approximately **3 inches**, weather permitting. Residents are responsible for removing snow and ice from their own driveways, sidewalks, and walkways. Residents should promptly report hazardous roadway conditions to the Community Office. Road salt will be applied at Community managements discretion.
5. **Soliciting:** Door-to-door soliciting, peddling, canvassing, or distribution of advertisements or flyers is prohibited without prior written approval from Community Management. Residents should report unauthorized solicitors to the Community Office.
6. **Utilities:** Residents are responsible for establishing utility accounts and maintaining all resident-owned utility connections serving their home unless otherwise provided by the Lease Agreement. Community Management is not responsible for service interruptions beyond its control. Residents shall immediately report:
 - A. Water leaks
 - B. Sewer backups

- C. Gas leaks or smell of gas
- D. Electrical hazards
- E. Unusual reductions in water pressure

Residents are responsible for damages caused by negligence, misuse, freezing, leaking plumbing, improper disposal into the sewer system, or damage to Community utility infrastructure. Costs incurred by the Community to repair damage caused by a resident may be charged as additional rent.

7. Water Meters & Community Utility Equipment: All water meters, meter pits, meter boxes, shut-off valves, service lines, curb stops, and other water distribution equipment installed by or owned by Troy Villa MHC, LLC are the exclusive property of the Community. Residents shall not tamper with, alter, disconnect, bypass, damage, obstruct, modify, remove, or interfere with any Community-owned water distribution equipment for any reason. Residents shall not:

- A. Break or remove meter seals.
- B. Operate Community shut-off valves or access meter pits or meter boxes.
- C. Install devices designed to bypass or affect meter readings.
- D. Obstruct access to any water meter, utility pedestal, valve, or utility easement.
- E. Connect any unauthorized plumbing or water service to the Community water system.

8. Tampering & Damage: Any suspected tampering, unauthorized use of water, theft of water service, or damage to Community-owned utility equipment may result in immediate lease enforcement, termination of water service where permitted by law, recovery of repair costs, additional rent, civil action, and referral to law enforcement when appropriate.

9. Emergency Disconnection & Reconnection Requirements: Community management reserved the right to effectively protect its owned utility, utility connections or otherwise by disabling services in the event requirements for service connection have not been met. Residents shall be financially responsible for all damages, repairs, replacement costs, water loss, testing, inspections, and administrative expenses resulting from tampering, negligence, unauthorized alterations, or misuse of Community-owned utility equipment.

10. Community Access to Utility Equipment: Residents may not place landscaping, fencing, decks, sheds, vehicles, personal property, or any other obstruction over or around water meters, meter pits, shut-off valves, utility easements, or underground utility infrastructure in a manner that restricts access by Community personnel. Any costs incurred by the Community to remove obstructions or restore access may be charged to the resident as additional rent, as permitted by the Lease Agreement and applicable law. Community Management, its employees, contractors, and authorized representatives have the right to enter a homesite, to:

- A. Read water meters.
- B. Inspect, test, maintain, repair, replace, or upgrade Community-owned utility equipment.
- C. Investigate water leaks, excessive water usage, meter malfunctions, or suspected tampering.
- D. Shut off or restore water service when necessary.
- E. Respond to emergencies or protect the Community water distribution system.
- F. Residents shall provide unobstructed access to all Community-owned utility equipment at all times. Any costs incurred by the Community to remove obstructions or restore access may be charged to the resident as **additional rent**, as permitted by the Lease Agreement and applicable law.

11. Water Meter Accuracy & Testing: Community Management reserves the right to inspect, test, calibrate, replace, or upgrade any Community-owned water meter at any time. If a resident questions the accuracy of a water meter, they may submit a written request for meter testing at their expense including disconnection and shipping and handling of the meter.

12. Water Distribution & Conservation: Residents shall use water responsibly. The following are prohibited:

- A. Free-running hoses, Unattended sprinklers & Soaker hoses

COMMUNITY FACILITIES

Community facilities are provided exclusively for the enjoyment of Residents in good standing and their accompanied guests. Use of all Community facilities is a privilege, not a right, and is at the user's own risk. Troy Villa Community is not responsible for accidents, injuries, lost or stolen property, or damage to personal belongings. Residents are responsible for the conduct of their household members and guests. Community Management reserves the right to suspend or revoke facility privileges for violations of the Lease Agreement, Community Rules, or posted facility rules. Anyone who refuses to leave Community property when directed by Management may be considered trespassing.

- 1. General:** Residents and their guests shall comply with all posted rules and operating hours while using Community facilities. Alcohol, illegal drugs, disorderly conduct, vandalism, harassment, and any activity that interferes with the safe and peaceful enjoyment of Community facilities are prohibited. Community Management may suspend or revoke the use of any facility for violations of these Rules.
- 2. Swimming Pool:** The swimming pool is provided for the enjoyment of residents and their accompanied guests and is used at their own risk. Pool hours are posted and subject to change. Running, diving, horseplay, pushing, roughhousing, glass containers, alcohol, and smoking or vaping within the pool enclosure are prohibited. Children under fourteen (14) years of age must be continuously supervised by a

parent, guardian, or responsible adult at least eighteen (18) years of age. Children who are not toilet trained must wear approved swim diapers. Residents are responsible for the conduct of all guests and children using the pool.

3. **Mail House:** The Mail House is provided exclusively for leaseholders. Each homesite will receive one (1) Community-issued key fob, with one (1) additional key fob available for purchase. Lost or damaged key fobs will be replaced at the resident's expense. Children may not access the Mail House unless accompanied by a leaseholder. The Mail House is monitored by video surveillance, and any damage, vandalism, or tampering with mailboxes, locks, or access equipment may result in lease enforcement and referral to law enforcement.
4. **Clubroom:** The Clubroom is available exclusively for resident use and may be reserved with prior approval from Community Management. A rental fee and/or refundable security deposit may be required. Residents reserving the Clubroom are responsible for supervising their guests, cleaning the facility after use, and paying for any damage beyond normal wear and tear. Community Management reserves the right to deny future reservations to residents who fail to comply with Clubroom policies.
5. **Playground:** The playground and walking path are open from dawn until dusk. Parents and guardians are responsible for supervising children at all times and for ensuring they comply with all posted rules. Motorized vehicles are prohibited on the walking path, and pets must remain leashed while in the playground area. Residents are financially responsible for any damage caused by their household members or guests.
6. **RV Storage Area:** The RV Storage Area is available on a first-come, first-served basis for resident-owned recreational vehicles, boats, campers, travel trailers, and utility trailers. A current storage permit and proof of registration are required and must be renewed before expiration. Vehicles with expired permits or registrations that are not renewed within thirty (30) days may be removed at the owner's expense. Storage is provided solely as a convenience and is at the owner's risk.
7. **Walking/Bike Path:** No motorized vehicles are permitted on the bike path. Residents are to be respectful of other residents on the bike patch and the surrounding lots near it.

HOMEOWNER-SPECIFIC COVENANTS

These requirements apply only to residents who own their home. Homeowners are responsible for maintaining their home, homesite, and all homeowner-owned utility connections in a safe, clean, and attractive condition.

1. **Exterior Maintenance:** Homeowners shall maintain the exterior of the home, including siding, roofing, skirting, windows, doors, steps, handrails, utility connections, parking areas, and accessory structures in good repair and in compliance with Community Standards. Any exterior condition that creates a safety hazard or detracts from the appearance of the Community shall be promptly repaired or corrected at managements discretion.
2. **Home Improvements:** All home improvements and repairs shall comply with applicable building codes and preserve the structural integrity and mobility of the home. Alterations that compromise the home's ability to be safely transported or otherwise violate Community Standards are prohibited. Homeowners are responsible for obtaining all required governmental permits and ensuring work is completed by qualified contractors when required.
3. **Safety Equipment:** Homeowners shall maintain all required smoke detectors, carbon monoxide/LPG detectors where applicable, fire extinguishers, and other required safety equipment in proper working order.
4. **Address Identification:** Each home must display its assigned street address using clearly visible numbers that can be easily read from the roadway to assist emergency responders and delivery services.
5. **Winterization:** Homeowners are responsible for properly winterizing their home and utility connections to prevent frozen pipes, water damage, and damage to the Community water distribution system. Prior to **October 15** of each year, all exterior water service lines and water meters must be protected with UL-listed heat tape (heat wire) and appropriate insulation, or another Community-approved freeze protection method, such as RV antifreeze where applicable. Homeowners are responsible for all damages resulting from inadequate winterization, failure to maintain freeze protection, frozen pipes, or damage to homeowner-owned plumbing and utility connections. Community Management may shut off water service to vacant homes, homes with suspected leaks, or when necessary to prevent property damage or protect the Community water distribution system. Residents shall:
 - A. Disconnect and store garden hoses, Store seasonal items and prepare the homesite for winter weather.
 - B. Protect all exposed plumbing and water service lines.
 - C. Properly maintain and periodically inspect heat tape and insulation to ensure safe operation.
 - D. Store seasonal items and prepare the homesite for winter weather.
 - E. Residents shall not use any other type of device including space heaters, to attempt to keep home lines from freezing.

Running water as a method of preventing frozen pipes is strictly prohibited.

6. **Water Related Charges:** Troy Villa MHC, LLC reserves the right to charge the resident for distribution related costs along with costs associated with water freeze-up damage when such damage results from the resident's failure to comply with the Community Covenants, including requirements for properly installed and functioning heat tape and insulation. Charges may include, but are not limited to, labor, materials, equipment, repairs to water meters or other Community-owned infrastructure, and applicable subcontractor costs. Such charges may be billed to the resident as additional rent, as permitted by the Lease and applicable law. Repair costs are subject to change based on current material, labor, and subcontractor pricing.

Broken Freeze Plate On Water Meter \$100.00 + Labor
Broken Water Meter: \$225.00 + Labor
Broken Ball Valve/Riser Freeze: Starts at \$4000.00 and up
Labor For the Above Repairs: \$50/hr Per Technician
Riser Disconnection/Reconnection \$50(Each Time)

- 7. Water Service & Utility Equipment:** Community Management has the exclusive authority to operate, inspect, maintain, repair, and replace Community-owned water meters, valves, and utility equipment. Residents shall not tamper with or operate Community-owned utility equipment except during an emergency, after which Community Management must be notified immediately. Community Management may temporarily discontinue water service when necessary for maintenance, emergencies, leaks, vacant homes, or to prevent property damage. Homeowners are responsible for maintaining homeowner-owned plumbing and utility connections serving their home and for any damage caused by negligence or unauthorized alterations.
- 8. Insurance Claims:** Anytime a homeowner experiences a loss in which a repair needs to be made to the home or other structures on the homesite, the resident must notify community management of the claim. Any contractor hired for repairs must be licensed and insured in order to be permitted to work on the property.

HOME SALES BY OWNER:

Any resident wishing to list their home for sale must notify Community Management of their intention to sell within the required lease termination timeframe listed in their lease agreement. Any renewal credits or sign-on promotions received by the resident may be retained by Community Management due to a lease not being fulfilled. It is the seller's responsibility to notify all prospective buyers that they must first be approved to live within the community per the requirements listed on page 2 of this document and the community application qualifying guidelines BEFORE a sale transaction is complete. Applications are available to both buyer and seller in the Leasing Office for convenience. The previous owner of the home will continue to be responsible for lot rent until the new owners sign their lease for the property. The owner of any home removed from the property, the removal of which caused damage to the lot, shall be responsible for the repair of the lot and any associated costs assessed by Community Management.

- A. POSSESSION:** A community lease agreement must be signed BEFORE any possession is transferred from seller to buyer. The previous owner of the home will continue to be responsible for lot rent and utilities until the new owners sign their lease for the property.
- B. WITHIN 7 DAYS OF EXECUTION OF LEASE:** Tenant must provide Community Management (within 7 days of signing a lease) with a copy of original or transferred title of home in their name.
- C. DENIAL:** Community Management reserves the right to deny the lease of any lot with a home existing on the lot that does not meet the requirements and/or standards of the Community. Residents previously evicted from the property have 14 days to sell or remove their home or Community Management will have it and any belongings abandoned removed at the previous residents' expense.
- D. HOME REMOVAL BY HOMEOWNER AGENT:** Any person or company wishing to remove any home or structure from Troy Villa MHC LLC property must first notify Community Management of their intention and when they expect such removal to take place. The contractor removing the home will need to provide Management a copy of their liability insurance, permit for removal, notification confirmation to Wood County of the removal, and the installer/mover's license will need to be submitted to Community Management before any home or structure is moved or removed from the property. All local Health and safety codes must be followed by the movers. Repair of any damage to Troy Villa MHC LLC property, utilities, or utility connections resulting from the removal of a home will be the resident's/homeowner's responsibility.
- E. HOME INSPECTION & REPAIR REQUIREMENT:** Any home more than ten (10) years old that is being sold or transferred and is intended to remain in Troy Villa Community must undergo an inspection by a certified home inspection company prior to the transfer. A complete copy of the inspection report must be submitted to the Troy Villa Community Office for review. As a condition of the home remaining in the Community following the sale or transfer, Troy Villa reserves the right to require correction or repair of deficiencies identified in the inspection that involve structural integrity, health or safety concerns, code violations, habitability, or the condition of exterior components and fixtures. Any required repairs or corrections must be completed to Troy Villa's satisfaction within the timeframe established by the Community.

Violations & Fine Schedule

Violations of the Community Covenants or homesite standards may result in a written Material Rule Violation. Unless otherwise stated, residents will have three (3) days to correct the violation. If not corrected, applicable fines may be charged to the resident's account according to the current Fine Schedule. Under Ohio law, Troy Villa MHC, LLC reserves the right to terminate a tenancy following **two Material Rule Violations within a six (6) month period**, in accordance with applicable legal requirements. These standards are enforced to protect the health, safety, maintenance, and appearance of the Community. Residents needing additional time to correct a violation for good cause should contact the Community Office before the correction deadline.

1st Material Rule Violation: Warning and Request to Remedy	Grass Violation: \$50.00 First cut (additionally costs for trimming) Fine Doubles every cut thereafter per season
3 Days Not Resolved: \$25.00 (Or 2nd Occurrence)	Illegal Dumping: Minimum of \$100.00 fine up to \$400.00 as posted on signage. This includes illegal dumping at dumpster site and on home sites.
10 Days Not Resolved: \$50.00 (Or 3rd Occurrence)	Illegal dumping of Yard Waste: Minimum of \$100.00 fine. This includes dumping on occupied or vacant home sites.
>30 Days: \$100.00 - Subject to Eviction Action (or 4 th Occurrence)	All fines are Billed as Additional Rent – Due IMMEDIATELY

SECURITY & GRIEVANCE: It is the Resident's sole responsibility, not the Community's, to provide for his own security needs, including the need for fire protection or police. Provision of Courtesy Patrols or gates by the Community does not constitute provision of any security service. In the event of any emergency, local police, fire departments, or 911 should be contacted.

To issue a complaint or concern i.e. Facility, Hazard, Utility or Resident

Step (1): The Resident will complete a written note, or the Troy Villa Community Incident/Complaint form, and mail or drop off at Office to the Licensee. Any anonymous phone calls will not be investigated.

Step (2): The Resident will provide reasonable access and time as necessary for the Licensee or his agents to make the needed repairs or corrections;

Step (3): Community Management will investigate and take the incident/complaint under review and take the necessary action.

Step (4): If resolution is not achieved, the Licensee may ask to dispute before mediation and binding arbitration using the services of a recognized mediation/arbitration service selected by the Resident and approved by the Licensee, which will not be unreasonably withheld. It is agreed that any inspection by a third-party or government official will be performed only after Step #3 and only in the Licensee's presence. If the use of arbitration is granted, it is also agreed that the parties will accept any decision(s) of the mediator/arbitrator as final and binding.

Holding a resident financially responsible for a violation does not waive Troy Villa MHC, LLC's right to pursue other remedies permitted by law or the Lease, including eviction or restricting a guest from the Community. If any provision of the Community Covenants, Community Standards, or Lease conflicts with applicable law, the law will control and all remaining provisions will remain in full force and effect. Former residents who have been evicted, are subject to eviction proceedings, or owe outstanding balances to Troy Villa may not reside in the Community or enter the property without prior Community approval. Residents may be held responsible for knowingly permitting an unauthorized or prohibited person to reside at or use their homesite. These Covenants are incorporated into the Lease and are intended to maintain a safe, healthy, and attractive Community. Residents are responsible for violations involving their home or homesite. Any fines, penalties, or costs assessed against Troy Villa by the applicable regulatory authority as a direct result of a resident's violation may be charged to the resident as additional rent, as permitted by the Lease and applicable law.

Thank You In Advance for Your Compliance