

GUIDELINES FOR EASTOWNE
Revised September 1, 2012

These guidelines have been established to provide a quiet, orderly and enjoyable community in which to live.

INSURANCE

LESSEES are responsible for providing liability coverage in LESSEES name. LESSEES are individually liable for injuries and accidents occurring on LESSEES premises.

IMPROVEMENTS

LESSEES wishing to make any improvements and/or changes to the exterior of LESSEES mobile homes must submit a written request detailing the improvement to LESSOR. Written permission from the LESSOR is required before the beginning of any improvement. Improvements requiring building permits are not permissible.

INSPECTIONS

LESSOR shall make regular inspections of the LESSOR'S premises, and notify LESSEES of violations in writing. Completion of required repairs is mandatory.

WATER

Car washing, lawn watering, or other excessive use of water is not permitted. Excessive use will result in LESSEES water being metered and charged accordingly. LESSEES are responsible for winterizing and otherwise protecting their own waterlines. Hoses attached to exterior faucets must be removed during the winter season.

REFUSE

Refuse must be placed in approved bags and put out for collection no earlier than the night before the designated pick up day. All refuse is to be stored inside the mobile home or shed until this time. Refuse is currently picked up on Tuesday. Additional bags are available at the rental office.

LESSEES are responsible for the removal of all refuse that is too large to fit inside the bags provided. LESSEES should call Butler Disposal at 419-422-8280, to schedule a pickup time and make arrangements to compensate the company for this service. Any items extra items must be stored inside the residence or storage shed until the scheduled day of pickup.

AIR-CONDITIONERS

Window air-conditioners may not be installed on the street end of the home and any supporting brackets must be secured to side of home (no ground supports). All materials used must enhance the appearance of the home.

TV AND STEREOS

Cablevision is available through Time Warner Cable. The placement of any external satellite, radio, or television antenna must be approved in writing.

FIRE PITS

The use of fire pits and all recreational fires are strictly prohibited in Eastowne Estates.

STANDARDIZATION

All steps for mobile homes in Eastowne must be enclosed. Fiberglass or concrete steps are recommended.

All new mobile homes must be anchored down and skirted within thirty (30) days of delivery on lot. Only materials manufactured for mobile homes may be used as skirting. Prompt replacement or repair of damaged skirting is required. All vinyl skirting must have metal weed guard installed. Hitches must be removed or skirted.

Mailboxes may be attached to the home or installed on posts. Post mailboxes must be installed near the mobile home and away from the street.

All mobile homes are required to have house numbers clearly displayed.

Umbrella type clothes lines will be the only clothes lines permitted.

STORAGE & STORAGE SHEDS

All material and equipment must be stored inside utility sheds, or under the mobile home. No items shall be stored on LESSEES patio or lawn.

Placement and design of all new sheds must be approved in writing prior to purchase or installation. No more than one (1) shed will be approved per lot. Sheds shall not exceed 120 square feet, must be secured with tie downs or anchored to a concrete or wooden base, and must be maintained with regular painting and/or repair.

All fences and enclosures must be approved in writing.

PLANTINGS AND EXCAVATIONS

Planting trees, shrubs and flowers is encouraged. Excavations deeper than 12" and placement of any trees, shrubs or other improvements must be approved in writing.

Trees will be restricted to the following types:

- All flowering trees (Crab, Plum, Cherry, Magnolia, etc.)
- All small leaf trees (Skyline and Imperial Locust, Mountain Autumn Purple, Marshall Seedless Ash and Bradford Pear).

Tree trimming on the premises will be done only by the LESSOR at their discretion.

LAWNS AND SNOW

LESSEES are responsible for mowing and trim their lawns. Grass clippings must be removed from drive and street areas. The disposal of any bagged clippings is the responsibility of the LESSEES.

LESSEES are responsible for the removal of leaves from their premises. Only leaves may be deposited by the small shed at the southern end of the long storage shed on Eastshore Drive until November 31 of each year.

Should LESSEE fail to maintain LESSEE'S premises to the standard of the LESSOR, LESSOR shall undertake action required to bring the premises up to LESSOR'S standard. A minimum charge of \$50.00 per instance will be charged to the LESSEE for this service.

LESSEES are responsible for the removal of snow and ice from their individual drives, walks and patios. LESSEES shall not shovel snow removed from driveways or walks into the street. Snow will be removed from the street at the convenience of the LESSOR.

MOTORCYCLES

Motorcycles and motor bikes are permitted with the understanding that LESSEES and their guest drive through the community in a quiet and slow manner. Abuse in speed or noise, or failure to comply with traffic control devices will result in the motorcycle being banned from LESSOR'S premises.

SHELTERS

Shelter in the event of incimate weather will be available in the basement of the rental office, the pool bathhouse and the maintenance building located at 1437 Westshore Drive.

TERMINATION OF AGREEMENT

Failure of the LESSEE to abide by the Eastowne Guidelines may result in "ACTION IN FORCIBLE ENTRY AND DETAINER," **(Eviction)**.