

RULES AND REGULATIONS

SUNNY ACRES AND MELVILLE

These Rules and Regulations also referred to as Community Guidelines in this document are intended to convey certain useful governing standards for the community in which you live. There is a unique and important relationship between the value of a Resident's home and the community in which it is located. It is in recognition of this "mutual interest" between community resident and community owner that the foregoing Guidelines were formulated.

I. DEFINITIONS

1. **MANUFACTURED HOMES:** The term used to describe the homes at Sunny Acres and Melville.
2. **HOMEOWNER:** The Homeowner shall be defined as the person or persons (not more than two {2}) listed on the Certificate of Origin or the Bill of Sale. The homeowner is required to register the names of all occupants of the household with the Community Owner.
3. **TENANCY:** Residents may occupy manufactured home lots in the community as a TENANT-AT-WILL. The terms of the occupancy is governed by state law.
4. **COMMUNITY OWNER:** The Community Owner, or its agent employed at Sunny Acres and Melville.
5. **TEMPORARY:** A period of not more than thirty (30) days.
6. **THE COMMUNITY:** Sunny Acres or Melville.
7. **BASE RENT:** The "base rent" is the basic charge for occupancy of a manufactured home lot in the community. The base rent includes charges for the Residents only.

COMMUNITY GUIDELINES

1. CONDUCT

- a) Homeowner, guests and/or occupant will at all times act in conformity with all laws, and regulations of all government agencies who have jurisdiction. Reports from government agencies regarding sex offenders and other serious offenses will result in immediate eviction.
- b) Assault or threat of assault on any of the employees or agents of Community Owner, or other residents of the community or threat of violence of any kind or damage to any community property or threats of damage, will constitute immediate grounds for eviction and proper legal notices will be sent.
- c) Use or sale of illegal substances on community property is strictly prohibited. Disorderly conduct as well as criminal and illicit behavior of any kind on the common grounds of the community will not be tolerated. Community Owner will cooperate with local authorities to the fullest extent regarding these offenses.
- d) Simple common courtesy should govern the actions of the homeowner and their guests with respect to neighbors. Each homeowner of the community has the "Right to Quiet Enjoyment". Homeowner, members of the family and guests shall not interfere with the quiet enjoyment of other homeowners. Failure to extend this right shall constitute a violation of the Community Guidelines.
- e) The homeowner shall be held responsible for damage to community and individual property caused by their dependents and/or guests.

- f) No public business is to be operated within the property limits of the community. All temporary businesses (i.e., yard sales, etc.) require the written permission of the Community Owner.
- g) No loitering will be permitted on community grounds at any time.
- h) All expenses, including reasonable attorney's fees incurred by the community owner in instituting and prosecuting any action for violation of these Community Guidelines will be the responsibility of the homeowner.
- i) In the event the homeowner receives a warrant of eviction from the community owner, the community owner is entitled to recover from the homeowner the reasonable value of the use and occupancy by the homeowner from the time the warrant is issued through the date of actual eviction.

2. HOME AND LOT CARE/AESTHETIC STANDARDS

- a) A homeowner is responsible for the items within the confines of their lot which come under their controlling influence including, but not limited to the following: lawns, flowers, shrubs, fences, driveways and oil and propane gas storage tanks. The maintenance of the foregoing items in an attractive manner shall be imperative to compliance with Community Guidelines. Fireplace logs and wood and/or other material must be stored in an approved shed.
- b) A homeowner must receive approval from the Community Owner in order to remove, relocate, erect, or build a shed, deck, awning, fence, lattice or to undertake masonry work, or to make any permanent or temporary addition or improvement to the home. Regarding fencing, post and rail fencing constructed of wood is allowed. Residential quality only - no home-made fencing. Ornamental vinyl fencing is allowed provided said fencing height does not exceed (4) four feet and is not a solid panel. Any change in exterior home color must be approved by Community Owner. All permanent changes to the lot will become the property of the community.

- c) Storage sheds shall not exceed one hundred twenty square feet in area and maximum height shall be less than the height of the manufactured home roof line (drip line). Each site is restricted to one shed.
- d) Decks are restricted to a maximum size of 225 square feet.
- e) In order to obtain the permission to construct or modify an existing structure, a descriptive drawing must be submitted to the Community Owner. The drawing must indicate the following items:
 - 1) The dimensions
 - 2) The location on the lot with respect to the home
 - 3) The materials to be used
 - 4) The color (paint, etc.)
 - 5) The estimated start and finish dates
- f) All structural additions or replacements to the manufactured home/lot must meet workmanship quality standards equivalent to manufactured housing products. Such additions/replacements must meet HUD code and all local building codes and, where required, the homeowner obtain a building permit from the local official regulating construction.
- g) For uniformity purposes, aluminum awnings, steps, sheds, screen rooms will be permitted. "Homemade" room enclosures are not permitted.
- h) Only umbrella-type clothes lines shall be permitted.
- i) If a homeowner installs improvements on the property, with or without the consent of Community Owner and the improvement is deemed taxable by any federal, state or municipal government, then such taxes will be paid by the homeowner.

- j) Community Owner has the right, with reasonable notice, except in case of emergency, to enter upon the lot for the purpose of making repairs to utilities or to perform site clearance and maintenance or as otherwise set forth herein. In the event, as a result of such repairs, damage occurs to the lot or home, Community Owner will restore the premises near as possible to the original condition.
- k) All homes in the community are required to be skirted within 30 days upon entrance to the site.
 - 1. Where skirting is to be installed by the resident, the type of material must be a vinyl manufactured home skirting adequately vented. The material must also be approved by Community Owner.
 - 2. All skirting must meet workmanship quality standards equivalent to manufactured housing products.
 - 3. Skirting may be removed for a temporary period for the following reasons:
 - Replacement
 - Repair
 - Preparation for movement of a home
- l) Homeowner's site number must be displayed clearly on the home.
- m) Swimming pools, spas, hot tubs, trampolines and tents of any type is not permitted.
- n) Only portable/movable basketball hoops will be allowed.
- o) Holiday lights/decorations are permitted to be installed erected on a Homeowner's lot no earlier than November 15th and must be taken down no later than January 30th.

p) Fuel Storage

- 1) Underground fuel storage is not allowed. Installation of above-ground fuel tanks must be inspected by Community Owner.
- 2) Oil tanks must be 275 gallons in size. Fuel storage tanks must be installed above ground toward the rear of the home with minimum visibility from the street. Oil tanks must have a minimum 8" clear-view inspection space between ground and tank bottom.
- 3) NOTE! Community owners and environmental protection agencies will hold the homeowner responsible for cleanup costs where there has been a fuel spill. The homeowner is the owner of the fuel storage tank. Periodic checks of fuel storage tanks by each homeowner is highly recommended. In addition, all homeowners are required to carry a homeowner's liability insurance policy that will provide coverage in the event of a fuel spill.
- 4) Each Homeowner employing gas as a fuel must comply with the a forestated regulation (1) in this section. The gas supplier must notify (regarding any new installation) Community Owner in order to obtain approval for such installations.

- q) All Homeowners must strictly adhere to the foregoing Aesthetic Standards. If a Homeowner is found to be out of compliance with any of these Aesthetic Standards, Community Owner shall have the right to correct any deficiencies according to the process detailed in Section 3(c)_ A Certificate of Compliance, referenced in Section 8, shall not be provided to a Homeowner who is out of compliance with these guidelines and standards.

3. RENTAL FEES

- a) All fees are payable on the first day of each month. Payments received by the community agent after the tenth (10th) day of the month must be accompanied by the 5% late charge.

The Community Owner currently submits monthly reports to Trans Union and Experian Credit Bureaus. It is important that monthly rent payments are made on a timely basis in order to protect favorable credit history.

- b) Checks for site rent and other fees which are returned unpaid by the bank must be repaid immediately in the form of cash, money order or cashier's check, and the repayment must be accompanied by the returned check fee plus a late fee, if applicable.

c) NONCOMPLIANCE, SUIT AND ATTORNEYS FEES

If Community Owner finds that a Homeowner is failing to comply with any of the Community Guidelines, Community Owner may give the Homeowner written notice of the Homeowner's failure to comply, which shall specify those sections of the Community Guidelines with which the Homeowner is out of compliance.

The written notice shall also specify the time within which the Homeowner must come into compliance with the Community Guidelines. Such date shall be at least ten (10) days from the date of delivery of the notice.

If the Homeowner fails to come into compliance by the required date, Community Owner upon giving further written notice may, but is not required, to undertake repairs, maintenance, legal action, or any other action necessary to bring the home into compliance.

If Community Owner is compelled to incur any expenses including labor, materials, reasonable attorneys' fees in instituting and prosecuting any action, or any other costs, the sum or sums so paid by Community Owner with all interest, costs and damages shall be due from the Homeowner at the time Community Owner incurs such respective expenses.

- d) All occupancy changes shall be reported to Community Owner immediately.
- e) Persons eighteen (18) years of age or older are considered "adults". The number of persons allowed to occupy a manufactured home in the community shall be limited to the number of bedrooms and/or bed spaces certified by the manufacturer, provided that the occupancy does not violate applicable municipal regulations or limitations imposed by the Department of Environmental Management. 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 (2).
- f) SURVIVAL CLAUSE

In the event the community owner obtains a warrant of eviction with respect to the homeowner, the community owner is entitled to recover from the homeowner the reasonable value of the use and occupancy of the site by the homeowner from the time the warrant is issued through the date of actual eviction.

4.

VEHICLES AND TRAFFIC SAFETY STANDARDS

- a) All vehicles must yield to pedestrian traffic. Speeds in excess of the posted community speed limit (10 MPH) are a serious violation of Community Guidelines.

- b) Sunny Acres and Melville roads and streets are governed by state and local laws. **All motorized vehicles** are required to comply with these statutes.
- c) Parking on lawns is prohibited. **SPECIAL EXCEPTION:** During winter storms, Residents are asked to make sure vehicles are off roadways for plowing purposes. Only under plowing circumstances will Residents be allowed to park on lawns/sites TEMPORARILY.
- d) Major auto repairs and body work are prohibited.
- e) Unregistered vehicles are not allowed at any location in the Community. The Community Owner reserves the right, after twenty (20) days written notice, to tow unregistered vehicles from the Community at the owner's expense.
- f) **Parking of commercial vehicles, including trucks and related equipment, is prohibited. Trucks larger than One Ton Pickups will not be permitted.**
- g) **Parking of junk cars and inoperative vehicles is a substantial violation of the Community Guidelines.**
- h) Each Home Owner's site has two designated parking spots in front of the Resident's site. Any extra vehicle (s) must be parked in the designated common parking areas.
- i) Mufflers must be maintained so as not to cause unnecessary noise over and above that created by the car's original equipment.
- J) Only vehicles owned and operated by homeowners are allowed to be washed on community property.
- k) No snowmobiles, ATV's or the like are allowed to be operated on community property at any time.

- i) **GUEST PARKING:** Homeowners are required to park their vehicles in the common parking areas within the communities when guests with vehicles are visiting. This common courtesy practice will alleviate infringement on other Homeowner's parking areas.

5. PETS

- a) Only two pets will be allowed per household. Pets are not to be tied outside unattended or to be outside with its owner without a leash. Absolutely no aggressive dogs such as Rottweiler, Doberman, Pitbull, etc. will be allowed within the Community. Community Owner reserves the right to define the term "aggressive dog" on a case-by-case basis.
- b) Any cat (s) or dog (s) entering Sunny Acres or Melville must be spayed or neutered. The resident owner of the cat (s) or dog (s) shall provide Community Owner with a valid certificate verifying the animal has been spayed or neutered.
- c) A permit and approval must be obtained from Community Owner before getting a pet. If approval has not been obtained, you will be notified to remove the pet permanently. Permission must be obtained from Community Owner prior to bringing a pet of any type into the community.
- d) Cages or structures for housing animals shall not be erected or installed on any lot in the community.
- e) The homeowner, the owner of the dog or cat, will comply with any and all registration and restraint requirements of local and state ordinances. The homeowner shall provide management with valid license and rabies certificate.
- f) The homeowner, owner of the dog or cat, will be required to clean-up any waste/excrement discharged by the dog or cat.

- g) Any form of chronic, noisy behavior by a dog (s) or cat (s) which creates a nuisance to the community or other homeowners shall be deemed to be a breach of the "Right of Quiet Enjoyment" and subject to removal from the community.
- h) Pets belonging to visiting guests are subject to the same rules as homeowners' pets.

6. UTILITIES

- a) Rubbish removal is provided by Community Owner.
 - 1) Rubbish storage is required in rubbish cans with tight covers. All rubbish must be placed in plastic bags before storage in rubbish cans. Rubbish pick-up service is contingent on this requirement.
 - 2) All rubbish/garbage containers must be stored where they cannot be viewed from the street. This common sense practice will enhance the appearance of the homeowner's lot. The placement of rubbish containers on decks or near the main entrance to the home is strictly prohibited.
 - 3) All rubbish/garbage containers should be placed at the curbside on the day of pick-up only. Containers should be removed promptly after rubbish collection of that day.
 - 4) In the event a homeowner fails to comply with the Community Guidelines for rubbish storage/removal. The Community Owner may, after giving said homeowner 5 days written notice, go upon the homeowner's lot and do all such things as shall bring the homeowner into compliance with the Community Guidelines and all costs and expenses incurred thereby shall be added to the rental amount due in the next rental period
 - 5) Rubbish disposal anywhere on the community premises is strictly forbidden. Violation of this

Guideline will initiate immediate legal proceedings against the violator (homeowner or visitor).

- 6) Homeowners must arrange for special pick-up items (old furniture, appliances, etc.) with Community Owner. Such special collections will be billed to the Homeowner based upon landfill weight, labor and transport costs.
- b) The homeowner shall be responsible for all maintenance, materials, and/or other costs relating to all indoor equipment (pipes, etc.), all equipment that is owned or installed by the homeowner or at the homeowner's instruction, and all other equipment, the repair or maintenance of which is necessitated by the homeowner's unreasonable or negligent actions, including but not limited to:
 - 1) Homeowner's failure to employ heat tapes during the cold months. Heat tape on water lines must be on and operating by November 1st at the latest.
 - 2) Homeowner's placement of obstructions in the drain lines. Failure of a septic/sewer line is Community Owner's responsibility. **"Stoppage"** is a homeowner's responsibility.
- c) Power entrance (electrical) is provided by the Community Owner. Homes entering the community after the effective dates of these Guidelines must have a minimum service entrance of **Fifty (50A.) Amperes**.
- d) Cable TV connections are provided throughout the community.
 - 1) External UHF & VHF television antennas and small satellite antennas should be located at the rear of the home as covered in Schedule 8.
 - 2) Other external communications antennas are not permitted.

e) **IMPORTANT NOTICE REGARDING
COMMUNITY
SEWER SYSTEMS!**

The Community Guidelines, as they pertain to the number of persons occupying a home in the community are directly related to the capacity for sewage disposal on your site.

f) **SPECIAL UTILITY NOTE!**

The Community Owner will not be responsible for utility repair costs by servicemen not employed by Community Owner. Outside contractors (servicemen) must obtain permission from Community Owner prior to undertaking any repair outside the Resident's home. Only community personnel are authorized to connect or disconnect community-owned utility installations (water, septic/sewer, electric).

7. SALE/RESALE OF MANUFACTURED HOMES

Sunny Acres and Melville maintain a sales staff in each community and has highly favorable financial terms available for buyers.

- a) All homes entering the community after the effective date of the Community Guidelines are required to:
 - 1) Conform to a national quality-control standard and applied HUD regulations, and ...
 - 2) Have a HUD seal/certification affixed to the home, or..
 - 3) Have Underwriters Laboratories (UL) approval.
- b) Except as to homes in conformance with HUD regulations, no home may be transferred to a new owner and remain in the community if the Community Owner or its representative determines that the home is not in substantial compliance with the "Safety Standards for Homes to be Transferred to New Owner and Remain in Sunny Acres and Melville"

(attached as Schedule A) and with the Aesthetic Standards provided in Section 2.

- c) All homeowners who are replacing or installing new steps shall be required to install steps of style and quality which meet community standards. Any homeowner who transfers ownership of their home will need to install steps that meet community standards. Any and all steps must be approved by the community agent prior to installation thereof.
- d) "For Sale" signs are not permitted on the homeowner's lot. One (1) unlighted sign not larger than 24" X 36" (or the maximum size allowed by law or government regulation or ordinance) will be allowed on the window of the home for sale.
- e) Homeowner will be held responsible for damages caused to lawns, landscaping and other community property.
- f) Upon vacating the site, the homeowner must leave the site in a clean and orderly fashion.
- g) Disconnecting utilities from a lot is the exclusive right of management. The **removal of block piers and** disassembly of a home and accessories will be the homeowner's obligation.
- h) Homeowner shall move his/her home in accordance with the following:
 - 1) After giving Community Owner thirty (30) days written notice of intent to move, setting forth date and time.
 - 2) Name and address of firm hired to move the home.
 - 3) Furnish Community Owner with a Certificate of Liability Insurance.
- i) The Community Owner reserves the right to deny admittance and/or tenancy to any applicant based upon its reasonable belief that the purchaser intends to utilize the

home for an illegal purpose or any purpose that would disturb the quiet enjoyment of the residents of the Community or based on a poor credit references, or the failure of the homeowner to bring his home into compliance with these Community Guidelines.

8. NOTIFICATION OF INTENT TO SELL

The following procedure is mandatory for all Residents who wish to sell their homes.

- (1) No home may be transferred to a new owner and remain in the community unless the Homeowner first obtains a Certificate of Compliance from the Community Owner.
- (2) The Homeowner must give the Community Owner notice of intent to sell the home not less than **thirty (30)** days prior to the sale.
- (3) After notice is received, but before the home is sold, the Homeowner shall allow the Community Owner, or its representative, to inspect the Homeowner's lot to determine whether it is in compliance with the "Safety Standards for Homes to be Transferred to New Owner and Remain in Sunny Acres and Melville" (the "Safety Standards," attached as Schedule A) and the aesthetic standards contained in Section 2 of these Community Guidelines (the "Aesthetic Standards").
- (4) If the Community Owner or its representative determines that the home is in substantial compliance with the Safety Standards and the Aesthetic Standards, the Community Owner will issue a Certificate of Compliance, and the home may be sold. If the Community Owner or its representative determines that the home is not in substantial compliance with the Safety Standards and the Aesthetic Standards, the Community Owner may refuse to issue a Certificate of Compliance.

- (5) If the Community Owner refuses to issue a Certificate of Compliance, it will provide the Homeowner with the reasons for its decision in writing within ten (10) days of its receipt of a written request for a Certificate of Compliance.
- (6) The Homeowner may not request another Certificate of Compliance until six (6) months has elapsed after receipt of written reasons for the Community Owner's refusal to issue a Certificate of Compliance, unless the Homeowner provides the Community Owner with a written statement or other proof detailing the steps it has taken to bring the home into compliance.
- (7) The provisions of the Safety Standards are not intended to prevent the use of any technologies, techniques, or materials not specifically prescribed by the Safety Standards, provided any such alternate has been approved.

In order to obtain approval for such variations, either before or after an inspection, a Home Owner shall file a written request for a variation with the Community Owner. The application shall contain the requirements of the Safety Standards from which a variation is sought and a statement of how the alternative to these requirements would adequately protect the health, safety, and welfare of the occupants and other residents of the park.

The Community Owner may approve any such alternate provided it determines that the proposed design is satisfactory, and that the material, method, or work offered is, for the purpose intended, consistent with the adopted Safety Standards, including quality, strength, effectiveness, fire resistance, durability, and safety. The Community Owner shall require that sufficient evidence or proof be submitted to substantiate any claim that may be made regarding the use of any such alternate. The Community Owner shall notify the applicant of the determination. If the application is denied, the notification shall state the reasons thereof.

- (8) A Certificate of Compliance will expire twelve (12) months after issuance, regardless of whether the Home is sold or not.

9. SPECIAL REGULATION ON SUBLETTING HOMES

Sunny Acres/Melville are communities of HOME OWNERS.
Subletting homes is not allowed.

10. VACATING PREMISES

Homeowner shall not vacate or abandon the premises at any time, and if homeowner shall abandon, vacate or surrender said premises or be dispossessed by process of law, or otherwise, any personal property (including any manufactured home on said space) belonging to homeowner and left on the community premises shall be deemed abandoned at the option of the community owner.

11. MISCELLANEOUS

- a) Rifles, pistols, BB guns, paint ball guns, bow and arrows or other like equipment will not be fired or used.
- b) The following will be prohibited: motor homes, go-carts, unauthorized commercial vehicles, water craft, A TV's, RV's, and snowmobiles. Other objects such as snowplows shall not be stored on homeowner's lot!
- c) No open fires are permitted. Open fires include leaf burning and wood fires on the ground or in containers. The term "open fires" does not include charcoal burned charcoal grills, nor does it include gas grills. It does include wood burned in charcoal grills.
- d) Please do not use roads, parking areas or fields to dispose of cigarettes, gum wrappers or other waste.

- e) Complaints of any nature shall be submitted to the management in writing and signed. Sufficient information, including names of persons involved, if any, must be supplied so that we may act on the complaint.
- f) All items requiring approval of management must be obtained in writing. The community owner reserves the right to change or modify the Community Guidelines in a reasonable manner, in accordance with the laws of the State of Rhode Island and Providence Plantations.
- g) If the park operator fails to comply with Rhode Island General Laws §31-44-7 (vi) or §31-44-7 (vii) (listed below), the resident may notify the park operator of the resident's intention to correct the condition at the park operator's expense. After being notified by the resident in writing, if the park operator fails to comply within fourteen (14) days or more promptly a conditions reasonably require in case of emergency, the resident may cause the work to be done by a contractor and, after submitting to the park operator an itemized statement, deduct from the resident's rent the actual and reasonable cost of the work.

RIGL §31-44-7 (vi) Maintain all electrical, plumbing, gas, or other utilities provided by the licensee in good working condition. In the event of any repairs or construction to any utility in any mobile and manufactured home park, written notice shall be given twenty-four (24) hours prior to the repairs or construction to each tenant of the mobile and manufactured home park, except in cases of emergencies, after which any repair shall be completed within seventy-two (72) hours unless good cause is shown as to why the action or repair has not been completed. No utility shall be discontinued during the repairs or construction for more than three (3) consecutive hours unless the plans have been reviewed by the city or town engineer;

RIGL §31-44-7(vii) Maintain all utilities provided to mobile and manufactured homes within the park up to and including the connection to the individual mobile/manufactured home, and all water and sewage lines and connections in good working order, and in the event of any emergency, make necessary arrangements if possible for the provisions of the service on a temporary basis; and there shall be no additional charge for the use of water because a resident has children;

12. VARIANCE

To apply for a variance from the foregoing Community Guidelines, a homeowner may submit a letter of request to the Community Owner giving all pertinent details. All management decisions will be final and binding. Applications for variances from the Safety Standards must comply with the procedure contained in Section 8.

I (we) hereby acknowledge receipt of a copy of the Community Guidelines for Sunny Acres/Melville and I (we) understand said Guidelines are a condition of my (our) tenancy.

Site #

Resident Date

Community Agent

Resident Date

July 2009
Amended December 2018

APPENDIX A

SAFETY STANDARDS FOR HOMES TO BE TRANSFERRED TO NEW OWNER AND REMAIN IN SUNNY ACRES AND MELVILLE

FIRE SAFETY

Carpeting

Carpeting shall not be used in a space or compartment designed to contain only a furnace and/or water heater. Carpeting may be used in other areas where a furnace or water heater is installed, provided that it is not located under the furnace or water heater.

Smoke Alarms

Smoke alarms, conforming with the requirements of UL 217, Single and Multiple Station Smoke Alarms, dated January 4, 1999 or UL 268, Smoke Detectors for Fire Protective Signaling Systems, dated January 4, 1999 and bearing a label certifying such conformance, must be installed in the kitchen and main living area. If the kitchen and living area are separated by a door, one smoke detector must be installed in both the kitchen and main living area;

ABILITY TO WITHSTAND RHODE ISLAND WEATHER CONDITIONS AND OTHER STRUCTURAL SAFETY REQUIREMENTS

Anchorage and Tie-Down

All existing Homes located in a Park that were built prior to the HUD Act are required to be anchored according to appropriate state building code standards upon resale. The Community Owner is solely responsible for the provision of adequate, acceptable anchoring devices to which a resident may attach his or her Home. The resident is solely responsible for providing chains, cables and/or shackles, or other appropriate devices to connect the Home to these anchoring devices.

Manufactured homes not constructed in compliance with the HUD Manufactured Home Construction Standards published in the Federal Register, Volume 40 No. 244 dated December 8, 1975, shall be mounted and anchored in accordance with the manufacturer's printed instructions using the appropriate wind load and frost depth requirements.

PLUMBING

Freezing

All piping and fixtures subject to freezing temperatures shall be insulated or protected to prevent freezing, under normal occupancy.

Water Distribution

Water Heaters

All water heaters shall be installed with approved and listed fully automatic valve or valves designed to provide temperature and pressure relief.

Any temperature relief valve or combined pressure and temperature relief valve installed for this purpose

shall have the temperature sensing element immersed in the hottest water within the upper 6 inches of the tank. It shall be set to start relieving at a pressure of 150 psi or the rated working pressure of the tank whichever is lower and at or below a water temperature of 210 degrees F.

Relief valves shall be provided with full-sized drains, with cross sectional areas equivalent to that of the relief valve outlet, which shall be directed downward and discharge beneath the manufactured home. Drain lines shall be of a material listed for hot water distribution and shall drain fully by gravity, shall not be trapped, and shall not have their outlets threaded, and the end of the drain shall be visible for inspection.

Carbon Monoxide Detectors

Each home shall have a hardwired or wireless carbon monoxide detectors installed in accordance with NFPA 720.

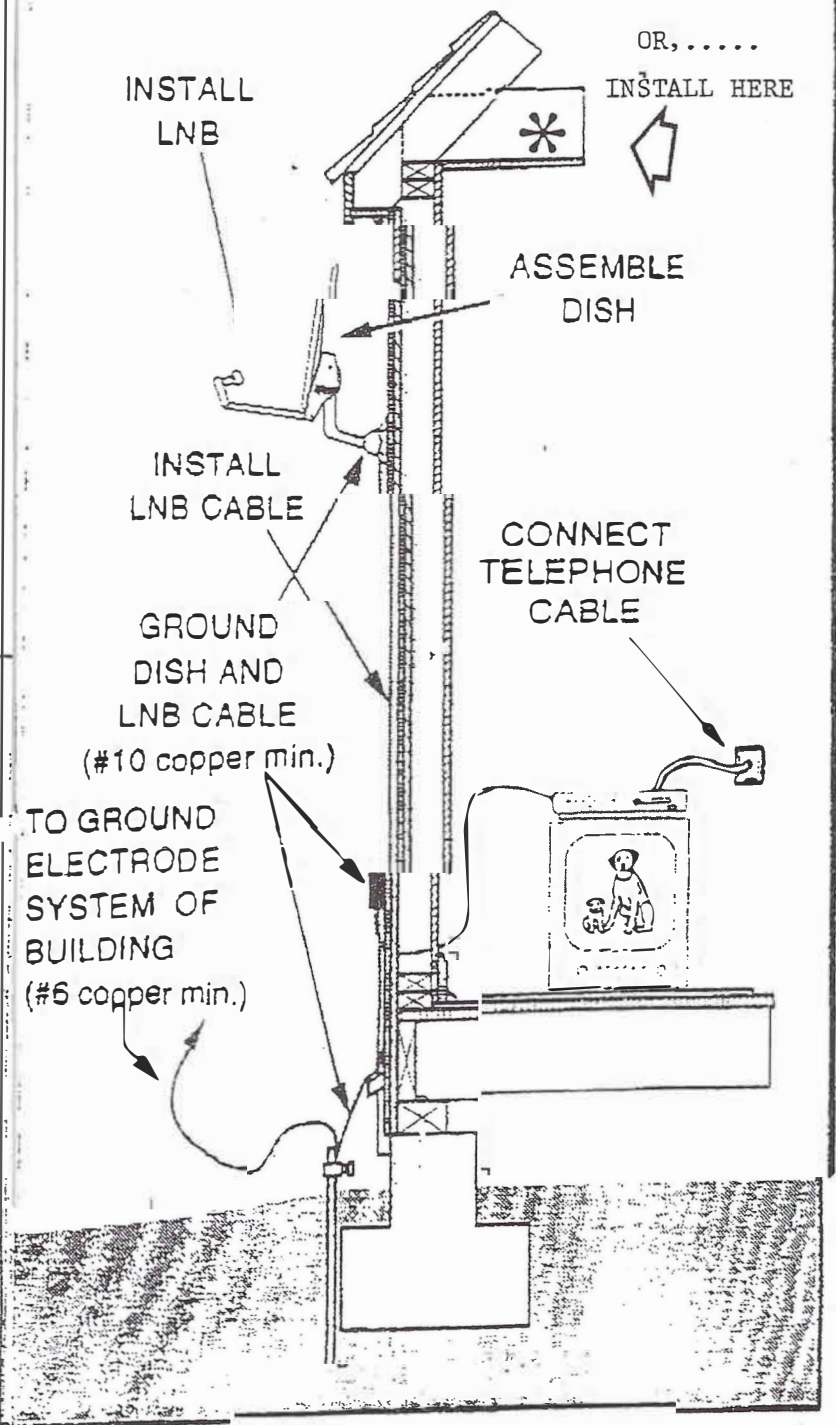
SCHEDULE B SUNNY ACRES AND MELVILLE

Dish Antennas for "Direct TV" reception are allowed on homes in the Community. These antennas should be located at the rear quarter of the home away from the street.

Figure A, Dish Assembly, illustrates a typical installation. The Direct TV antenna allowed is 18" X 20" parabolic. The installation must not exceed the roof peak in height.

DISH ASSEMBLY

FIGURE A



TYPICAL
INSTALLATION

Certificate of Compliance

Sunny Acres / Melville Mobile Home Park
Portsmouth, Rhode Island

This is to certify that

has been inspected by Park Management
and the requirements of Park Rules
and Regulations have been satisfied.

Special Conditions:



Issued:

Date: _____

Park Manager