

Village Green Rules and Regulations

7630 Reitz Road
Perrysburg, Ohio 43551
February 22, 2013

PLEASE NOTE THAT THESE RULES AND REGULATIONS HAVE BEEN ESTABLISHED FOR THE MUTUAL CONVENIENCE AND BENEFIT OF ALL RESIDENTS. ONLY IF EACH INDIVIDUAL RESIDENT OBSERVES THESE RULES AND REGULATIONS FAITHFULLY, CAN WE MAINTAIN THE QUIET, ORDERLY, SAFE AND ENJOYABLE ATMOSPHERE THAT THEY WERE DESIGNED TO PROVIDE.

THE MANAGEMENT OF THIS PARK OFFERS EQUAL HOUSING OPPORTUNITIES. WE DO BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW AND WILL NOT DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN IN THE SALE OR RENTAL OF HOUSING OR RESIDENTIAL LOTS; IN ADVERTISING THE SALE OR RENTAL OF HOUSING; IN THE FINANCING OF HOUSING; OR IN THE PROVISION OF REAL ESTATE BROKERAGE SERVICES.

SECTION1 OCCUPANCY AND RENTAL REGULATIONS

1. All prospective owners (here-in referred to as owner of property or a qualified person that signs the lease or residents) must make written application and be approved before moving into the park. The application will be reviewed for income level, past and present credit, job stability, rental reference, personal references, criminal record, sexual predator report and other public record sources.
2. Every person approved as an acceptable owner by Park Management will be given a copy of the Rules and Regulations. The owner will be offered a one (1) year rental agreement. Successive rental agreements will be for a term mutually agreed upon by the owner and Park Management. At the end of the original term of (1) year, a month-to-month agreement will automatically become effective. A rental agreement may be terminated by either party accordance with the terms of the rental agreement.
3. The owner or owners of the manufactured home must be the resident occupants of the manufactured home during the full term of the residency. The residency shall terminate if the owner does not occupy the manufactured home.
4. Persons, other than the owners who may be residents are owner's spouse, parents and children under 18 of owner. Home is to be used as a private dwelling only by owner & owner's family listed on the lease. Only those approved and registered by the office who are on the lease are allowed to live here. Guests who are planning to stay more than 48 hours must first fill out a "Guest Permit Form" at the office. Guest may stay a maximum of two weeks within a 1 year period. Residents are responsible for the actions of their guests, including our parking regulations. EXCEPTIONS BY MANAGERS WRITTEN PERMISSION ONLY (hardship cases).

5. Each owner must provide the office with emergency notification information including employment information and the name, address, and phone number of another person not residing in the home.
6. An owner may not sublease, rent, or sell a home on land contract. Nor may he permit anyone to occupy the home while owner is not occupying the home. New owners must show proof of ownership. NO LAND CONTRACTS ARE ALLOWED.
7. Park Management reserves the right to terminate a rental agreement and require the removal of a manufactured home based solely on the age, deterioration, obsolescence, or appearance of the manufactured home. Park Management has the right to accept or reject the prospective purchaser of a manufactured home as a resident based solely on age, deterioration or obsolescence of the interior or exterior of the manufactured home.
8. If the owner of a home passes away, the remaining spouse shall have the option of continuing residence in the park. However, if the home becomes a part of an estate that is to be probated, the park owner shall not be denied the right of having the home removed from the park. If the park owner allows the home to remain in the park, then the park owner shall be paid in full, the amount of the monthly lot rental fee plus payment for all services rendered in proper maintenance of the home site and/or general maintenance to the home. An exterior inspection done by Park Management will also be done if the the home is to remain in the Park. Items on the inspection checklist must be completed before occupancy is allowed See No. 9 of this section.
9. Owner has the right, subject to No. 7 of this section, to sell his manufactured home within the park, if owner gives the park management ten (10) days notice of his intention to sell his manufactured home. Subject to Ohio Revised Code Section 3733.11 (H), Park Management shall have the right to inspect the interior and exterior of the manufactured home prior to approving a prospective purchaser as an acceptable resident in the manufactured home park. The home must meet all local code requirements, including electrical but not limited to. The seller shall be required to make any repairs or changes that are deemed necessary by Park Management to improve and upgrade the manufactured home and/or the manufactured home premises to park standards before new owners will be allowed to apply for residency in the park. One (1) "FOR SALE" sign, designed in good taste, may be posted inside one (1) window of home.
10. Owner shall be responsible for any tax due on their mobile home by reason of any State, County, or Township law now or hereafter in force.
11. A security deposit equal to one month's rent is due before a lot can be occupied. All deposits are refundable by mail thirty (30) days after resident's departure providing they have complied with the terms of the rental agreement, given a 30 day written notice to the manager that the home is to be moved, leave the premises in good condition, make certain utilities have been properly disconnected, parking pads cleaned of all oils, and accrued debts have been paid and a forwarding address has been provided to the manager.
12. Management reserves the right at any time to regulate water usage (watering lawns,

washing cars and washing homes) due to potential water shortage.

13. Park owner will not be responsible for any owner losses in case of utility failure nor for any reason. All homes are required to have a check valve to protect the water heater and prevent back flow in the event of a water shut-off. The major utility companies, such as Toledo Edison and Columbia Gas, are not responsible for any damages occurring when their services are shut off.
14. The following shall be the responsibility and expense of the resident:
 - a) To keep the sewer pipes or outlets from the point of exterior connection of the home to the community hook-up or riser in good repair, and at the proper angle to permit gravity flow. Owner is responsible to maintain in good repair any and all water, sewage, gas and electric lines or pipes outside the manufactured home up to the point of connection with park facilities.
 - b) To properly insulate the water service line using the appropriate heat tape and wrapping.
 - c) To repair any Health Department violations due to improper hook-ups or improper sewer connections.
 - d) If the sewer line gets blocked, notify Village Green for direction.
15. The park is not liable for any loss due to fire, storm, theft, accidents, power surges and results of water turn-off or sewer blockage, nor for any damage arising from acts of neglect by residents.
16. The owner will not allow any nuisance to exist nor allow a condition to exist that would be offensive to the other residents and shall at all times, maintain the decorum required by the management. The management reserves the right to terminate the residency of any owner who fails or refuses to comply with the letter or spirit of all the rules and regulations of the park.

SECTION II RENTS

1. All rents are due and payable, in good funds, by the first (1st) day of the month. A penalty of \$25.00 will be imposed, if paid after the fifth (5th) of the month. In case of failure to pay rent in full by the fifth (5th), a three day non-payment notice to leave the premises will be issued.
2. The "Rent Slot" is for checks and money orders only - No Cash. The park discourages cash payments.
3. A thirty (30) day written notice must be given to the manager, if a home is to be removed from the park. Lots occupied on the first of the month will be charged for a full month's rent. There are no refunds for partial month occupancy. Homes may only be removed under direct supervision of management.
4. "Insufficient funds" checks must be replaced with cashiers check or money orders and considered late rent and treated accordingly. In addition, a \$25 bounced check fee will

be applied and added to the \$25 late fee.

SECTION III MOBILE HOME STANDARDS

1. Each mobile home must have the space number printed on the home and it must be visible from the street.
2. The park reserves the right to specify the home size and condition of home that may occupy a lot.
3. All mobile homes must have skirting installed on treated 4X4 lumber or landscape timbers and a storage shed within 30 days after the date of move in. All skirting and sheds placed on new home sites or replaced on older home sites must conform to design, construction, and current installation standards of park management. Any home with old skirting or missing skirting panels must be replaced with interlocking vinyl that is acceptable to management. Bales of hay are not acceptable forms of insulation. All homes must be tied down according to the Dept. of Health, State of Ohio, Rules and Regulations. Existing homes have 6 months from the effective date of these rules and regulations to install storage sheds.
4. The construction and any other alteration of the lot must be approved in writing by Park Management and comply in design, construction, color and installation standards of Park Management. See permit to install.
5. All manufactured home accessories, equipment owned or used by a resident of the home, shall be maintained in good repair and kept neat and clean at all times. Broken windows, deteriorated doors, holes in skirting (caused by weed eater or anything else) must be replaced. Absolutely no towels, blankets, cardboard, paper, or foil may be used to cover windows or air conditioners, blinds are required. All premises are inspected regularly for general upkeep. A resident of the park may be given three days to three months, depending on the extent of repair necessary, to comply with maintenance and accessory standards.
 - a) Any structure or accessory not properly maintained or deemed unsightly or unsafe by management must be removed and a new permit to install be obtained from the office.
6. No metal or concrete steps, dilapidated fiberglass or broken wooden steps. All steps must be in good condition or replaced with park approved steps or a wood deck and steps. Steps must be constructed of treated wood, must have rails on both sides and must have vertical 5/4 board or skirting around the perimeter. The skirting must be the same skirting used on the house. Fiberglass steps in good condition with rail are permitted.
7. The homeowner is responsible for all hook-ups to their homes including conformity to all codes. Applying for hook-ups, permits, and service is the resident's responsibility. Electric upgrades, including the trench and the wire, is the homeowners responsibility and the service at the pole and the breaker is the responsibility of the mobile home park.

8. Tampering with any hook-up is strictly forbidden. In case of trouble with exterior services, contact manager. Owners shall pay to repair any damage caused by themselves, their guests, or tenant hired contractor.
9. If water freezes, please contact Park Management before calling a service man. The park will fix anything that is park responsibility or will inform the resident, if a service man is needed. The park will not pay for a service man's call. If the park performs a repair on an owners' water or sewer lines, a \$50 charge per hour, per man plus materials will be assessed.
10. The location and installation of all wall-mounted or central air conditioners must be approved in writing by Park Management prior to installation. All through-the-wall type air conditioners must have manufacturer and Park Management approved type of metal casing extension on the external portion of the manufactured home. Metal casing extensions should be of baked enamel finish. All wall or window mounted units must be supported with no wooden braces running to the manufactured home or ground. Absolutely no wooden braces and no plywood showing in the unused portion of the window. Installation must be done in a neat and attractive way.
11. Storm, fire, or other damage to exterior of home must be repaired in a reasonable time or the home must be replaced or removed from the premises. Rent shall not abate.
12. Television antennas are not allowed. A satellite disk (18 inch in diameter or smaller) may be placed on the back of the home or shed, but never on the ground.
13. Manufactured home must be moved and installed by workmen authorized by Ohio Dept. of Transportation and/or Public Utilities Commission to perform such tasks and they must show proof of liability insurance.
14. Park Management must approve and supervise all manufactured home movements within the park.
15. All repairmen, plumbers, electricians, and other servicemen hired to do work in the park must be responsible, qualified, and licensed by the appropriate licensing authority if required. All work must be performed in accordance with the state and local codes. Also, see permit to install.
16. Park Management has the right to refuse unqualified subcontractors or subcontractors with a poor history with the Park.

SECTION IV LOT MAINTENANCE

1. Management reserves the right to enter all lots at any reasonable time for inspection and utility maintenance.
2. Landscaping changes requiring planting or digging and/or driving stakes, rods or poles into the ground is prohibited without first obtaining approval from park management so that sewer, water, gas, electric, cable and other underground facilities may be taken into

consideration. The owner will be charged for any repair of any underground utility lines damaged by digging or planting on the premises.

WARNING: UNDERGROUND ELECTRIC LINES ARE HAZARDOUS.

3. The planting of any vegetables in the landscape areas is not permitted. However, 1 or 2 tomato or pepper plants may be mixed in with well groomed flower arrangement but only after receiving written permission from management. Plants should never be in the middle of the yard.
4. Residents shall not place or store anything other than tires, axles, and hitches beneath the manufactured home. This is an Ohio State law.
5. Every owner must keep his/her lot and mobile home in a clean and neat appearing condition.
6. There is no littering including the throwing of cigarette butts or kitty litter on the ground.
7. There is no storage permitted outside the mobile homes. All personal property, personal effects, toys and recreational equipment, not in immediate use, must be stored in the approved storage shed.
8. There should be nothing on the deck except outdoor lawn furniture. There should be no trash bags, house furniture, boxes or yard tools.
9. No swimming pools, tents, or swing sets are permitted on the grass of each lot. A small swimming pool, no larger than 5 ft. in diameter and containing no more than 8 inches of water may be put on the concrete patio area, not on the grass and it must be emptied and kept in the shed at night. If you do not have a shed, you may not have a pool. Hot tubs are not permitted in the park.
10. Firewood must be neatly stored at least 12 inches off the ground and at least 5 inches away from the mobile home.
11. No clothes lines or clothes line umbrellas are allowed on the lot. Wire lines for dogs are not allowed.
12. Baby swings may be permitted to be hung on sturdy tree branches for babies only up to 25 pounds.
13. Each owner must mow grass regularly. Mowing includes trimming around homes, other buildings, walks, patios, and gas meters. Removal of weeds is mandatory. Owners must rake leaves on their lot, bag them, and put the bagged leaves on the designated burn pile. Each owner is responsible for keeping the street in front of their lot clean. This includes picking up all candy wrappers, cigarette butts, cans, pine cones, etc. Oil or transmission fluid spills must be cleaned up immediately. If we clean it up, you will be charged.
14. Management may charge a fee (\$50.00 per hour) for services relating to upkeep of land

and premises upon which a mobile home is situated, in the event that the resident fails to maintain the lot after he receives written notification and the time period expires. Management may contract a landscaper to do the work and apply the invoice to resident's next rent statement. If it is not paid in full, the resident will be considered in arrears of his rental payment and in default of his Rental Agreement.

15. The only fence permitted is a two rail, split rail and it must be approved by management who will issue the Building Permit. The fence supplier must be approved by management, a 2 rail with the top of the rail to be 36" above grade. If it is higher than 36", it will have to be lowered or removed. If wire is used it must be 2 x 4 x 14 gage welded wire with the wire not higher than the top wooden rail. No chicken wire, no home made gates, no painted fences, only stained fences with Park Approval. Existing fences must be removed if:
 1. Grass is not kept trimmed around fence.
 2. Fences not maintained, or need repair.
 3. Management deems the fence unsightly and not conforming to the area.
16. Decks must be built with treated wood, height to be within 3-7" from the door threshold. The perimeter around the deck should have skirting, the same as on the house, or vertical 5/4 board and the deck is not to exceed the concrete patio size. However, they may cantilever over the patio. (You must get a permit to install, from management, to install prior to construction). If a deck becomes unsightly or dilapidated, then existing deck must be removed. Decks should be stained.
17. Sheds are not to exceed 100sq. ft. maximum unless special permission is granted by Park Management. Sheds are a requirement. Metal, vinyl or plastic sheds are not permitted. If stick built, they must be the barn type with T 1-11 or vinyl siding, shingled roof, erected and painted within 30 days. No cluster board or tar paper roofing. You must get a permit to install prior to construction. Shed must sit to the rear of the lot, 5ft. from the side of the mobile home and must be no more than 8ft. high at the peak. Any exceptions must be in writing by management. If shed becomes unsightly or dilapidated, then existing shed must be removed.
18. Sidewalks, driveways and patios must be kept clear of snow and ice by residents. Be considerate of other residents and do not block driveways. In the winter, illegally parked cars will be towed away at owners' expense without warning during snow conditions. Tenants are responsible for the clearing of their parking spaces. Snow from parking spaces should be shoveled into your front yard.

SECTION V MOTOR VEHICLES AND PARKING REGULATIONS

1. Motor vehicles within the community shall be operated in a quiet, safe manner. No loud radios in the park. (If a resident complains about loud music, then it is too loud).
2. The maximum 15 m.p.h. speed limit is posted. This rule will be strictly enforced. Remember, there are children living in the community and we are all concerned for their safety. Do not drive in excess of the posted speed limit.

3. No extensive repair of motor vehicles within the park. No oil changes, no transmission or major motor repairs. Cars are not allowed to be put up on blocks, blocked cars will be towed.
4. Large trucks with flat beds, semi trucks, dump trucks or any other truck over 3/4 tons, motor homes, mini homes or travel trailers are not allowed in the community. No commercial vehicles are permitted.
- 4a. Pursuant to state law, automobiles may not be parked on any unpaved portion of any lot. Small motor homes and travel trailers may be parked on the street for a period not to exceed 24 hours for loading and unloading. Additionally, truck tractors are not allowed in the park without specific management permission. No pick-up trucks loaded with debris or junk will be permitted to park in the community over night.
5. Ohio Department of Health laws, Section 3701 - 27 - 26 states: No boats or recreational vehicles shall be stored on the individual manufactured home lot. Alternate arrangements for recreational vehicles must be made by the resident.
6. All vehicles must be registered at the office. Two identification parking stickers will be issued and must be displayed on the vehicle. Any vehicle not displaying the V.G. sticker and is creating a problem or nuisance will be towed without notice at owners expense. No more than 2 parking spaces will be provided for each mobile home. If there are additional vehicles, there will be a \$60 yearly charge. The additional vehicle must be parked in the designated overflow areas.
7. Park only in your designated area. No angular or double parking permitted (including guests), parallel parking only. Vehicles illegally parked, inoperable, unregistered, multiple rusted holes larger than 2", with broken windows, unsightly, with flat tires or used for storage will be towed from the premises and stored at the owners expense. Any vehicle with expired or no license plates will also be towed from the premises and stored at owners expense. All vehicles must be operable and street legal.
8. Not more than 2 parking spaces shall be provided for each manufactured home.
9. For overnight or weekend guests, if owner's parking area will not accommodate guest parking, the Park Management office should be contacted so that additional parking can be arranged.
10. In no event shall motorbikes, four wheelers, snow mobiles, go carts, motorized scooters or similar vehicles or vehicles used for recreational purposes be operated within the park nor can they be parked on the patio or lot; provided however, that street legal motorcycles being used for transportation purposes may be driven when entering or leaving the park. Parking for street legal motorcycles is on the street only.
11. No trailers or boats are permitted on the streets, on the home lots or in the field.
12. NONCOMPLIANCE of any of these parking rules shall be the basis for eviction from the mobile home park.

SECTION VI PETS

1. No resident may possess a pet in the park without first obtaining written consent from Park Management. There are only 2 pets per household allowed and pets must be less than 15" in height at the shoulder or weigh less than 20 pounds fully grown. See enclosed pet agreement.
2. Section 3701 - 27 - 27, Paragraph B of the Ohio Department of Health laws specifically states that "Domestic animals or house pets shall not be allowed to run at large or create a nuisance in manufactured home parks." Dogs must be on a leash when walking in the Park.
3. No pets may be left outside unattended, even when on a leash or even in a fence area. All pets shall have a collar.
4. Any pet found roaming the park will be removed. A picture of the pet will be posted on the Community Board. Dogs will be removed by the dog warden and governed by their rules. To retrieve the dog, call the dog warden directly. Cats will be caught and taken to the veterinarian and held for roughly five days. If you want the cat retrieved, call for terms of retrieval. The retrieval cost to get the cat back is \$110 regardless of where the cat is.
5. Do not feed any stray cats. Inform the office and the cat will be caught and taken to the Veterinarian.
6. Pets must be licensed and inoculated. All pets must be spayed or neutered (no breeding of pets in our community).
7. Pet owners shall keep their lot and other areas in the park free of pet debris and when walking your pet, debris must be picked up. If owner does not comply, the pet must be removed.
8. Dog runs, dog houses, or fenced-in areas to contain pets are not permitted.
9. Dogs are not allowed on playground or in or around the swimming pool.
10. No large dogs are allowed in the park at any time, not even to visit. Only, small lap dogs are allowed in the park (20 lb/15" shoulder limits). Well natured dogs are acceptable, while threatening , aggressive dogs are not acceptable. Due to excessive barking, we no longer accept Sheltie, Shetland Sheep Dogs and Miniature Collies. If a dog is found loose or bites a person, the pet will have to leave the park immediately.
11. Barking dogs are a nuisance to the park and are not permitted. (Bark collars are effective).
12. No "Beware of Dog" signs or other intimidating signs may be placed on a mobile home lot.

13. Pets are not allowed in any of our rentals at any time.
14. There is a \$5 monthly charge per pet.

SECTION VII GENERAL

1. Any verbal or physical abuse of park management, including disrespect and profanity, will be cause for eviction and civil legal action. Any non-resident will be immediately removed by proper authorities.
2. Residents shall conduct themselves and require other persons on the premises with their consent, to conduct themselves in a manner which will not disturb the peaceful enjoyment of the park by his/her neighbors or other occupants of the park. The resident shall personally refrain, and shall forbid any person who is on the premises with his/her permission, from intentionally destroying, defacing, damaging, or removing any fixture, appliance or other part of the park premises. Excessive use of intoxicating liquors or drugs, the use of abusive or vile language, indecency or disorderly conduct will not be allowed anywhere in the park. Residents are responsible for any actions of their guests.
- 2b. Village Green is private property and has prohibited some individuals from being allowed into the community. If these individuals are on the premises, they may be arrested by the local authorities. Therefore, they may not be in the community as your guest. If they are, then you are in direct violation of the Community Rules.
3. The use of firearms or fireworks of any description is forbidden in the park.
4. Owners are responsible for the conduct and actions of their own children and/or visiting children. Repeated misconduct of a child will be caused for eviction.
5. The curfew for children under 18 years of age not accompanied by an adult is 10:00 p.m. on park streets and property. Parents are responsible for enforcing this curfew.
6. Persons on bicycles must observe all traffic rules. Bicycles are to be ridden on the street and parking lot only. Bicycles or toys are not to be left on sidewalks or yards. Bicycles or toys are not to be left outside, but must be stored in the home or in the shed.
7. Children may not be left unattended without an adult present to accept responsibility for their actions.
8. Play areas are provided. Use them at your own risk. We accept no responsibility for the conduct of other individuals. Streets may not be used as play areas.
9. All residents, especially children are not permitted to:

Loiter in mailbox area.
Climb Village Green trees.
Play on decorative mounds.
Climb or sit on the community fences.
Cut through yards.
Play ball in the green area at the Village Green entrance adjoining Reitz Rd.

10. Bows and arrows, BB guns, slingshots or other projectile shooting toys are not to be used in the park.
11. When traveling or walking through the community, adults or children are not permitted to cut across other people's yards. They are, at all times, to use sidewalks, street edge, and/or normal walkways intended for such purposes.
12. No persons, whether a resident, invitee or other outsider, shall peddle or solicit orders for the sale or distribution of any merchandise, devise, service, periodical, pamphlet, ticket, or other matter what so ever, distribute samples or advertising matter relating thereto, or engage in any other commercial activity: engage in hand billing, leafleting, picketing, political activity or fund-raising without manager approval.
13. Damage to park property caused by the negligence of any resident, their children, their guests or employee, shall be paid for by the owner. Residents agree to not use the premises in any manner that will increase the risk or the rate of insurance or cause cancellation of any insurance policy covering the premises. Residents agree to procure and obtain at their own cost and expense, from a satisfactory insurance company, a policy including liability and property damage insurance.
14. All complaints must be made in writing and submitted to the manager in a timely manor, identifying the person making the complaint and stating in detail the nature of the complain. Complaints such as loud music at night or other complaints can be made by telephone with a follow up the next day in writing.
15. No sales of any kind are permitted in the residential area. On written consent from management, a yard sale is permitted, but NO OUTSIDE advertising. It must be confided to park residents only, due to limited park security.
16. Garbage - community dumpsters are provided by management for the convenience of the residents. There are 3 pick-ups a week. Residents must deposit their garbage or throw-a-ways inside the dumpsters. No trash cans or garbage bags can be left outside the home. Any garbage bags found in the tree line or laying around the park with mail identifying the owners garbage, will be disposed of by the park, and that tenant will be charged \$25.00 for littering. It will become grounds for eviction, if they continue to leave garbage bags outside the dumpster. Only residents are allowed to use the dumpsters.
17. Any resident, especially children creating problems for other residents or destroying community property, stealing in the park, or breaking into occupied or unoccupied homes, playing with fire, repeatedly fighting, or harassing other children will be reprimanded by the management. Children who break these rules, their parents or guardian will be given a written violation and notified that they are in violation of park

rules which may be grounds for eviction.

18. Management reserves the right to restrict children to their home and to refuse children the privilege of the swimming pool, basketball court and play area if there is misbehavior, or if they are disrespectful of management.
19. "No Trespassing" signs, "Beware of Dogs" signs and all signs of this nature are prohibited. Only "For Sale" signs are allowed.

SECTION VIII RECREATION AREAS

1. All facilities are to be used at your own risk.
2. Alcoholic beverages are not allowed in public areas.
3. All children under age 12 in the pool or pool area must be accompanied by a parent or adult who is registered in the office as the responsible party.
4. Residents agree to abide by all swimming pool rules posted. See Pool Rules and Regulations.
5. The swimming pool is limited to the use of Village Green registered residents only. No lifeguard will be on duty and the pool is to be used at the swimmer's own risk. The owners and management assume no responsibility in case of accident, loss of life, or personal property. All children under 12 years must be accompanied by a parent or responsible adult. Everyone should shower before entering the pool and babies should wear swimming diapers.. Glass, food, and pets are not allowed in the fenced area. Misconduct in the pool area is not allowed. See Pool Rules and Regulations for complete listing of rules.
6. Residents are requested to notify management of any and all unsafe conditions of facilities.
7. Management reserves the right to eject anyone from the basketball court or swimming pool area. Pool privileges may be refused to anyone for misconduct in the park for any length of time. See enclosed pool rules.
8. Children will be confined to their lot if they continue to misbehave after being reprimanded by management.

SECTION IX AMENDMENTS AND TESTAMENTS

1. These rules and regulations and rental fees may be changed by Park Management by giving notice in writing of the change(s) and the effective date of the change(s) to all residents at least 30 days prior to the effective date of the change(s).

2. The failure to enforce any rules or regulations shall not be deemed a waiver to enforce such rules and regulations at any other time.
3. In the event of any inconsistencies between these Rules and Regulations and the Rental Agreement, the Rental Agreement shall be applied.
4. Any rules and regulations dealing with some specialized area of the community when posted shall be deemed a part hereof by reference.
5. The rules will be enforced equally without discrimination.
6. All other rights, duties, and obligations of both resident and management, as required by law, are incorporated herein by reference. In the event of any inconsistencies the state law shall be applicable. These shall be deemed servable.
7. These Rules and Regulations are made part of your Rental Agreement and, as such, your residency will depend upon full compliance with all the rules and regulations. If a resident commits a material violation of these Rules and Regulations, or of applicable State and Local Health and Safety Codes, the park operator shall notify resident of such violation in writing. If the resident remedies the condition described in the notice, within 30 days of the date of the notice, the rental agreement shall not terminate. If, within 6 months of the date of the notice of violation, the resident commits a second material violation of the park or public health council rules or of applicable state or local health and safety codes, the park operator may terminate the rental agreement immediately.
OHIO STATE REVISED CODE, SECTION 3733.13
- 8 Your signature below testifies that you have read the Rules and Regulations and do agree to observe and abide by the same.

Residents/Owners:

Date: _____

Village Green Manager

*******IMPORTANT NOTICE:**
"YOUR RIGHTS AS A RESIDENT AND YOUR MANUFACTURED HOME PARK
OPERATOR'S RIGHTS ARE PROTECTED BY SECTION 3733.09 TO 3733.20 OF THE
REVISED CODE, WHICH REGULATE MANUFACTURED HOME RENTAL
AGREEMENTS."

Utility Information

- a) Electricity: Charges will be made directly to you by Toledo Edison. If you should

have trouble with your electricity contact: Toledo Edison, 1-800-447-3333.

b) Natural gas: Charges will be made directly to you by Columbia Gas. If you should have trouble with your gas contact: Columbia Gas, 1-800-344-4077.

c) If you should have any telephone problems contact: Century Link, 1-800-407-5411.

d) If you should have any need of services of the Police Department, Perrysburg Township Fire Department, Rescue Squad, or Ambulance call: 874-3551 or 911.

e) We have cable television, serviced by Time Warner Cable. The number to call for installation or service is: 1-800-934-4181.