

KOTT LIVEOAKS, INC.
DBA The Liveoaks Manufactured Home Community for Adults
14877 S State Hwy 16
Fredericksburg, TX 78624

RULES AND REGULATIONS
(Amended April 1, 2024)

The rules and regulations printed herein may be amended at any time by the management. The management is the owner of the community. The Liveoaks Manufactured Home Community "THE LIVEOAKS" is operated by Kott Liveoaks, Inc. The following rules and regulations are considered to be an integral part of the home space lease and a violation of these rules and regulations is a violation of the lease.

RESIDENT ELIGIBILITY

1. Each resident must be 55 years of age or older. Rentals are set for a maximum of two residents.
2. Management must approve additional residents. There will be an extra monthly charge for any approved additional residents.

HOME SITES

1. Home sites remain under direct control of management as to the type, size, condition, and appearance of all manufactured homes thereon. Property boundaries are determined by management and are subject to change if necessary.
2. All homes require approved skirting. A concrete footing must be constructed completely around the perimeter of the home and all added improvements including storage sheds, landing areas, steps, etc. The footing serves as the base for the skirting. At a minimum, the front of the home will be skirted using a rock material. The remainder of the home may be skirted using a smart panel or a hardy-board product.
3. Paint colors used for homes must be approved by management.
4. Tenants are responsible for all landscaping of their sites and are expected to keep them neat and clean reflecting a well-cared for appearance. If sites are not kept satisfactorily, management may hire out the work and bill the tenant accordingly. All sites located on or off of Bluff Valley Drive west of the cattle guard are required to use rock, gravel or granite type materials for lawns.

5. Tenants are solely responsible for the upkeep of the lot including any and all trees on that lot. Trees on the home site are the responsibility of the resident. This includes trimming and the removal of any tree. The removal of a live tree requires management's approval.
6. No fences are permitted. Fences that are in place presently will be evaluated when the homes are sold. At that time the fences may have to be removed at management's discretion. The removal will be done at The Liveoak's expense.
7. Garages are intended to house vehicles. Vehicles are limited to one per tenant and a maximum of two per household. An additional vehicle may be added as long as all vehicles are able to be kept in a garage. Being able to add a garage will be dependent on lot size and will have to be approved, as any improvement, by management. You may store any other items you wish in the garage as long as your garage has doors that will hide them from view. Garages without doors and carports should house only the vehicle and trash container.
8. All entrances to home are required to have steps and at a minimum a landing area. Front entrances are required to have an approved covered porch.
9. Any and all improvements to the site, and the contractors doing the work, must have the approval of management. This includes, but is not limited to any digging, home additions, roof repairs, adding storage sheds, etc.
10. Boats, travel trailers, and motor homes are not to be parked in front of or on the residents' s home site at any time unless when loading or unloading from trips. **THREE DAYS IS CONSIDERED AMPLE TIME FOR SUCH PARKING.** Mechanical or other work on motor homes, boats, autos, etc., on home sites is prohibited. Housing guests in motor homes or travel trailers at your home site is prohibited.
11. Home site yard décor is limited to normal landscaping materials. Appropriate décor is at the sole judgement of management.
12. Each home shall have an address number affixed to the home and visible from the road.
13. Home site inspections will be conducted by management on an annual basis in order to ensure proper care and upkeep of each property.
14. Security and Outside Lighting: All lighting that is to be on throughout the night must be shielded in such a manner that the light shines onto or is visible only from the individual lot and home site. The light must not shine onto any adjoining lot or residence, nor be visible beyond the individual lot and home site. This includes, and is not limited to, lights activated by motion sensors, light/dark sensors and or timers.

See Figure A for shielding illustration. See Figure B for examples of unacceptable light fixtures and Figure C for acceptable light fixtures.

15. For home sites butting up to any exterior fence of the Liveoaks Manufactured Home Community; residents must keep at least 5 feet on the homeowner's side of the fence clear of any debris including shrubbery, bushes, structures, etc., that might inhibit the work to replace or repair the existing fence. Immovable structures (buildngs) that were in place as of April 1, 2024 will be grandfathered and do not have to be removed.

16. Do not feed any wild animals (including feral cats and deer) inside or outside of the park. By feeding these animals we are asking the unwanted (cats) to stay and are attracting other destructive animals (wild hogs) to join us.
17. If a resident's home site is in noncompliance with any of the above restrictions, management has the right to ask the resident to bring the home site into compliance. Failure to bring the home site into compliance will constitute a violation of the lease.

UTILITIES –WATER AND SEWER

1. All plumbing within the home shall comply with the appropriate Federal State or Local requirements.
2. The Liveoaks maintains all water and sewer infrastructure in the community except for the service lines to the residents' homes. All water service lines on the customer's side of the cutoff are the responsibility of the customer. All sewer service lines from the home to the point where they join the sewer main are the responsibility of the customer.
3. It is the resident's responsibility to install a pressure reducer valve on incoming water. This valve is not required, but, The Liveoaks is not responsible for damages caused by too much water pressure.
4. The sewer system uses community septic tanks to process waste. Only biodegradable toilet tissue should be flushed in to system. All other items are detrimental and should not be introduced into the sewer. Violation of this rule can result in the responsible resident being charged for repairs

UTILITIES –Electric

1. All wiring within the home shall comply with the appropriate Federal State or Local requirements.
2. The electric system infrastructure is provided by Central Texas Electric Coop. The meter and the service from the meter to home is entirely the responsibility of the resident. The meter loop and the service were constructed and paid for by the original homeowner and the subsequent responsibility is passed on to each successive homeowner.

UTILITIES –Garbage Collection

1. Garbage is collected twice per week on Mondays and Thursdays. Only household garbage should be placed in trash bags for collection. Garbage should be place in bags at curb by 8:30 on the morning of collection.
2. Resident must make arrangements to take other garbage such as furniture, appliances, etc. to the county's landfill.
3. The Recycling Center is open each Monday morning from 9-11. Items accepted include tin cans, aluminum cans, newspaper, magazines, cardboard, and plastics.
4. Small brush leaves, and grass clippings are picked up each Friday morning.

PETS

1. Pets may be kept in **THE LIVEOAKS** with the permission of management only.
2. Pets when outside the home must always be on a leash.
3. Each pet must be inoculated and licensed in accordance with local laws.
4. The clubhouse area is "off limits" to pets.
5. Damage caused by a pet will be the responsibility of the pet owner.
6. Any pet excrement outside the residents' home shall be picked up and disposed of properly.
7. It is a *privilege* to have a pet in **THE LIVEOAKS**. If a pet is noisy, unruly, or causes any problems whatsoever, the owner will lose his privilege to have a pet.

HOME SALES

1. Before a "FOR SALE" sign can be placed on the lot, the resident must complete an Exit Form and present it to management. Exit Forms may be picked up at the Clubhouse office.
2. Prior to the closing sale of your home, **THE LIVEOAKS** and any prospective tenants, must be provided an Inspection Report performed by a licensed inspector.
3. Management will review the Inspection Report and will itself conduct an inspection of your lot and home to ensure it meets the standards of the park. The sale of the home is dependent upon approval of the new tenant and the condition of the home.
4. Management has the right to require that the home be removed from the park if it does not meet the park's standards.
5. All charges and financial obligations must be paid before a manufactured home can be sold or removed from the Park.
6. Management will provide seller with accurate lot rental amount.

CLUBHOUSE USE

1. The clubhouse is for tenant activities only.
2. Tenants should leave the clubhouse as it was before the activity. The floors should be swept or mopped, the trash bagged and removed, the chairs neatly placed under the tables. The stove, refrigerator, and kitchen should be cleaned if used. The A/C or Heating and lights should be turned off following the event.
3. Residents are asked not to leave/store any furniture, fixtures, kitchenware, decorations, etc. in the clubhouse without the permission of management.
4. Guests must be accompanied at all times when in Clubhouse.
5. No SMOKING in the clubhouse or its bathrooms.
6. No pets are allowed inside the clubhouse.
7. Not following these guidelines may result in individuals or groups forfeiting the right to use the clubhouse.

MAIL SERVICE

1. Each tenant has a mailbox assigned in the cluster boxes at the Clubhouse.
2. Tenants will be issued a key. If the key is lost it will be replaced at tenant's expense.

SPEED LIMIT

1. The speed limit in the Park is **15** mph for all vehicles.
2. Pedestrians have the right of way.

SIGNS

1. No signs are to be posted on individual home sites or common areas without the permission of management.
2. The exception to this rule is real estate for sale signs. Normal size real estate signs may be placed in tenant's yard after notifying management of impending sale.

TENANT CONDUCT

1. Tenants are restricted to **THE LIVEOAKS** property boundaries and shall not enter private property.
2. Guns may not be discharged at any time in the community.
3. Unseemingly conduct or any disturbance of peace and quiet will not be tolerated.

PAYMENT FOR SERVICES

1. Payment of rents, fees, charges and other assessments shall be made at the Park office located in the Clubhouse.
2. If payment needs to be mailed, the remittance address is Kott Liveoaks, Inc., 14877 S State Hwy 16, Fredericksburg, TX 78624.
3. Payment will be made by check or money order only.

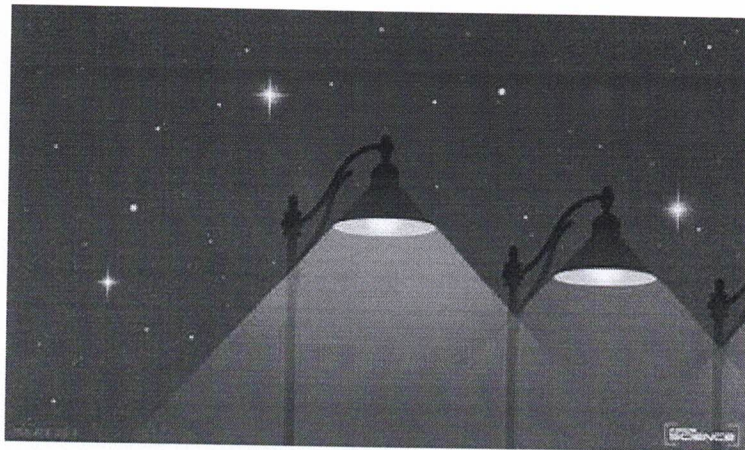
RULES AND REGULATIONS AMENDMENTS

1. According to State law, a landlord may adopt manufactured home community rules and regulations that are not arbitrary or capricious.
2. Manufactured home community rules are considered part of the lease agreement.
3. The landlord may add to or amend home community rules. If the landlord adds or amends a rule:
 - a. The rule is not effective until the 30th day after the date each tenant is provided with a written copy of the added or amended rule: and

- b. If the Tenant is required to take action that requires the expenditure of funds in excess of \$25 to comply with the rule, the landlord shall give the tenant at least 90 days after the date each tenant is provided with a written copy of the added or amended rule to comply with the rule.

FIGURE A

ILLUSTRATION OF SHIELDED LIGHTING



Examples of Acceptable & Unacceptable Lighting Fixtures

Unacceptable/Not Compliant

Fixtures that produce glare and light trespass

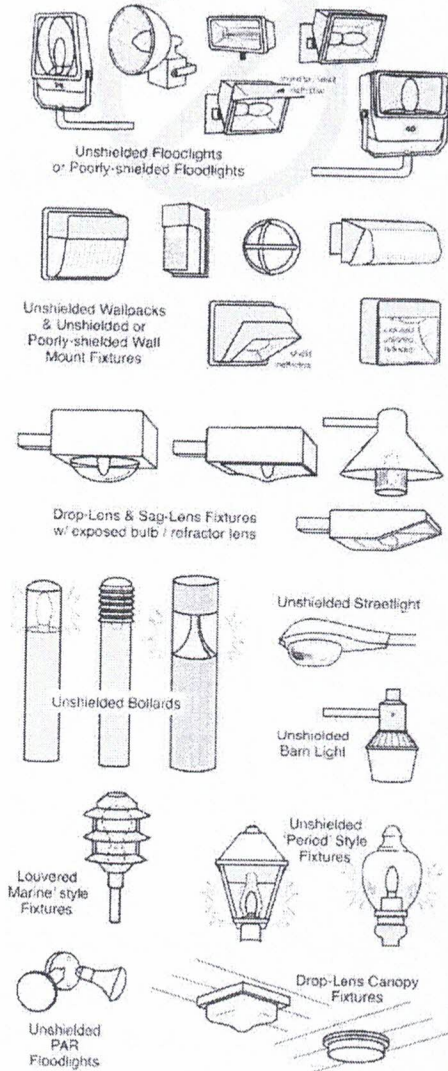


FIGURE B

Acceptable/Compliant

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



FIGURE C