

Keystone Management, LLC
RESIDENTIAL LEASE AGREEMENT

Welcome to Keystone Management, LLC. The Park Rules that are attached to this Rental Agreement were written with You in mind and are designed for the benefit of the Tenant. We hope to provide a uniform, comfortable and pleasant atmosphere, where the rights of all Tenants are respected and Protected.

Rental Agreement and Regulations:

This AGREEMENT is entered into this between Keystone Management, LLC ("Landlord") Property Manager and (hereinafter called TENANT), Which parties hereby agree to as follows:

On this date:

PREMISES: LANDLORD hereby leases to TENANT and TENANT hereby leases from LANDLORD, subject to the terms and conditions of the lease, the Premises known and designated as;

Mailing Address: Physical Address:

1. **TERM:** The term hereof shall commence on **START DATE** and continue until **LEASE END DATE** continue on a month-to-month basis thereafter, until either party shall terminate the same by giving the other party thirty (30) days written notice delivered by certified mail, see section 20. (all calculation based on a 30 day month).
 - a) During a holdover not authorized by LANDLORD, rent shall increase by 15%.
 - b) After the end of the initial lease term, tenancy will convert to a month-to-month basis and rent shall increase 10% per month.
2. **RENT:** TENANT shall pay rent at the monthly rate of **RENT AMOUNT** Plus **PROPERTY FLAT FEE** per month for Water, Sewer and Trash in advance, on the **1st** day of every month beginning the **1st** day of **RENT DUE DATE** and delinquent after **1st**. There is no grace period. If rent is delinquent, it must be paid in the form of certified funds.
3. **PLACE OF PAYMENTS:** TENANT shall make all payments payable to **Keystone Management, LLC.** and shall hand deliver payments to: **1090 N Bulldog Road Ste. A, Cedar City, UT 84721** accompanied with lot number. Online payments available propertiesbykeystone.com. *No personal checks will be accepted.*
- 4.

SUMMARY:

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The initial rents, charges and deposits are as follows:	Total:	Received:	Balance Due Prior to Occupancy:
Rent: March Prorated			
Security Deposit:			
Lease Initiation Fee: (Non-Refundable)			
Key Deposit:			
Processing Fee: (Non-Refundable)			
Application Fee: (Non-Refundable)			
Pet Fee: (Non-Refundable)			
Cleaning Fee: \$0.00 is Non-Refundable			
Water/Sewer/Trash:			
Rent:	\$		
Washer/Dryer Deposit:	\$		

Additional Vehicle	\$		
Fee: CIC	\$		
Registration:	\$		
Utility Proration:	\$		
Last Month Pet fees	\$		
Last Month WST	\$		
Other: last months rent			
Total:			

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Any balance due prior to occupancy to be paid in Cash or Certified Funds. .

5. ADDITIONAL FEES:

a. LATE FEES: In the event TENANT fails to pay rent when due, TENANT shall pay a late fee of **10%** if rent is received after **3rd** days that the sum was due.

b. DISHONORED CHECKS: A Charge of \$ **50** shall be imposed for each dishonored check made by TENANT to LANDLORD. TENANT agrees to pay all rents, all late fees, all notice fees and all costs to honor a returned check with certified funds. After TENANT has tendered a check which is dishonored, TENANT hereby agrees to pay all remaining payments including rent due under this Agreement by certified funds. Any payments tendered to LANDLORD thereafter, which are not in the form of certified funds, shall be treated as if TENANT failed to make said payment until certified funds are received. LANDLORD presumes that TENANT is aware of the criminal sanctions and penalties for issuance of a check which TENANT knows is drawn upon insufficient funds and which is tendered for the purpose of committing a fraud upon a creditor.

c. ADDITIONAL RENT: All late fees and dishonored check charges shall be due when incurred and shall become additional rent. **Payments will be applied to charges which become rent in the order accumulated.** All unpaid charges or any fees owed by TENANT, including but not limited to notice fees, attorney’s fees, repair bills, utility bills, landscape/pool repair and maintenance bills and CIC fines will become additional rent at the beginning of the month after TENANT is billed. TENANT’S failure to pay the full amount for a period may result in the initiation of eviction proceedings. LANDLORD’S acceptance of any late fee or dishonored check fee shall not act as a waiver of any default of TENANT, nor as an extension of the date on which rent is due. LANDLORD reserves the right to exercise any other rights and remedies under this Agreement or as provided by law.

d. SECURITY DEPOSITS: Upon execution of this Agreement, TENANT shall deposit with LANDLORD as a Security Deposit the sum stated in paragraph 4. **TENANT shall not apply the Security Deposit to, or in lieu of, rent.** At any time during the term of this Agreement and upon termination of the tenancy by either party for any reason, the LANDLORD may claim, from the Security Deposit, such amounts due LANDLORD under this Agreement. Any termination prior to the initial term set forth in paragraph 1, or failure of TENANT to provide proper notice of

termination, shall result in TENANT forfeiting the Security Deposit. LANDLORD shall provide TENANT with a written, itemized accounting of the disposition of the Security Deposit within thirty (30) days of termination. TENANT agrees, upon termination of the tenancy, to provide LANDLORD with a forwarding address to prevent a delay in receiving the accounting and any refund. \$550 of Security Deposit is Non-Refundable.

6. TRUST ACCOUNTS: OWNER shall retain all interest earned, if any, on security deposits to offset administration and bookkeeping fees.

7. EVICTION COSTS: Tenant shall pay an administrative fee of **\$450** for each attempt of a Summons and complaint and **\$85** per 3/5 day notice to offset the costs of eviction notices and

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proceedings. TENANT may be charged for service of legal notices and all related fees according to actual costs incurred.

8. COLLECTION FEES: In case that collection activity is warranted, due to delinquent payment of moneys owed, you the (tenant) will be held liable for any and all reasonable attorney's fees, collection fees or legal costs associated with the recovery of said delinquent funds.

Tenant shall pay any and all costs incurred by owner for the use of outside collection services, should those efforts become necessary due to non-payment of rents.

9. KEYS: upon execution of the Agreement, Tenant shall receive the following:

_____ Door key(s) _____ Mailbox Key(s)

TENANT'S shall make a key deposit (if any) in the amount set forth in paragraph 2 upon execution of this Agreement. The key deposit shall be refunded within 30 days of Tenant's return of all cards and/or keys to LANDLORD.

10. CONVEYANCES and USES: TENANT shall not assign, sublet or transfer TENANT'S interest, nor any part thereof, without prior written consent of LANDLORD. TENANT shall use the Premises for residential purposes only and not for any commercial enterprise or for any purpose which is illegal. TENANT shall not commit waste, cause excessive noise, create a nuisance or disturb others.

11. OCCUPANTS: Occupants of the Premises shall be limited to 2 persons and shall be used solely for housing accommodations and for no other purpose. TENANT represents that the following person(s) will live in the Premises.

11(a) SUBLEASE RESTRICTIONS. Notwithstanding anything to the contrary contained herein, Tenant shall not, and Tenant shall not permit any other occupant of the Premises to, enter into any lease, sublease, license, concession or other agreement for use or occupancy of the Premises or

any portion thereof which provides for a rental or other payment for such use or occupancy based in whole or in part on the net income or profits derived by any person or entity from the property leased, occupied or used, or which would require the payment of any consideration that would not qualify as "rents from real property," as that term is defined in Section 856(d) of the Internal Revenue Code of 1986, as amended. If current tenant is caught subletting premises they shall be subject to immediate eviction and loss of full security deposit and pay a \$1000 fine.

11(b) ADDITIONAL PERSONS: Tenant shall not move any additional people into a manufactured home without written permission from the management and then only those said additional people who qualify under the guidelines established by Owner. Additional Persons are not considered Tenants or Residents and are not parties to this Rental Agreement. Tenant assumes responsibility of the actions of Additional Persons. Additional persons must vacate the premises upon termination of this Rental Agreement. Owner reserves the right to refuse said additional persons to occupy a manufactured home based on Utah law, this rental, and its park rules and

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regulations. if Tenant moves any additional people into the premises without prior consent, they shall pay a \$1000 fine, forfeit all security deposits and be subject to immediate eviction.

12. GUESTS: The TENANT agrees to pay the sum of **\$15** per day for each guest remaining on the Premises more than **14** days. Notwithstanding the foregoing, in no event shall any guest remain on the Premises for more than **15** days. Anyone remaining on the premises for more than 15 days will need to be added to the lease. Tenant subject to eviction if found in violation.

13. UTILITIES: LESSEE shall immediately connect all utilities and services of premises upon commencement of lease. LESSEE is to pay when due all utilities and other charges in connection with LESSEE'S individual rented premises. Responsibility is described as (T) for Tenant and (O) for Owner: (Must be switched over 24-hours after signing lease. \$150.00 fee if not transferred within time frame plus monthly charges incurred.)

Household Trash Only means any and all accumulations of waste material from the operation of a home, which is not included within the definition of garbage. Households shall not throw into dumpsters any bulky wastes, appliances, yard toys, Furniture, building material waste from residential type do-it- yourself projects, vegetative matter (including tree branches) any violator will be immediately fined \$250 per item.

Tenant: Natural Gas: *Dominion Energy – 1-866-366-4357*

Tenant: Electricity: *Rocky Mountain Power – 1-888-221-7070*

Tenant: Cable TV

Tenant: Telephone

Owner: Water/Sewer/Trash

TENANT is responsible to connect the following utilities in Tenant's name: **Above listed Utilities**

LANDLORD will maintain the connection of the following utilities in LANDLORD'S name and bill TENANT for connection fees and use accordingly: Water/Sewer/Trash

No additional phone or cable lines or outlets shall be obtained for the Premises without the

LANDLORD'S written consent. In the event of Landlord's consent, the TENANT shall be responsible for all costs associated with the additional lines or outlets.

If an alarm system exists on the Premises, TENANT shall obtain the services of an alarm services company and shall pay all costs associated therewith.

All rented homes will come with heat. Some homes will not have any cooling and will be rented as-is.

14. PEST NOTICE: TENANT understands that various pest, rodent and insect species (collectively, "pests") exist in Southern Utah. Pests may include, but are not limited to, scorpions (approximately 23 species, including bark scorpions), spiders, (including black widow and brown recluse), bees, snakes, ants, termites, rats, mice and pigeons. The existence of pests may vary by season and location. Within thirty (15) days of occupancy, if the Premises has pests, LANDLORD, at TENANT'S request, will arrange for and pay for the initial pest control spraying. TENANT agrees to pay for the monthly pest control spraying fees. The names and numbers of pest control

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providers are in the yellow pages under "PEST". For more information on pests and pest control providers, TENANT should contact the State of Utah Division of Agriculture at www.agri.ut.gov.

15. PETS: No pet shall be on or about the Premises at any time without written permission of LANDLORD. In the event TENANT wishes to have a pet, TENANT will complete an Application for Pet Approval. Should written permission be granted for occupancy of the designated pet, an additional security deposit in the amount of \$450 (sm.), \$650 (med./lg.), \$850 (specialty breed) per pet will be required and paid by TENANT in advance subject to deposit terms and conditions aforementioned. In the event written permission shall be granted, TENANT shall be required to pay a \$45.00 fee per pet/per month, TENANT shall be required to procure and provide to LANDLORD written evidence that TENANT has obtained such insurance as may be available against property damage to the Premises and liability to third party injury. Each such policy shall name LANDLORD and LANDLORD'S agent as additional insured. A copy of each such policy shall be provided to LANDLORD or LANDLORD'S Broker prior to any pets being allowed within the Premises. If Tenant obtains a pet without written permission of LANDLORD, TENANT agrees to pay an immediate fine of \$750.00 + Full Security Deposit will become non-refundable. TENANT agrees to indemnify LANDLORD for any and all liability, loss and damages which LANDLORD may suffer as a result of any animal in the Premises, whether or not written permission was granted. Tenant shall maintain yard in clean and sanitary conditions and pick up all feces that are left by their pets.

16. RESTRICTIONS: TENANT shall not keep or permit to be kept in, on, or about the Premises: waterbeds, boats, campers, trailers, travel trailers, recreational or commercial vehicles or any non-operative vehicles and there will be a \$50 charge per day until the vehicle or trailer is removed. **TENANT shall not conduct nor permit any work on vehicles on the premises.**

NONE

17. ALTERATIONS: TENANT shall make no alterations to the Premises without LANDLORD'S written consent. All alterations or improvements made to the Premises, shall, unless otherwise provided by written agreement between parties hereto, become the property of LANDLORD and shall remain upon the Premises and shall constitute a fixture permanently affixed to the Premises. In the event of any alterations, TENANT shall be responsible for restoring the Premises to its original condition if requested by LANDLORD or LANDLORD'S Broker.

18. DEFAULT: Failure by TENANT to pay rent, perform any obligation under this Agreement, or comply with any Association Governing Documents (if any), or Tenant's engagement in activity prohibited by this Agreement, or Tenant's failure to comply with any and all applicable laws, shall be considered a default hereunder. Upon default, LANDLORD may, at its option, terminate this tenancy upon giving proper notice. Upon default, LANDLORD shall issue a proper itemized statement to TENANT noting the amount owed by TENANT. LANDLORD may pursue any and all legal and equitable remedies available.

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19. ENFORCEMENT: Any failure by LANDLORD to enforce the terms of this Agreement shall not constitute a waiver of said terms by LANDLORD. Acceptance of rent due by LANDLORD after any default shall not be construed to waive any right of LANDLORD or affect any notice of termination or eviction.

20. NOTICE OF INTENT TO VACATE: TENANT shall provide notice of TENANT'S intention to vacate the Premises at the expiration of this Agreement. **Such notice shall be in writing and shall be provided to LANDLORD prior to the first day of the last month of the lease term set forth in section 6 of this Agreement. In no event shall notice be less than 30 days prior to the expiration of the term of this Agreement.** In the event TENANT fails to provide such notice, TENANT shall be deemed to be holding-over on a month-to-month basis until 30 days after such notice. During a holdover not authorized by LANDLORD, rent shall increase by 15%. After the end of the initial lease term, tenancy will convert to a month-to-month basis and rent shall increase 10% per month.

21. TERMINATION: Upon termination of the tenancy, TENANT shall surrender and vacate the Premises and shall remove any and all of TENANT'S property. TENANT shall return keys, personal property and Premises to the Landlord in good, clean and sanitary condition, normal wear expected. TENANT will allow Landlord to inspect the Premises in the TENANT'S presence to verify the condition of the Premises. If Tenant is more than 7-days behind in rent and Landlord has not seen or heard from Tenant, the premises and all belonging will be considered abandoned and can and will be disposed of by Landlord.

22. EMERGENCIES: The name, address and phone number of the party who will handle maintenance or essential services emergencies on behalf of the LANDLORD is as follows:

23. MAINTENANCE: TENANT shall keep the Premises in a clean and good condition. TENANT shall immediately report to the LANDLORD any defect or problem pertaining to plumbing, wiring, or workmanship on the Premises. TENANT agrees to notify LANDLORD of any water leakage and/or damage within 24 hours of the occurrence. TENANT understands that TENANT may be held responsible for any water and/or mold damage, including the costs of remediation of such damage. TENANT shall be responsible for any repairs necessary to the Premises including the cost of a \$55.00 deductible per work order. TENANT, TENANT'S family, pets, licensees and guests, including but not limited to any damage done by wind or rain caused by leaving windows open and/or by overflow of water, or stoppage of waste pipes, or any other damage to appliances, carpeting or the building in general. At LANDLORD'S option, such charges shall be paid immediately or be regarded as additional rent to be paid no later than the next monthly payment date following such repairs.

a) TENANT shall change filters in the heating and air conditioning systems at least once every month, at TENANT'S own expense. Any repairs to the heating or cooling system caused by dirty filters due to TENANT neglect will be the responsibility of TENANT.

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b) TENANT shall replace all broken glass, regardless of cause of damage, at TENANT'S expense.

c) In the case of landscaping and/or a swimming pool being maintained by a contractor, TENANT agrees to cooperate with the landscape and/or pool contractor in a satisfactory manner. LANDLORD provided landscaping maintenance is not to be construed as a waiver of any responsibility of the TENANT to keep and maintain the landscaping and/or shrubs, trees, and automatic sprinkler system in good condition. In the event the landscaping is not being maintained by a Contractor, TENANT shall maintain lawns, shrubs and trees. TENANT shall water all lawns, shrubs and trees mow the lawns on a regular basis, trim the trees and fertilize lawns, shrubs and trees. **If TENANT fails to maintain the landscaping in a satisfactory manner, LANDLORD may have the landscaping maintained by a landscaping contractor and charge TENANT with the actual cost. Said costs shall immediately become additional rent.**

d) LANDLORD shall be responsible for all major electrical problems that are not caused by TENANT.

b) TENANT ___ shall ___ not have carpets professionally cleaned upon move out. If cleaned, TENANT shall present LANDLORD or LANDLORD'S Broker with a receipt from a reputable carpet cleaning company.

g) Tenant shall be responsible for lighting their own pilot lights on all appliances.

h) TENANT acknowledges and accepts the existing conditions of the unit to be rented as

is.

If there is no such contractor, TENANT agrees to maintain the pool, if any. TENANT agrees to maintain the water level, sweep, clean and keep in good condition. If TENANT fails to maintain the pool in a satisfactory manner, LANDLORD may have the pool maintained by a licensed pool service and charge TENANT with the actual cost. Said costs shall become additional rent.

24. ACCESS: TENANT agrees to grant LANDLORD the right to enter the Premises at all reasonable times and for all reasonable purposes including showing to prospective lessees, buyers, appraisers or insurance agents or other business therein and for periodic maintenance reviews as requested by LANDLORD. If TENANT fails to keep scheduled appointments with vendors to make necessary/required repairs, TENANT shall pay for any additional charges incurred which will then become part of the next month's rent and be considered additional rent. TENANT shall not deny LANDLORD his/her rights of reasonable entry to the Premises. LANDLORD shall have the right to enter in case of emergency and other situations as specifically allowed by law. LANDLORD agrees to give TENANT twenty-four (24) hours notification for entry, except in case of emergency.

25. INVENTORY:

It is agreed that the following inventory is now on said premises. (Check if present; cross out if absent.)

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<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Washer	<input type="checkbox"/> Ceiling Fan
<input checked="" type="checkbox"/> Stove	<input type="checkbox"/> Dryer	<input type="checkbox"/> Floor Coverings
<input type="checkbox"/> Alarm System	<input type="checkbox"/> Microwave	<input type="checkbox"/> Dishwasher
<input checked="" type="checkbox"/> Window Coverings	<input type="checkbox"/> Disposal	<input type="checkbox"/> Solar Screen

26. SMOKE DETECTOR: The premises is equipped with a smoke detection device(s). TENANT agrees to test the smoke detector within one (1) hour after execution of this Agreement and to inform LANDLORD or LANDLORD'S Broker immediately if detector(s) is not working properly at any time. Smoking is not permitted in this unit.

26.(B): No Smoking. Smoking of any kind including tobacco, vaping and marijuana in any form is not permitted anywhere in the or around the properties of Keystone Management. All areas within the Rental Home are non-smoking without exception. If there is evidence of smoking by anyone

anywhere You or your Guests in or around the Rental Home, you will be immediately charged a \$550 fine and face possible eviction.

27. ASSOCIATIONS: Should the Premises described herein be a part of a common interest community, homeowners association planned unit development, condominium development or such, TENANT hereby agrees to abide by the governing Documents (Including Declarations, Bylaws, Articles, Rules and Regulations) of such project and further agrees to be responsible for any fines or penalties levied as a result of failure to do so by himself, his family, licensees or guests. Non-compliance with the Governing Documents shall constitute a violation of this Agreement. Such fines shall be considered as an addition to rent and shall be due along with the next monthly payment of rent. In signing this Agreement, TENANT acknowledges receipt of a copy of the applicable Governing Documents. LANDLORD, at LANDLORD'S expense, shall provide TENANT with any additions to such Governing Documents as they become available. LANDLORD may, at its option, with 30-day notice to TENANT, adopt additional reasonable rules and regulations governing use of the Premises and of the common areas (if any).

28. INSURANCE: TENANT X (is) (is not) required to purchase renter's insurance. LANDLORD and LANDLORD'S Broker shall be named as an additional insured on any such policy. LANDLORD shall not be liable for any damage or injury to TENANT, or any other person, to any property occurring on the Premises or any part thereof, or in common areas thereof. LANDLORD'S insurance does not cover TENANT'S personal property. Even if it is not a requirement of this

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agreement, Tenant understands that LANDLORD highly recommends that TENANT purchase renter's insurance.

29. ILLEGAL ACTIVITIES PROHIBITED: TENANT is aware of the following: It is a misdemeanor to commit or maintain a public nuisance as defined in Utah statute or to allow any building or boat to be used for a public nuisance. Any person, who willfully refuses to remove such a nuisance when there is a legal duty to do so, is guilty of a misdemeanor. A public nuisance may be reported to the government entity in our local area such as the code enforcement division of the county/city government or the local health or building departments.

TENANT, any member of TENANT'S household, a guest or other person under TENANT'S control shall not:

- a) Engage in criminal activity, including drug-related criminal activity, on or near the subject leasehold premises, "Drug related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of controlled substance (as defined in Section 102 of the Controlled Substances Act, 21 USC 802);
- b) Engage in any act intended to facilitate criminal activity on or near the subject leasehold Premises;

- c) Permit the Premises to be used for or to facilitate criminal activity including drug-related criminal activity regardless of whether the individual engaging in such activity is a member of the household or a guest;
- d) Engage in the use, manufacture, sale or distribution of illegal drugs at any location, whether on or near the subject leasehold Premises or otherwise.

Engage in acts of violence, including, but not limited to the unlawful discharge of firearms on or near the subject leasehold premises.

30. ADDITIONAL RESPONSIBILITIES:

- a) TENANT may install or replace screens at Tenant's own expense. Solar screen installation requires written permission from LANDLORD. LANDLORD is not responsible for maintaining screens.
- b) Any BBQ must be at least ten (10) feet away from any structure as required by Iron County Fire Department, and TENANT shall comply with Utah law.
- c) The Premises ___ (have) ___(have not) been freshly painted. If freshly painted, TENANT will be responsible for the costs for any holes or excessive dirt or smudges that will require repainting. If not freshly painted, the Premise ___ (have) ___ (have not) been touched up.
- d) The TENANT agrees to coordinate transfer of utilities to LANDLORD or LANDLORD'S broker within 30 days of vacating the Premises.

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- e) Locks may be replaced or dead bolts rekeyed at the TENANT'S expense provided TENANT informs LANDLORD and provides LANDLORD with a workable key for each new or changed lock.
- f) TENANT may conduct a risk assessment or inspection of the Premise for the presence of lead-based paint and/or lead-based paint hazards at the TENANT'S expense for a period of ten days after execution of this agreement. If TENANT for any reason fails to conduct such an inspection, then TENANT shall be deemed to have elected to lease the Premises "as is" and to have waived this contingency. If TENANT conducts such an inspection and determines that lead-based paint deficiencies and/or hazards exist, TENANT will notify LANDLORD in writing. LANDLORD will then have ten days to elect to correct such deficiencies and/or hazards or to terminate this agreement. In the event of termination under this paragraph, the security deposit will be refunded to TENANT. (If the property was constructed prior to 1979, refer to the attached Lead-based Pain Disclosure).
- g) TENANT may display the flag of the United States, made of cloth, fabric or paper, from a pole, staff or in a window, and in accordance with 4 USC Chapter 1. LANDLORD may, at its option, with 30-day notice to TENANT, adopt additional reasonable rules

and regulations governing the display of the flag of the United States.

31. CHANGES MUST BE IN WRITING: No changes, modifications or amendment of this Agreement shall be valid or binding unless such changes, modifications or amendment are in writing and signed by each party. Such changes shall take effect after 30-day notice to TENANT.

32. CONFLICTS BETWEEN LEASE AND ADDENDUM: In case of conflict between the provisions of an addendum and any other provisions of this Agreement, the provisions of the addendum shall govern.

33. ATTORNEY'S FEES: In the event of any court action, the prevailing party shall be entitled to be awarded against the losing party all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees and costs.

34. UTAH LAW GOVERNS: This Agreement is executed and intended to be performed in the State of Utah in the county where the Premises are located and the laws of the State of Utah shall govern its interpretation and effect.

35. WAIVER: Nothing contained in this Agreement shall be construed as waiving any of the Landlord's or Tenant's rights under the laws of the state of Utah.

36. NOTICES: Unless otherwise required by law, any notice to be given or served upon any party hereto in connection with this Agreement must be in writing and shall be faxed and mailed by certificate of mailing to the following addresses: 1090 N. Bulldog Rd Suite A Cedar City, UT 84721

37. PARTIAL INVALIDITY: In the event that any provision of this Agreement shall be held invalid or unenforceable, such ruling shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

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38. VIOLATIONS: A single violation by TENANT of any of the provisions of this Agreement shall be deemed a material breach and shall be cause for termination of this Agreement. Unless otherwise provided by the law, proof of any violation of this Agreement shall not require criminal conviction but shall be by a preponderance of the evidence.

39. SIGNATURES: The Agreement is accepted and agreed to jointly and severally. The undersigned have read this Agreement and understand and agree to all provisions thereof and further acknowledge that they have received a copy of this Agreement.

ADDITIONAL TERMS AND CONDITIONS: Move in date is approximate and is contingent upon the home improvements being finished by owner. If home isn't finished owner has the right to move the move-in date.

40. Rules and Regulations:

Tenant acknowledges having read and understand Keystone Management, LLC Rules and

Regulations. Tenant understands by signing below Tenant, all parties living in the property including anyone under the age of 18 years old, any Guests or Visitors are to abide by the Rules and Regulations set forth. Failure to comply will result in Violation Notice up to and including Eviction. Rules and Regulations:

- SECTION I- REQUIREMENTS OF LEASE/DEFINITIONS/FEE
 - SECTION II- CONSTRUCTION & MAINTENANCE
 - SECTION III -AUTOMOBILES AND OTHER VEHICLES
 - SECTION IV- LAWNS, LANDSCAPING AND WALKWAYS
 - SECTION V- RESIDENT/GUEST BEHAVIOR
 - SECTION VI-PETS
 - SECTION VII-VACATING PREMISES
 - SECTION VIII-SALE OF MOBILE HOME
 - SECTION IX-GENERAL
 - SECTION X- CRIME AND DRUG FREE HOUSING
- RECEIVED A COPY OF RULES AND REGULATIONS

Tenant Signature: _____

Guarantor Signature: _____

Co-Applicant Signature : _____

Resident Signature : _____

Keystone Management, LLC _____

Landlord

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Keystone Management, LLC

1090 N. Bulldog Rd. Ste. A

Cedar City, Utah 84721

Hours: Tuesday & Thursday 10am-2pm

435-867-9152

propertiesbykeystone@gmail.com

Rules and Regulations

- 1 SECTION I- REQUIREMENTS OF LEASE/DEFINITIONS/FEES
- 2 SECTION II- CONSTRUCTION & MAINTENANCE
- 3 SECTION III -AUTOMOBILES AND OTHER

- VEHICLES 4 SECTION IV- LAWNS, LANDSCAPING AND
- WALKWAYS 5 SECTION V- RESIDENT/GUEST BEHAVIOR
- 6 SECTION VI-PETS
- 7 SECTION VII-VACATING PREMISES
- 8 SECTION VIII-SALE OF MOBILE HOME
- 9 SECTION IX-GENERAL
- 10 SECTION X- CRIME AND DRUG FREE HOUSING
- 11 SECTION XI- RENTAL/SUBLEASING

POLICY STATEMENT AND BASIC RULE OF RESIDENCY

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These Rules and Regulations, also referred to as the Rules, have been prepared in accordance with the provisions of the Mobile Home Park Residency Act, Utah Code Anna. 57-16-1, et seq. These Rules are contractual in nature and are incorporated into the Lease or Rental Agreement that You signed. As such, You should read carefully each Rule and if You do not understand a Rule, You should seek independent legal advice to explain to You the meaning and Your obligations and responsibilities under the Rules. Violation of these Rules will give the Park cause to evict anyone living in the mobile home. Generally, and as provided by law; prior to an eviction proceeding being taken against You for violation of these Rules, You will be given notice of the violation. If it is Your first rule violation You will be given time to cure the violations. Utah Law allows for eviction without a cure period if a mobile home Park resident repeatedly violates mobile home Park Rules.

Although these Rules and Regulation cover a variety of different subjects, it is impossible to address each and every situation or event that may occur that is related to Residency in the Park. Therefore, in addition to the specific Rules that are set forth following this Policy Statement, the Basic Rule of Residency in the Park which is applicable to everyone who resides at or visits the Park, is that every individual shall conduct themselves in a reasonable manner so as not to do anything that would be detrimental OR adversely affect any Resident, Guest, Visitor, or the Management of the Park. These Rules and Regulations, as well as those other Rules concerning the day to day operation of the Park, apply not only to the Homeowners and Residents of the Park, but also to all Guests, Visitors, Invitees, and all other persons who are in the Park., or who are in

the Park at the invitation, request, or with the permission of any one who lives in the Park, or while visiting with a Resident of the Park.

If You have any questions about how these Rules will be implemented or enforced, You may contact the Park Management. These Rules and Regulations may be changed from time to time without consent of the Resident and/or Home Owners under the provisions of Utah Code Anno. 57-16-1 et seq.

SECTION I – REQUIREMENTS OF LEASE/DEFINITIONS/FEES

1.1 A LEASE/TENANCY AGREEMENT SHALL BE SIGNED BY Residents and the Park before Residents may reside in the mobile home park or occupy a space in the mobile home park. These rules are binding on all Residents and others as provided in these Rules and Bylaws. These Rules, including the contents of the Policy Statement and the Basic Rule of Residency, stated above, and all Park signs are part of the Lease/Tenancy Agreement.

1.2 Prospective Residents must complete an application to lease or rent a homesite, receive Management approval and sign a Lease or Rental Agreement prior to occupying a mobile home in the Park. Otherwise, the Park may unconditionally refuse Residency. If a prospective resident moves into the Park without prior approval and without having first entered into a written Lease or Rental Agreement with the Park, the Park may commence eviction proceedings against all person living in the mobile home space.

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1.3 Mobile Home Park (hereinafter “Park”) shall mean the Owners, Agents, Managers, and Resident Managers, of the mobile home Park and shall hereafter be referred to as Park.

1.4 Residents for purposes of applying these Rules and Regulation shall mean any adult who signed a Lease or Rental Agreement and all other occupants of Resident’s mobile home space, regardless of age.

1.5 Guests shall mean any person visiting or residing with a Resident for 14 days or less. If any person other than a Resident occupies a home or space for more than 14 days, that person must be registered with the Park. If any such person fails to register, such person will no longer be permitted to remain within the Park and will subject such person and the Resident to eviction.

1.6 “Homesite” is the mobile home space owned by the Park on which a Resident’s home is placed. Homesite may only be used for a single-family unit. No individual other than those listed in the Lease Agreement shall occupy a mobile home or space.

1.7 Rent is due and payable in advance on the First day of the month. If the Resident fails to pay rent when due, Resident shall pay a late fee of 10% of the total monthly rent beginning the 3rd day of the month and will incur an additional fee of \$25.00 per day thereafter.

1.8 Rent is payable by cash, certified check or money order only. Rent is accepted during business hours posted at the Office or may be dropped through the night deposit slot at the Office

located at 1090 N. Bulldog Road. Ste A. Cedar City, Utah 84721. Online payments accepted. Resident can access web via <https://keystone.twa.rentmanager.com/>.

1.8.1 Dishonored checks will incur a charge of \$35.00. Resident agrees to pay all rents, all late fees, all notice fees and all costs to honor a returned check with certified funds.

1.8.2 Landlord presumes that the Resident is aware of the criminal sanctions and penalties for issuance of a check which Resident knows is drawn upon insufficient funds and which is tendered for the purpose of committing a fraud upon a creditor.

1.8.3 Eviction Costs: Resident shall pay an administrative fee of \$450.00 for each attempt of a summons and complaint and \$85.00 per 3 or 5-day notice to offset the cost of eviction notices and proceedings. Resident may be charged for service of legal notices and all related fees according to actual costs incurred.

1.9 Rent and other charges must be paid in full before removing a mobile home from the Park.

1.10 Park, at its discretion, may make any repairs, perform, maintenance or provide any service that is the responsibility of Resident when Resident fails to perform the required repairs, maintenance and/or service within fifteen (15) days after written notice is sent by Park to Resident required repairs, maintenance, or services are needed. This section does not apply to the payment of rent, fees, or service charges. Resident shall be required to pay Park the actual cost for materials, labor and other charges incurred in the repairs etc. referred to above. These charges shall be paid on the first day of the month after work was performed. Failure to pay shall be

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treated the same as non-payment of rent. Park is in no way required to perform maintenance or repairs.

1.11 Prior to removing a home from the park, Residents must give the Park thirty (30) days advance notice, in writing. Should Resident fail to give thirty (30) days advanced written notice of intent to vacate and/or remove a home from the Park, Resident shall be liable for Thirty (30) days rent. Residents may not terminate a Lease or Rental Agreement during the term of the Lease or Rental Agreement except as provided in the Lease or Rental Agreement.

SECTION II- CONSTRUCTION & MAINTENANCE

2.1 No single wide homes less than 14 feet in width as calculated and specified by the mobile home industry standards shall be placed on the leased or rented premises. No double wide less than 20 feet in width as calculated and specified by the mobile home industry standards shall be placed on the leased or rented premises. (Reference to the mobile home industry standards is made due to the reason that mobile homes are not manufactured to exact measurements to the foot, but maybe slightly shorter or slightly longer than the indicated length or width).

2.2 The mobile home must be approved by Park before being moved into the Park.

2.2.1 Installation of tie-downs to the home must comply with all governmental coded and

manufacturer's set-up requirements. It is recommended that Residents have the tie-downs inspected annually by a Licensed Contractor.

2.2.2 Color must be approved by Park.

2.2.3 The roof must be of composition shingle only, as approved by Park. The home must have a nominal roof pitch of 3:12 or 4:12, have a minimum 30-pound roof and awning loads. A variance may be allowed for perimeter eaves but must be obtained in writing from the Park.

2.3 The exterior side walls of the mobile home (hereinafter "siding") must be standardized mobile home industry manufactured wood base, vinyl or manufactured offered aluminum and must be approved by the Park prior to installation and prior to the home moving into the Park.

2.3.1 Existing Residents must replace siding using manufactured wood base or vinyl siding only if their existing siding cannot be repaired or replaced with aluminum or metal siding unless the pattern and color of the new panels match the existing panels identically.

2.3.2 If a Resident cannot repair or replace aluminum or metal siding by identically matching the color and pattern of the existing siding, the siding on the entire mobile home must be replaced with wood base or vinyl siding.

2.3.3 If it is necessary to replace the siding on the entire mobile home, wood base or vinyl siding must be used. Park must approve, in writing and in advance, the repair or replacement of aluminum or metal siding.

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2.3.4 If the resident's mobile home is being sold and it is the Residents intention that the mobile home remains in the Park after the sale, the siding of the mobile home must be replaced with wood base or vinyl siding.

2.4 The exterior of the mobile home, siding, and accessory structures, skirting, awnings, and other accessories and/or fixtures must be maintained in a well-kept fashion.

2.4.1 No broken or cracked glass, doors or windows will be allowed.

2.4.2 There shall be no unsightly dents, cracks or missing parts, dented or damaged siding, skirting, awnings, carports, decks or support posts.

2.4.3 Unsightly rust, corrosion, fading, blistering, or cracking of painted surfaces is not permitted.

2.4.4 Exterior carpets must be replaced if torn, have holes, are dirty and cannot be cleaned, or unattached to the surface.

2.4.5 The exterior of the home must be kept free from dirt and shall be repainted as necessary in the judgment of the Park.

2.4.6 All mobile homes and other structures shall be maintained in a clean, neat and orderly condition.

2.4.7 Homes may not be boarded up at any time.

2.4.8 Decks must be kept neat and clean at all times. The use of any furniture on the deck, patio or yard is prohibited unless it is outdoor patio furniture approved by the Park.

2.4.9 No furniture, ironing boards, brooms, mops, appliances of any kind (refrigerators, stoves, washing machines, etc.) are allowed outside the mobile home.

2.5 Central Air may be installed, but the park must approve exterior location and set up. Swamp Coolers are prohibited.

2.5.1 Cooling units must be maintained at all times and must be covered and winterized during winter months.

2.5.2 Cooling units must be kept free of dirt, leaves, etc. and painted when necessary. **2.6** No tarps will be used on any mobile home, awning, shed or carport, decks or in the yard. **2.7** No oil furnaces, or oil heaters of any type or kind may be used in any mobile homes or shed.

2.8 All antennas used for television reception must be placed on and attached to the mobile home within ten (10) feet of the rear of the mobile home and must be positioned to only extend upward from the roof line and cannot be higher than 4-feet above the roof line.

2.8.1 Satellite dishes are allowed, but it is strongly suggested that in order to create uniformity in the community and in consideration of other residents, that the satellite

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dishes be no larger than eighteen inches (18) in diameter. For the reasons set forth above, satellite dishes should also be placed and attached to the mobile home within ten (10) feet of the rear of the mobile home and should be positioned to only extend upward from the roof line and should not be higher than 4 feet above the roof line.

2.8.2 No Ham radios or other types of antennas are allowed in the Park.

2.9 No fuel, oil, or other materials of flammable or explosive nature will be stored in any mobile home or on any mobile home space, under any circumstances.

2.10 Nothing shall be put down toilets or drains that could clog the sewer, drains or lines, and if the sewer, drains or lines, to Resident's home become clogged or inoperable as a result of Residents conduct or actions, Resident's shall immediately pay the Park the actual cost for labor and material to repair the sewer, drains and lines. Park is not required to take or make any corrective action to repairs and Park may require the Resident to resolve the problem by himself.

2.11 Park Personnel may enter any lot space and inspect for rule violations and needed repairs.

2.12 Accessories: All accessories must be approved by Park, in writing, prior to installation or construction. All Residents must comply with the minimum accessory requirements. New Residents have sixty (60) days from the time of moving the home into Park, or in any way occupying space, to install minimum accessories. **The minimum accessories are described in Rules 2.12 through and including 2.19.**

2.13 Skirting: Skirting must be installed completely around the home, around decks, and stairs.

2.13.1 Skirting must be approved by Park prior to installation and shall be made of vinyl and must be installed with a top rail and bottom rail.

2.13.2 All hitches must be removed.

2.14 Decks: Must be installed at all doors, entrances and/or exits which were originally manufactured or constructed for ingress and/or egress and must conform to the following specifications:

2.14.1 Front Deck must be located directly outside and contiguous to the main entrance of the mobile home and be at least 4x4 sq. feet, with dimensions to be approved by Park.

2.14.2 All Other Decks must be located directly outside and contiguous to the entrance/exit to the mobile home and must be at least 9sq. feet, with dimensions to be approved by Park, however, minimum dimensions of 3 feet by 3 feet are required and under no circumstance can the contiguous side of the deck be such that it does not cover the entire opening to the home.

2.14.3 Decks must be raised to the level of the corresponding entrance/exit to the home;

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2.14.4 Decks must be carpeted with outdoor carpet and have pre-finished aluminum handrails around the deck with slats 4 inches apart OR composite decking materials may be used.

2.14.5 Metal trim must be used on the carpet around the decks. Decks must be skirted with vinyl skirting.

2.14.6 The colors of all materials used must match the color scheme of the home and the colors must be approved by the Park prior to construction or repair.

2.15 Stairs: Must be installed and attached to all decks. Stairs must be made of wood or aluminum, carpeted with outdoor carpet, and have pre-finished aluminum handrails down all open sides of the steps with slats 4 inches apart OR composite decking materials may be used.

2.15.1 Metal trim must be used on the carpet around each step.

2.15.2 Stairs must be fully enclosed with vinyl skirting.

2.15.3 All colors must match the color scheme of the home. Carpet on all decks and stairs must be the same color.

2.15.4 All skirting material must be made of vinyl.

2.15.5 All stairs and decks must be covered with an awning.

2.16 Carport Awnings: Awnings must be installed over the driveway located on the mobile home space and must have the following minimum dimensions: Width 10 feet; Length 20 feet.

2.16.1 Awnings must be of pre-finished aluminum and have at least a 30 lb. roof load. No fiberglass or wood allowed.

2.16.2 Awnings must have rain gutters with drain spouts to divert water to the street and away from neighbors' lots as conditions allow. All rain gutters and drainage systems must comply with Cedar City Ordinances.

2.16.3 Carport awning enclosures are allowed but must be made of prefabricated vinyl panels which have been manufactured for awnings enclosures, and must be pre-approved, in writing, by the Park.

2.17 Front Deck Awning: Must cover the entire front Deck and all steps.

2.17.1 Awnings must be made of pre-finished aluminum and have at least a 30 lb. roof load. No fiberglass or wood allowed.

2.17.2 Awnings must have rain gutters with drain spouts and must comply with Cedar City Ordinances.

2.18 Carports, Awnings and Sheds must meet with Cedar City Ordinances and all other applicable government requirements.

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2.19 No fences, structures, TV antennae, satellite dishes, or construction of any kind, including the construction of minimum accessories may be constructed, repaired, replaced, or installed by Resident or Licensed Contractor around or on any lot or mobile home without prior written approval from the Park.

2.20 Resident shall, at their own expense, arrange and provide for all utility hookups from the Utilities available on the mobile home space, including the furnishing and cost of all materials.

2.21 Resident is responsible for all cost incident to connection of the mobile home to the utilities available in the Park.

2.21.1 Electrical and gas connections must meet Cedar City and Government codes and requirements, and must conform to Park set-up requirements.

2.21.2 Residents will be responsible for maintaining the sewer lateral to the main line.

2.22 Tampering with utility service connections (plumbing, wiring, etc.) and other Park utility connections is strictly forbidden.

2.22.1 The utility pedestals such as water shut-off valves and meter and utility hook-ups must be kept accessible at all times.

2.22.2 The Park must be immediately informed of the malfunction of this equipment.

2.23 Under no circumstances will the Park be responsible for any obligations contracted by Resident for repair or maintenance to Park property regardless of the nature of the problem. If Resident contemplates any action outlined above, Resident should notify the Park.

2.23.1 Park must pre-approve all work performed on Park property, in writing, or Park will in no way be responsible for the payment of the work performed.

2.24 Resident is responsible for all exposed water lines.

2.24.1 All visible water lines under the home must be wrapped with heat tape and insulated to the ground connections.

2.24.2 In the winter months, the water lines from the ground connection to under the home must be wrapped with heat tape.

2.24.3 Resident is responsible for all frozen lines from the ground up.

2.24.4 Damage to the water system, including, but not limited to, the cost of repair caused by failure to comply with this Rule shall be Resident's responsibility.

2.25 Fencing- At the option of the homeowner:

2.25.1 4' high chain link fence with a top rail can be installed.

2.25.2 The fence cannot protrude past the front of the home and must be pre-approved, in writing, by the Park.

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2.26 Sheds- A 6 foot by 8-foot mm wood style.

2.26.1 Paint on the exterior must match home.

Section III – AUTOMOBILES AND OTHER VEHICLES

3.1 All vehicles (including motorcycles and scooters) must be currently licensed, insured, registered and operated only by licensed individuals.

3.1.1 All vehicles (including motorcycles and scooters) must be adequately muffled to prevent excessive or offensive noise.

3.1.2 All currently licensed and insured vehicles (including motorcycles and scooters) must be parked in the driveway on the rented premises and not on the streets, patios, lawn

area, sidewalks, adjoining lots or any other portion of the rented premises.

3.1.2(a) Anyone parking in the street will receive a parking violation and be fined \$250 plus \$25 per day until vehicle is removed. If this vehicle is a guest of a Resident, the Resident will be responsible for the fine.

3.1.3 Resident's Guests' can park in the designated VISITOR PARKING and NOT to exceed 24- hour period without proper permit.

3.1.4 Resident's Guests' failure to observe parking rules shall be a violation of these Rules and shall result in the commencement of eviction proceedings and/or shall result in the subject vehicle being towed without notice.

3.1.5 Towing shall be at resident's and/or owner's expense.

3.2 Park may remove without notice and have the vehicle impounded, by towing or otherwise at the resident's and/or Owners expense and risk any vehicle belonging to, or used, by the Resident, their Guests or Visitors which is described as follows:

3.2.1 Parked in violation of these Rules & Regulations;

3.2.2 Vehicles parked in the street;

3.2.3 Expired Tags, Unlicensed, uninsured and/or unregistered;

3.2.4 Inoperable and/or abandoned;

3.2.5 Vehicles being repaired;

3.2.6 Vehicles RV/s Trailers and/or other items are not permitted.

3.3 The use of dirt bikes/motor bikes, ATVs, or any similar motorized vehicles (skateboards with motors with or without handlebars, snowmobiles, go carts, etc.) are not allowed to be driven within the Park boundaries.

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3.3.1 Currently Licensed and Insured Motorcycles and Scooters are allowed inside the Park. Use, however is restricted to travel on the most direct route between the Resident's space and the entrance of the Park. Any other use or driving thereof is strictly prohibited.

3.3.2 These Vehicles may not be parked on the landscape portion of the homesite, decks, patios, or sidewalks.

3.3.3 Vehicles found in violation of these rules will be impounded without notice at Resident's/Owner's expense.

3.4 The use safety and well-being of the Resident's, the speed limit shall be ten (10) miles per hour, unless otherwise posted in the Park and all Residents and their Guests/Visitors

must cooperate in its enforcement's.

3.4.1 Anyone driving faster than the posted speed limit will be given a notice each time they are observed driving in excess of the posted speed limit in the Park.

3.4.2 After the second warning, speeders will be issued a Landlord's Seven-Day Notice for failing to comply with the Rules and Regulations of the Park.

3.4.3 AFTER THE THIRD NOTICE THE SPEEDER WILL BE EVICTED FROM THE PARK.

3.4.4 IF RESIDENT OR RESIDENTS GUEST DRIVING ENDANGERS THE RESIDENTS OF THE PARK OR THREATENS THE PROPERTY OF THE PARK, THAT RESIDENT WILL BE SUBJECT TO EVICTION. (SEE RULE 5.17)

3.5 No trucks or semi-trucks with a GVW in excess of 20,000 lbs. are allowed in the park except for commercial delivery.

3.5.1 Any disturbance from noisy motors, noisy mufflers, from speeding the use of any vehicle will not be permitted at any time.

3.6 Vehicle repairs or painting of vehicles are prohibited in the Park.

3.7 Residents, their Guests, Visitors and/or vehicle owners shall be responsible to pay for any of the cost of repairs for damages to any Park property including, but not limited to, leaking oils or gasoline.

3.8 No recreational vehicles (RV) will be kept or stored on the rented premises without written permission from Park. This includes, but is not limited to, campers, RV trailers, fifth wheels, boats, tent trailers, motor homes, and other recreational type equipment.

3.8.1 Resident's will be allowed to park their RV's in the driveway of their homesite for a maximum of 24 hours for loading and unloading. Resident must first obtain written permission from the Park before moving their RV/s to the homesite.

3.9 Parking Permits will be required to be placed inside the windshield of the approved vehicle.

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3.9.1 Residents listed on the lease will need to provide the vehicle registration and current insurance in order to receive a parking permit. Permit will be valid until the end of the current calendar year.

3.9.2 Parking permits will need to be renewed the beginning of the following calendar year.

3.9.3 *Registration must match the names on the current lease.*

3.9.4 *The first 2 vehicles are included in your lease agreement at no charge.*

3.10 Additional vehicles (including motorcycles and scooters) will be required to purchase a parking permit, to be displayed in the front windshield, for \$45.00 per month in addition to their

rent.

3.10.1 Vehicle registration will need to be provided and will receive a parking pass good until the end of the current calendar year. Parking tags will need to be renewed the beginning of the following calendar year. *Registrations must match the names on the current lease.*

3.11 Parking permits will be available for Tenants on the active lease *ONLY*. Residents will have 30 days to obtain a parking permit. Residents failing to obtain a parking permit in the time permitted will incur a \$250.00 fee per vehicle.

3.12 Residents will be required to come into the office and get a parking pass for their Visitors. Visitor parking passes will not exceed 14-Days.

3.12.1 Visitors staying in excess of 14-Days will need to complete an application for residency and need to be added to the lease. Apply online for residency: propertiesbykeystone.com.

3.13 Short term visitor parking is available at the park.

3.13.1 Visitor parking is not to exceed 24-hours.

3.13.2 Any vehicle parked in Short term parking in excess of the permitted 24 hours will be towed at owner's expense.

SECTION IV – LAWNS, LANDSCAPING, AND WALKWAYS

4.1 The complete landscaping of the mobile home space is a duty which is expressly assumed by the Resident.

4.1.1 All plans for landscaping must be approved, in writing, by the Park prior to installation.

4.1.2 Landscaping must be completed within sixty (60) days after execution of the lease agreement.

4.1.3 Because of the danger to water lines, utilities, and other existing structures and improvements, etc. Resident shall obtain Park approval for ALL digging and planting. Resident must have lot space BLUE STAKED (800-662-4111) 48 hours prior before digging.

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4.1.4 ALL trees, shrubs and bushes planted within the Park become and shall remain a part of the Park and may not be removed by Resident upon termination of the Rental Agreement.

4.1.5 No reimbursement will be made to by Park to Resident for costs expended by Resident in purchasing, planting, or maintaining such trees, shrubs or bushes.

4.1.6 No trees of any size that would interfere with the moving in or removal of the mobile home are to be planted at any location.

4.2 In the event the Resident does not complete landscaping within the time required by these rules and regulations, the Park may, at its election, have the landscaping completed and Resident shall be liable for all landscaping fees, including costs and labor. Resident must pay the full fee as indicated above on the 1st day of the month following the billing by Park. Failure to pay, shall be treated the same as for non-payment of rent.

4.3 In order to protect the mutual investment of the Resident and the Park, Residents are required to maintain their space and mobile home in clean, attractive and well-kept fashion.

4.3.1 Each Resident shall cut and trim their lawn, water when necessary to keep lawn healthy and green, promptly remove weeds and eliminate weed growth, care and control the growth of all trees, plants, bushes, and shrubs weekly to preserve the appearance of the space and to avoid fire or other health and safety hazards.

4.3.2 It will be the Resident's duty to immediately remove any hazard created by plants, weeds or excessive grass growth.

4.3.3 Resident shall edge the grass along walkways and gutters as needed. Resident will be responsible to replace any damaged grass areas on the lot space with sod.

4.3.4 Residents must maintain their space, home and accessories in a clean, attractive and well-kept fashion.

4.3.5 Resident shall promptly remove snow and ice from all walkways and driveways within 24 hours after a storm.

4.4 Resident may not walk on or enter other lots without permission of the persons occupying said lot.

4.5 Oil dripping and damage to driveway or sidewalk pavement must be repaired and cleaned by Resident immediately.

4.5.1 If wood chips, bark, rocks or pebbles are used as part of the landscaping, Resident shall not permit such ground cover to spread or otherwise disburse into the street, sidewalk or driveway immediately.

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4.6 All garden tools and equipment, boxes, etc., must be stored out of sight to ensure that yards will be attractive and uncluttered. All garden tools and equipment must be stored as provided in paragraph 5.1.

4.7 Vegetable gardens are only allowed at the rear of the lot space, flower beds and bushes are permitted on the rented premises, but plans for such need to be first approved by Park, in writing.

4.7.1 Resident is to keep their vegetable gardens, flower beds and bushes maintained

and avoid overgrowth.

4.7.2 It is at the Parks discretion to revoke planting permissions at will if the space is not kept in good order.

4.8 No decorative blocks, planter, or structures of any kind may be placed by Resident on the rented premises without prior Park approval, in writing. The location of all such items or structures shall be directed by Park.

4.9 Manufacturer is required to landscape a minimum of 900 sq. ft of sod beginning from the front sidewalk. Landscaping shall be completed 30 days after occupancy weather permitting.

4.10 Resident is responsible for watering their lawn on a regular basis, in compliance with the Cedar City guidelines for acceptable hours for watering. Automatic sprinkler system must be used. Outside sprinklers are prohibited

4.11 Resident is responsible to notify management of any leaks immediately. Resident must schedule maintenance within 24-hours of leak or schedule a contractor to complete the work at the residents expense. Resident must provide management details regarding the repairs and time line for repair to be completed. Violation of this could result in fees to be paid by the resident.

SECTION V- RESIDENT/GUEST BEHAVIOR

5.1 Bicycles, toys garden tools, equipment and other similar items shall not be left in yards when not in use but shall be placed out of sight within a storage building or other appropriate area.

5.1.2 These items must be picked up daily and put away.

5.1.3 These items are not to be stored on patios, decks, carports, in the yard of the mobile home space or under the mobile home, under decks or under stairs.

5.1.4 Lot spaces must be kept in a neat and clean fashion.

5.2 Playground equipment such as swings and slides are not permitted.

5.2.1 A small wading pool is permitted in the back yard of your personal space and must be taken down when not in use. If a small wading pool is set up it must be taken down the same day.

5.3 Resident is not allowed to walk, loiter or play on neighbors' lawns or yards and are not allowed to loiter or play in any street.

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5.4 Resident may not cause disturbances in the Park. Resident may not fight with or threaten other Residents.

5.4.1 Residents may not use foul or abusive language.

5.4.2 Residents shall not in any ways harass, intimidate, or bother or otherwise disturb other Residents or their guests.

5.5 Resident is responsible for the conduct of all occupants or guests of their home, and are responsible for their compliance with Park rules and for charges arising from their misconduct, loss or damage.

5.5.1 ACTS OF MISCONDUCT BY ALL OCCUPANTS AND GUESTS SHALL BE VIEWED AS HAVING BEEN COMMITTED BY THE RESIDENT.

5.5.2 The Resident may be subject to eviction proceedings for acts of speeding, endangerment or other acts by their occupants and guest's contrary to and in violation of Park rules.

5.5.3 Park is not liable for injury to Residents or for damages caused by them, whether arising in connection with a violation of these Rules and Regulations or otherwise.

5.5.4 Resident hereby holds Park harmless from any liability therefore, regardless of the age of the Resident or occupant, and agrees to indemnify and hold park harmless therefrom, including costs, expenses, and attorney fees in defending any claim or action against the Park on account of such injury or damage.

5.6 Adjacent land or areas outside the fenced or other boundaries of the Park are not the Park property, and Resident, Guests, or Visitors shall not trespass or otherwise enter into such adjacent premises.

5.7 Soliciting, peddling, or selling within the Park is strictly prohibited and Resident or Guests are required to immediately report such activity to the Park.

5.7.1 Anyone soliciting, peddling, or selling must have prior written permission from the Park which permission is subject to recession at any time by the Park.

5.8 Loud and disturbing noises are not permitted at any time.

5.8.1 Sound equipment and musical instruments must be tuned and/or played at a level which will not annoy other Residents.

5.8.2 Loud parties or other gatherings are not permitted at any time. Park reserves the right to determine when or whether this rule has been broken.

5.9 Park shall follow the noise curfew standards which currently are 10:00 p.m. to 8:00 a.m.

5.10 Resident and guest must abide by all state, city and county laws, ordinances and zoning regulations.

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5.10.1 It is Resident's responsibility to become familiar with said laws and/or ordinances and Resident and guests must conduct themselves so as to not place Park in violation of any such laws, ordinances, rules or regulations.

5.10.2 Any conduct by a Resident while within the Park which results in arrest by law

enforcement officers or results in criminal charges shall constitute a violation of these Rules.

5.10.3 Any conduct by a Resident considered to be gang activity by Cedar City Police Officers, Iron County Sheriff Deputies, or any other law enforcement agency having jurisdiction of the geographical area in which the Park is located, is in violation of these Rules and Regulations.

5.11 Drunkenness, disorderly, illegal, or immoral conduct will not be tolerated. No alcoholic beverages are to be consumed in the following area: playground, office, common areas, etc. Intoxicated behavior which substantially endangers the safety of other persons or property is prohibited.

5.12 Use of any unlawful drugs and narcotics by Resident or guests is prohibited and will be reported directly to the appropriate law enforcement agencies.

5.12.1 Resident and/or guests of Resident or anyone living with Resident who is apprehended and found guilty of using and/or illegally possessing any controlled substance in the Park will result in an immediate termination of the resident's lease and eviction.

5.13 No commercial enterprise or business that violates local or state zoning ordinances may be conducted within the Park.

5.13.1 Child care or baby-sitting business are not permitted in the Park at any time.

5.14 The discharge or displaying of any firearms, archery equipment, crossbows, BB or pellet guns, sling shots, knives or any other item which may cause harm to resident shall not be permitted in the Park at any time.

5.14.1 This includes target practicing of any kind. The activities defined in this Rule 5.14 are considered acts of endangerment and will subject Resident to immediate eviction. (See Rule 5.17)

5.15 Resident and Resident's guests shall not cause damage to any Park

property. 5.15.1 Spray painting in the Park is prohibited.

5.16 Resident and Resident's guests may not climb any trees, fences, or walls located in Park or around the perimeter of the park. Resident and Resident's guests shall not walk, play, skateboard, ride bikes, roller blade, ride motor scooters, or motorcycles in any shrubs, flower beds, and any other landscaped or planted area of the Park.

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5.17 ANY BEHAVIOR BY A RESIDENT OR RESIDENT'S GUESTS WHICH SUBSTANTIALLY ENDANGERS THE SECURITY OF OTHER RESIDENTS OR THREATENS THE PROPERTY IN THE PARK WILL RECEIVE AN IMMEDIATE LEASE TERMINATION NOTICE FROM THE PARK.(Utah Code Annotated section 57-16-5(3)).)

5.18 It is prohibited to play on, under, in the space of a mobile home that is in the process of being set-up. (This behavior is extremely dangerous to the Resident and can also cause significant property damage.)

5.18.1 Resident is not permitted to enter space of a mobile home that is not yet set-up.

5.18.2 If the mobile home is not located on a specific space, Resident may not come within ten (10) feet of the mobile home. A mobile home is considered set-up when all the minimum accessories (See Rule 2.12) are installed and a resident is occupying the mobile home.

5.18.3 This Rule 5.18 in no way waives or alters the responsibility of Resident to comply with rule 5.3.

5.19 No clothes lines of any type may be used in the Park at any time.

SECTION VI-PETS

6.1 No pets are allowed in the Park except those pets for which approval, in writing, has been given by the Park.

6.1.1 No "pet sitting" of pets not registered with the Park is allowed within the Park.

6.1.2 There is a monthly \$45.00 fee for each dog and cat.

6.2.3 Pet must be approved by the Park Resident must sign a pet agreement.

6.3 No pet shall be kept by Resident on the rented premises which exceeds fifteen inches (15") in height at the top of the front shoulders at maturity.

6.3.1 Pets must be small, indoor pets.

6.3.2 No more than two (2) four legged pets are allowed in any mobile home in the Park under any condition.

6.3.3 For purposes of Section VI, pets are defined as cats and dogs.

6.4 Pit Bulls, Rottweilers, Dobermans or similar breed of dog, the determination of which shall be within the Park's sole discretion, are not allowed in the Park under any conditions.

6.5 House pets approved by Park and kept in the Park, must be registered with the Park in the office and must comply in all respects with governmental ordinances and regulations requiring licensing and inoculations.

6.5.1 Any animal found in the Park which is not registered will be removed from the Park.

6.5.2 Failure to register a pet before bringing it into the Park shall be grounds for automatically denying the pet or termination of the lease agreement resulting in eviction from the park.

6.6 Pets shall not be allowed to run free in the Park or be left tied outdoors, and any pet which, in the Park's judgment and discretion, becomes a nuisance or undesirable within the Park, shall, upon written notice from the Park, be immediately removed from the Park by Resident.

6.1.1 Failure to remove the pet after receiving notice is a violation of these Rules and Regulations.

6.7 Dogs and cats must be kept inside at all times if they are outside of your mobile home it must be to go to the bathroom.

6.7.1 No pet shall be allowed to trespass on other Residents' lots when being walked or any other time.

6.7.2 Any pet running loose in the Park will be impounded at the owner's expense and the Resident will be in violation of these Rules and Regulations and is subject to eviction.

6.8 The owner of any pet, who must be a responsible person, must be with and in control of pet **AT ALL TIMES**.

6.8.1 It is the owner's responsibility to clean up after their own pet(s).

6.9 Resident shall clean his yard daily in a timely manner of all animal waste left by pets and shall no allow the same to accumulate.

6.9.1 Resident shall immediately remove all waste left outside of Residence's yard by their pet when being walked or when otherwise outside of Resident's yard.

6.10 No enclosures, pens, fences, or other structures shall be allowed on the rented premises for the purpose of restraining or controlling any pet.

6.10.1 All pets are considered to be house pets and must live inside the mobile home.

6.11 Dogs and cats must be spayed or neutered.

6.12 Guests of Residents may NOT bring pets into the park.

6.13 Pets will NOT be allowed in any recreational area (playground, office, etc.) at ANY time.

6.14 Pets will not be allowed to cause any disturbance which might annoy or injure other residents or their guests.

6.14.1 If a pet causes any disturbances, annoyance or harm, such as excessive barking, growling, howling, biting, or any other unusual noises or damage which annoys or causes harm to neighbor, permission to keep the pet will be revoked and/or Residents shall be subject to eviction for rule violation.

6.14.2 Resident shall be subject to immediate eviction if Resident's pet substantially endangers the security and health of other Residents or threatens the property of the Park.

6.15 If Residence's pet threatens the security of the residents or threatens the property of the park, that Resident is subject to immediate eviction (see Rule 5.17)

6.16 In the event RESIDENT wishes to have a pet, RESIDENT will complete an Application for Pet Approval.

6.16.1 Should written permission be granted for occupancy of the designated pet, an additional *non-refundable fee* will be required in the amount of \$450 small breeds / \$650 medium and large breeds/ \$850.00 specialty breeds.

6.16.2 An additional \$45.00 per month per pet will be required and paid by RESIDENT in advance subject to deposit terms and conditions aforementioned. *Resident must pay the fee as indicated above on the 1st day of the month following the billing by Park. Failure to pay, shall be treated the same as for non-payment of rent.*

6.17 In the event written permission shall be granted, RESIDENT shall be required to procure and provide to the LANDLORD written evidence that RESIDENT has obtained such insurance against property damage to the Premises and liability to third party injury.

6.17.1 Each policy shall name LANDLORD and LANDLORD'S AGENT as additional insured.

6.17.2 A copy of each such policy shall be provided to LANDLORD or LANDLORDS'S BROKER prior to any pets being allowed within the Premises.

6.18 If RESIDENT obtains a pet without written permission of LANDLORD, RESIDENT agrees to pay an immediate fine of \$750. *Resident must pay the fee as indicated above on the 1st day of the month following the billing by Park. Failure to pay, shall be treated the same as for non-payment of rent.*

6.18.1 RESIDENT agrees to indemnify LANDLORD for any and all liability, loss and damages which LANDLORD may suffer as a result of any animal in the Premises, whether or not written permission was granted.

SECTION VII- VACATING PREMISES

7.1 Resident must give at least thirty (30) days advance notice of Residents intent to vacate prior to the end of any calendar month in order to terminate the Lease or Rental Agreement.

7.1.1 Resident may not terminate a term Lease Agreement except as specifically provided in the Lease Agreement: Rent is non-apportionable and non-refundable and a prorated portion of any rent will not be refunded even though Resident vacates the rented premises prior to the last day of the month.

7.1.2 Rent will be charged to the end of the next succeeding month if notice is not given by Resident at least thirty (30) days prior to the day in which the Resident vacates the rented premises.

7.2 The right to terminate the Lease or Rental Agreement because of violation of any of these rules or any other reason authorized by law, is expressly reserved by the Park as provided in Utah Code Annotated section 57-16-1, et seq. Section 78-36-1, et seq. and/or any applicable law or authority.

7.3 Resident shall vacate and leave the rented premises in a good condition as when Resident entered into possession thereof.

7.3.1 Security deposits will be returned to Resident within one (1) month after termination of the Lease or Rental Agreement, provided Resident has kept and abided by all terms and conditions of the Lease or Rental Agreement, all utilities and landscaping are in good condition, all utility, rent, and other obligations and/or liabilities owned to Park have been paid in full, all excess materials belonging to Resident have been removed from the rented premises, and all items belonging to Park have been returned to the Park.

SECTION VIII – SALE OF MOBILE HOME

The following Rules shall apply to the sale of the mobile home:

8.1 All prospective purchasers must register with the Park prior to the time of the purchase.

8.1.1 Park reserves the right to approve, prior to the purchase, any prospective purchaser who intends to become a Resident, but such approval shall not be unreasonably withheld.

8.2 Park may unconditionally refuse to approve as a Resident any purchase who has not registered prior to purchase.

8.2.1 Registration shall include the signing of a Lease Agreement and the Rules and Regulations of the Park.

8.3 Resident may place only one "For Sale" sign upon his/her mobile home.

8.3.1 No "For Sale" or Real Estate signs may be placed in or on the yard area of the rented premises.

8.3.2 Such "For Sale" sign shall not exceed 144 square inches in size.

8.4 Park may require that a mobile home be removed from the Park upon sale if (1) the mobile home does not meet the minimum size specifications as outlined in Section II of the Rules and Regulations, or any amendments hereto, (2) the mobile home is in a rundown condition or is in disrepair in the judgment of Park, (3) the buyer of a mobile home does not register and make application with the Park prior to purchasing a Mobile home in the Park, (4) the home has any add-on structures, not previously approved, in writing with the office of (5) the buyer of a mobile home fails or refuses to sign a Rental or Lease Agreement and/or fails to or refuses to sign the Rules and Regulations of the Park.

8.5 A new Resident will not be approved and a Rental or Lease Agreement will not be entered into with a new Resident unless and until the requirements of Section II of these Rules and Regulations are fully complied with.

8.5.1 Improvements and alterations of any kind must have prior written approval of the Park.

8.6 In addition to all other rules, if an existing home is to remain in the Park upon sale, and inspection must be performed by Park Manager, who will provide the Resident or prospective Buyer with a written list of improvements or repairs needed to be done to the home as a condition for allowing the home to remain in the Park.

8.6.1 Any improvements or repairs must be completed **BEFORE** any applicants will be approved to reside in the park.

SECTION IX – GENERAL

9.1 Resident shall be liable for all damage and loss occurring to improvements on his/her lot, or to any injury to persons that occur on his/her lot, and Park shall have no duty to pursue claims against third persons caused such loss or damage.

9.2 The rented premises shall be utilized in such manner so as not to be detrimental to or unreasonably interfere with the general use, health, safety, morals, or welfare of the other Park Residents.

9.3 NO AGREEMENT WHICH IS AN EXCEPTION TO THESE RULES AND/OR THE LEASE WILL BE BINDING ON THE MOBILE HOME PARK UNLESS OBTAINED IN WRITING. TO BE BINDING THE WRITING MUST BE SIGNED BY THE MANAGER **AND** THE RESIDENT. SIGNATURE BY ANY EMPLOYEE OTHER THAN MANAGER SHALL NOT BE BINDING ON

PARK.

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9.4 All Park residents must provide to the management a copy of the title and/or registration to the Resident's mobile home at the time of signing the Lease or Rental Agreement.

9.4.1 All Park Residents must provide to the management a new copy of the title within ten (10) days of any transaction affecting the title.

9.4.2 ALL MOBILE HOMES MUST BE PROPERLY REGISTERED AND TITLED IN THE STATE OF UTAH.

9.5 Park may control all peddling, selling, soliciting, delivery of goods and services, and vehicles and pedestrian within the Park and may post signs at entrances and throughout the Park regulating such matters and may forbid the same, whether being conducted by Park Residents or others.

9.6 House guests remaining more than (14) days shall register with the Park at the Park's office, and boarders, sub-renters, or sub-tenants are not permitted.

9.6.1 Residents shall ensure that all guests and others comply with the terms of the Residents Lease or Rental Agreement and these Rules and Regulations.

9.6.2 Subletting, transferring, or otherwise assigning all or a portion of the Lease or Rental Agreement is not permitted.

9.7 Trash, refuse, or garbage shall only be placed in the garbage container provided each Resident and is forbidden to dump any trash, refuse, etc. at any other location in the Park, or at any location not authorized by law.

9.7.1 The garbage container provided each Resident shall be kept concealed at the rear of the mobile home or in a utility shed so as to be out of sight.

9.7.2 Garbage containers may not be put out for collection prior to 6:00 p.m. the night before collection and shall be removed from the street after collection as soon as possible the same day.

9.7.3 Resident shall dispose of, at his own expense, any bulky items which will not fit into the garbage container.

9.8 Resident will be responsible for any and all damage to Park property, whether such damage is caused by Resident, his family, guests, visitors, etc.

9.8.1 Resident shall also be responsible for any and all damage caused to the property of any other Resident of Park caused by Resident, his family, guests, visitors, etc., within five (5) days of being informed of the amount due for repairs, shall pay to Park the charge for time and materials to repair such damages in the event Park pays for these

damages.

9.9 Residents must maintain a copy of the Lease or Rental Agreement and these Rules and Regulations and must be familiar with the contents thereof.

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9.9.1 Additional copies will be provided by Park at the Park office for \$15.00 per copy.

9.10 Park, it's Owner, or it's Agent shall not be held liable for loss or damage to property of Residents or guests or for personal injury caused by fire, theft, wind, flood, earthquake or any Act of God.

9.10.1 Residents are solely responsible for their own fire and casualty insurance, insuring their home, its contents and person therein.

9.11 These Rules and Regulations may be revised at any time and such revisions become effective 60 days after receipt by Resident.

9.11.1 Copies of all revised Rules and Regulations are kept at the Park office.

9.11.2 Any deviation from the Rules and Regulations must be approved by both a representative of the Park Owner and the Park Management in writing.

9.12 Resident agrees to immediately give the Park written notice specifying what Resident believes the Park has failed to do and specifically stating what Resident believes the Park has to do in order to fulfill these obligations.

9.12.1 This notice shall be as detailed as possible so that the Park may fully understand the Resident's concerns.

9.12.2 The Resident agrees that the park will have at least ninety (90) days or such longer period as is reasonably necessary, after receipt of Resident's notice to remedy the problem(s) Resident has identified in Resident's notice.

9.12.3 If Park does remedy the problem(s) within the time period allotted, Resident agrees that the Park will have no liability whatsoever to Resident for any expense, costs, damage or injury which Resident may sustain as a result of the problem(s).

9.13 It is the intent of the Park to operate in accordance with The Mobile Home Park Residency, The Utah Fair Housing Act, and The Federal Fair Housing Act and to provide all person's equal protection under the law.

9.13.1 No Employee or Agent or Owner of the Park shall discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provisions of services or facilities in connection therewith because of race, color, religion, sex, disability, familial status, national origin or source of income.

9.14 Waiver of one breach of a term, condition, or covenant of the Lease Agreement or Rules by

either party shall be limited to the particular instance and shall not be deemed to waive past or future breaches of the same or other terms, conditions, or covenants.

9.15 Although these Rules are specific, it is impossible for them to deal with every possible eventuality. Therefore, the basic Rules and Regulations applicable to all is that everyone shall conduct themselves in a reasonable manner so as not to say or do anything to unreasonably

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adversely affect their neighbors or the ownership or management of the Park. This Rule and Regulation, as all others, apply to Residents, Guests, Invitees, or any Person in the Park with the permission of anyone living in the Park.

SECTION X- Crime and Drug Free Housing

10.1 Resident, any members of the Resident's household or a guest or other person under the Resident's control shall not engage in criminal activity including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, and/or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C 802])

10.2 Resident, any member of the Resident's household, and/or a guest or other person under the Resident's control SHALL NOT ENGAGE IN ANY ACT INTENDED TO FACILITATE CRIMINAL ACTIVITY including drug related criminal activity, on or near said premises.

10.3 Resident or members of the household WILL NOT PERMIT THE DWELLING UNIT TO BE USED FOR, OR TO FACILITATE CRIMINAL ACTIVITY, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of household, or a guest.

10.4 Resident or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at ANY location, whether on or near the dwelling unit premises or otherwise.

10.5 Resident, any member of the Resident's household, or a guest or other person under the resident's control SHALL NOT ENGAGE IN ACTS OF VIOLENCE OR THREATS OF VIOLENCE including, but not limited to, domestic abuse, child abuse, and/or the unlawful discharge of firearms including a Recurve and/or Compound bow, either in the Resident's dwelling unit and/or on Keystone Management, LLC Property.

10.6 Violation of the above provisions of this Section 10 of the Rules, shall be considered "behavior by a resident which substantially endangers the security and health of other resident or threatens the property in the park" as set forth in Utah Code Ann. § 67-16-5 (1) (c) and eviction proceedings will be immediately commenced, to terminate Resident's lease, without giving Resident an opportunity to cure the violation. A single violation of any of the provisions of this Section 10 of the Rules shall be deemed a serious violation and eviction action will be taken. **In any trial, proof of violation shall not require criminal conviction, but shall be by a**

preponderance of the evidence. Resident shall be responsible for any actions of Resident's guests or minor occupants of Resident's manufactured home in any drug or criminal related activity of such persons shall be deemed to be the actions of Resident for purposes of determining whether a violation of this Section 10 of the Rules has occurred.

SECTION XI- RENTAL/SUBLEASING

11.1 Home Owner must obtain prior approval in writing to Rent/Sublease property located in the Park.

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11.2 Potential Tenant(s)/Sublease(s) are required to complete a Keystone Management Sublease Rental Application, pay an \$85.00 non-refundable processing fee *per person over 18 years of age*, and must be approved prior to moving in to the Park.

11.2.1 Upon approval, Home Owner and Tenant(s)/Sublease(s) will need to sign a Keystone Management, LLC Sublease Rental Agreement.

11.2.2 Home Owner will need to provide a copy of the signed Rental Agreement between the Home Owner and the Tenant(s)/Sublease(s).

11.2.3 Home Owner is solely responsible for the actions of the Tenant(s)/Sublease, any residents under the age of 18, Guests or Visitors actions while living in the Park. Any Violations could result in Violation Notice, Additional fees, and up to Eviction.

11.2.4 Home Owner, Tenant(s)/Sublease(s), residents under the age of 18, Guests or Visitors are responsible to read and understand the Rules and Regulations of the Park. Any Violations by Tenant(s)/Sublease(s), residents under the age of 18, Guests, or Visitors could result in Violation Notice, Additional fees, and up to Eviction.

11.3 Home Owner is required to provide updated contact information to the park. As well as updated Tenant(s)/Sublease(s) resident information.

ALL PARK RULES AND REGULATIONS ARE TO BE FOLLOWED BY HOME OWNER/LANDLORD/AGENT, TENANT(S)/SUBLEASE(S), RESIDENTS UNDER THE AGE OF 18, GUESTS AND VISITORS. THERE ARE ABSOLUTELY NO EXCEPTIONS TO THESE RULES AND REGULATIONS.

BY SIGNING THE ABOVE LEASE, I AFFIRM THAT I HAVE READ, CLEARLY UNDERSTAND AND AGREE TO COMPLY WITH ALL OF THE FOREGOING RULES AND REGULATIONS TOGETHER WITH SUCH MODIFICATIONS THERETO AS MAY FROM TIME-TO-TIME BE MADE IN WRITING. I ACKNOWLEDGE HAVING RECEIVED A COPY OF RULES AND REGULATIONS FOR Keystone Management, LLC, THE EFFECTIVE DATE OF WHICH IS

[Prospect.ApplicationDate()]

Keystone Management, LLC Signature:

[ActiveStartDate()]

TENANT WEB ACCESS SETUP

Keystone Management, LLC.
1090 N. Bulldog Rd. Suite A
Cedar City, Utah 84721
propertiesbykeystone@gmail.com

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[Date()]

[Tenant.Contact.GreetingName()]

[Address.FullAddress()]

Dear [FirstName()],

We are pleased to offer Tenant Web Access, where you can access your account and make payments online. To create your account, go to <https://keystone.twa.rentmanager.com> and follow these steps:

1. On the Login screen, click **sign up**
2. Enter your account number: [AccountNumber()]
3. Enter your email address (this will be your Username)
4. Enter the last 4 digits of your Social Security Number
5. Click **sign up**
6. Go to your email account for the account finalization email
7. Click the **finalize** link in the email
8. Create a Password
9. Confirm the Password
10. Click **verify**
11. Enter your Username and Password to login

While logged into Tenant Web Access, click the tabs at the top of the page to:

- View your open charges
- Display your transaction history
- Make a payment
- Create a service ticket to report a non-emergency issue (for emergencies, please call our office)
- View and add messages to the Message Board
- Manage payment information

If you have any questions about Tenant Web Access, please contact our office at propertiesbykeystone@gmail.com or call 435-867-9152.

Sincerely,

Keystone Management, LLC

Office Hours: Tuesday & Thursday 10am-2pm.

Drop box: Available 7- Days a Week 24- Hours