

To protect your home investment and enhance your enjoyment of living in our community, certain rules to enhance the desirability of community living, Management and Owners have adopted Rules, Regulations and Policies. These Rules, Regulations and Policies are established to prevent nuisances and to promote an attractive and desirable manufactured home community, and to insure that each resident has the full benefit and enjoyment of their home and an attractive and desirable environment in which to live.

It is necessary for everyone to adhere to common sense behavior to be happy in the community. As many of the guidelines established by the Management deal with courtesy to your neighbors, they will be second nature to you and no extra effort will be required to follow them.

We are sure you will be content in knowing that our aim is to keep the residents happy and to provide a place where you can live and entertain guests and friends with pride, dignity and comfort. The cooperation of all residents is required to achieve our mutual goals of privacy, safety, comfort and pleasant and enjoyable surroundings.

PROHIBITED ACTIVITIES

For the benefit of other community residents, the following activities are specifically prohibited in the community:

- Loud parties or disturbances
- Speeding Vehicles
- Boat, trailer or camper storage
- Off-road motorcycles or vehicles
- Loud Mufflers
- Burning of any kind
- Nuisances of any kind
- Air rifles, B-B guns or fireworks
- Disabled automobiles
- Public drunkenness, drug activity
- or immoral conduct
- Peddling, soliciting, canvassing, distributing literature, of any form of commercial enterprise without specific permission of Management
- Removal of plants or shrubs from lot or common areas
- Parking of large commercial vehicles, truck-tractors or semi-trailers

PETS

1. No pets of any kind shall be brought on the premises without the prior written consent of the Management. Management may require a non-refundable deposit for each pet living at the premises.
2. Indoor animals under 25 pounds are allowed. Management reserves the right to limit the number of pets that a resident has at their household.
3. No pets shall be allowed outdoors on the premises unless on a leash and under the direct control of a responsible adult, as required by city and county ordinances. This does include
4. Dogs are not to be tied-out or kept on decks. Fencing is not allowed. Animals are not allowed to run free at any time. This includes cats.
5. We expect residents to clean up after their pets. Please do not allow your dogs to use the restroom in your neighbors' yard.

PETS (continued)

6. Resident shall immediately correct any noise or health nuisance created by any pet.
7. Resident shall permanently remove any pet from premises if requested to do so by Management.
8. Breeds considered aggressive are prohibited. These breeds include but are not limited to:
 - Pitbull
 - Alaskan Malamute
 - Mastiffs
 - Rotwieler
 - Doberman Pinscher
 - Wolf breed type or any mix-breed dog
 - German Shepherd
 - Chow Chow
 - ascending from these breeds
 - Siberian Husky or Husky type
 - Great Dane
 - Akita

HOME SITE

1. Resident is responsible for maintaining the yard in a neat and attractive manner. Management reserves the rights to clean, mow, maintain and upgrade neglected yards and to impose a charge against tenant to be paid at next lot rent payment.
2. Resident is encouraged to landscape the home site with shrubs, flowers, and grass. Trees and masonry work must be approved by management before installation, and when approved shall not thereafter be removed from the premises. Walkways are encouraged however do not use gravel.
3. Any changes to the exterior of the home or anything on the homesite such as painting, adding an awnings, porches, steps, storage buildings and skirting must be approved in writing prior to installation or may be subject to removal at resident's expense.
4. Residents are not allowed to install any type of fencing.
5. Home site will be kept neat and clean in appearance AT ALL TIMES. Toys, bikes, yard equipment, and the like shall be stored in an area not visible from the road when not in use.
6. We provide one (1) 50-gallon garbage can to each resident for \$13.00 per month. Additional cans are available for an additional monthly fee. Garbage and trash must be kept in appropriate receptacles in an area not visible from the road and removed regularly. Pull the can back to your home the day the trash service runs. The trash service only accepts household garbage. All other types of garbage must be disposed of elsewhere.
7. The City of Dallas does pick up yard debris weekly. Please contact them at 770-443-8110 to schedule a pick up.
8. Tenants driving stakes, pipes, rods, etc. into the ground, and digging in to the ground, must obtain approval from management and call 811 for a service locate. Damage to underground utilities caused in this manner will be charged to the Resident.
9. Sanitary napkins, diapers or other items of this nature are not to be flushed into the sewer system.
10. Trampolines are not allowed.
11. Storage buildings are welcome however metal storage buildings are prohibited. Storage under skirted homes is allowed.

MANUFACTURED HOME

1. All homes will be skirted with vinyl skirting approved by management within 30 days of move-in. Hitches must be removed and properly stored under the home. All homes will be anchored according to State and County regulations.
2. All residents must have a front and back wooden deck with steps and rails attached. The front deck should be a minimum of 6'x 8' and the back deck 4'x 4'. Any changes made to the decking such as a ramp or screened porch, must be completed within 30 days of starting.
3. Decks are to be kept free and clear of all items with the exception of outdoor patio furniture and the like. Nothing else should be stored on your deck. (No appliance storage)
4. Any home moving into the community should be no older than 2 years old, have vinyl siding and shingled roof unless management grants specific permission.
5. Window air conditioning units are not allowed without specific management approval.
6. All windows will be covered with mini-blinds to complement the color of their home. Blinds in white, cream or alabaster are preferred. Resident agrees to replace stained, broken or damaged blinds at management's request.
7. All homes in the Community must be well maintained and attractive in appearance. Management requires Residents to keep the appearance of their home in excellent condition. Management will inspect homes and homesites periodically. Residents will receive a copy of this inspection and agrees to adhere to the requests of Management should there be upgrades to the home or homesite.

PARKING

Residents are allowed to keep two (2) automobiles at their homesite, unless an off-street concrete parking pad for a third car has been constructed on their lot. Residents who keep more than 2 cars without a 3-car concrete parking pad will be charged an additional \$50.00 per month in lot rent – for each car over two. No car may be parked on the street overnight without specific management approval. Cars parked on the street after midnight are subject to be towed and impounded.

UTILITY HOOK-UPS AND SERVICES

Residents are responsible for the water, electric and gas lines that connect from the respective meters to their homes. Management is responsible for these lines ONLY up to and including the meter itself. Residents are responsible for the sewer lines that connect from the street to their homes. Phone, cable TV or other utility hookups are the sole responsibilities of the resident and the providing utility. Except for Water, Sewer and Trash Pick-up service, the resident is responsible for making application and securing connection and service from all utilities, and for paying all statements rendered by said utility companies.

HOME SALES

Management requests that you notify the office if you intend to sell your home. If you have a buyer for your home, DO NOT complete the sale until the Office has approved the purchaser. Our approval process takes several days. If you do not have a buyer and would like to participate in our Guaranteed Sale program, contact the office to arrange for us to inspect our home and determine if we can assist you and offer a guaranteed sales price.

VACATING

Management must be notified 48 hours before the mobile home mover arrives at the community. The resident must obtain all permits. No home will be moved until all rents and charges are paid in full. All movers must make a \$500.00 deposit to Logan's Crossing before your home moves from the premises.

VIOLATION OF THE RULES AND REGULATIONS

Violation of any of these Rules and Regulations may result in tenant eviction under Georgia Law.

COMMUNITY RESPONSIBILITIES

Management and owners will exert reasonable effort to assure the safety of residents and property. They are not responsible for losses due to fire, theft, or accident, or caused by any other resident or guest in the community.

AMENDMENTS TO RULES AND REGULATIONS

Management may alter, add to, or amend these Rules and Regulations from time to time. Changes shall take effect when written notice is posted in the community or written notice is delivered to the resident.

RESIDENT SIGNATURE

DATE

RESIDENT SIGNATURE

DATE

RESIDENT SIGNATURE

DATE

RESIDENT SIGNATURE

DATE

MANAGEMENT SIGNATURE

DATE
