

## **EXHIBIT A**

### **WRITTEN STANDARDS**

#### **STANDARDS FOR MOBILE HOMES LOCATED IN SUMMERTIME PARK**

For any mobile home to be sold and remain in place in Summertime Park , or for ownership to be transferred to a relative or heir ( upon approval of the rental application) and remain in the park, or for current residents mobile homes to remain in the park , the following standards are established:

The home, and all structures on the leased lot must be in good repair, and neat in appearance.

The paint on all structures must be kept free of peeling ,flaking, and fading etc. Vinyl siding can be used to replace painting.

Storage sheds must be of professional quality.

All service tanks shall be supplied and maintained by the service provider and installed in a pre-approved location.

Skirting must be complete, intact, and attractively installed. Skirting materials must be designed for use as skirting.

The home must equipped with functioning smoke detectors in each room.

All build over roofs soffett and trim (A-frame, rubber, metal, aluminum, etc. roofs) must be maintenance free, and must have guttering and down spouts.

Landscaping of individual homes beautifies and improves the value of the home, and its purchase and installation is encouraged.

Any new toilets must be replaced with “ water-saver type” designed to use no more than 1.6 gallons per flush. New shower heads must be “low-flow” type.

Homes must also comply with all rules and regulations included in the written lease, and Exhibit B.