

**EXHIBIT A**  
**Park Rules and Regulations BL**  
**MANAGEMENT, LLC**

The following are a set of rules and regulations that will govern the conduct of Tenant and their guests. Compliance with these rules and regulations are subject to the opinion of Park Ownership and Management. In Consideration hereof and of the use and occupancy of the Premises, Tenant agrees:

1. To maintain said Premises in a clean, orderly and law-abiding manner and keep the yards thereof free of debris, and/or material that may become unsightly or a detriment to the appearance of said Premises. Lawn maintenance is provided by the park, and personal items left in the yard may result in a fine. Absolutely no junk vehicles will be allowed, only those in operation with current registration. Only minor vehicle repair and routine maintenance will be allowed. Personal property besides motor vehicles may not be stored without approval.
2. No birds, animals, or other pets shall be kept on the Premises without consent of Management. All pets must weigh less than 30lbs & be restrained by a leash or crate while outside of the home. All pets must be picked up after. The following animals are excluded: Pit Bull, Rottweiler, Akita, Chow, Doberman, Husky, Wolf Dog high bred and German Shepard, as well as any exotic animals or birds.
3. To report any problems promptly to Management via text or email. This includes leaks and other minor damage, inconsiderate neighbors, etc.
4. Illegal activities will result in immediate termination of the Lease. Premises will be cleared within three days of notice.
5. The Park road is private and intended for the use of Tenants and their guests only. Park Tenants shall not exceed 10 MPH on the Park road for the safety of our Tenants, guests, children etc. Tenants are responsible for their guests and forewarning them to obey the speed limit.
6. No overnight parking of commercial vehicles on the Premises.
7. Any proposed work or additions to non-park owned homes must be approved by the Owner/Management. This includes but is not limited to porches, sheds, etc.
8. If any residence requires the police to be called twice in any calendar year, the Tenant may be asked to move.
9. No loud parties or disorderly behavior is allowed.
10. Vehicles are to be parked in the appropriate spaces only. Parking on the grass is not allowed. If additional parking is required for a guest, park them parallel to the road in front of your home.
11. All Tenants understand that any child under the age of 18 is assumed to be under their supervision while in the park, this includes the children of guests.
12. All new homes must be skirted within thirty days of installation.

13. No outdoor fires or burning of materials.
14. No subletting of homes shall be allowed. All tenants of a residence must be listed on the lease agreement.
15. No more than 2 unrelated persons shall be allowed to occupy the same home.
16. No guest shall remain longer than 48 hours without prior approval.
17. Any Tenant who is absent from the park for more than 45 days, and who is in default of rent, will be considered to have abandoned the property, and the park, at its sole option, may dispose of the property and all remaining personal property as provided by law.
18. Any Tenant seeking an accommodation for a disability must notify management of the need for an accommodation and explain the accommodation needed.
19. Tenants are responsible for the taxes levied and charged to the home. Failure to keep taxes current will result in the termination of residency. A current copy of your homeowners insurance must be provided to the park upon request showing current coverage of the home.
20. No Tenant or their guest shall peddle or solicit orders for the sale or distribution of any merchandise, device, service, publication, ticket, or other matter whatsoever without consent of management.
21. Any property management related question should be directed to Management.
22. Management shall not be liable for damage to Tenant's property for any type, for any reason, or cause whatsoever, except where such is due to Management's gross negligence. Tenant acknowledges that they are responsible for obtaining any desired insurance for fire, theft, liability, etc. on personal property of tenants or their guests.
23. Any complaint about another Tenant or their guest(s) should be directed to Management or the Landlord.

I, the undersigned, have read and understand the above rules and regulations and have been furnished with a copy. I agree to abide by them if I reside in the Mobile Home Park.

Tenant:

Tenant:

Tenant:

Tenant:

BL MANAGEMENT LLC

Email: [statesboro@gamhps.com](mailto:statesboro@gamhps.com)

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