

COVENANT TO THE LEASE EXHIBIT "A"

Oak Grove, M.H.C.

1. No pets are permitted in or outside the property and this includes keeping pets for family and friends or allowing guests to bring pets with them at time of visitation.
2. Absolutely **No Feeding** stray pets of any kind on the Arcovia Properties, Inc.
3. No other person than those listed on the lease may stay at the property for more than 2 nights.
4. No parking on the grass.
5. No abandoned vehicles on the property. All vehicles must have a current tag, 4 hubcaps, and must be in condition or repair that will allow them to be used on public highways. Vehicle must have a quiet muffler. Vehicles must not have any missing parts that are visible and no signs of being wrecked, or primed and not painted. If they do, they shall be removed from the property without notice and this will be done at Tenant's expense. No vehicle can be sitting on blocks.
6. Tenant is to report promptly any water leaks coming to the interior of the property by calling the maintenance request line @ 770-554-4300.
7. Tenant may not wallpaper or change the interior or exterior paint colors.
8. During the winter months the resident agrees to keep the heat on a minimum of 60 degrees at all times including any absences from the home. Failure to do so will make tenant liable for any damages to the property caused by pipes bursting.
9. Tenant is to notify Management, in writing, of any damages to the property by tenant or tenant's guests as soon as possible and pay for damages caused by tenant or tenant's guests by calling the maintenance request line @ 770-554-4300. The cost of said damages is due and payable when rent is due.
10. Tenant agrees to inform management of any job changes, being laid off, fired, or any change of income.
11. Sinks and toilets are to be used in the way they were designed. No foreign substance should be flushed down the toilet. This includes excessive toilet paper, sanitary items, diapers/baby wipes, grease or coffee grounds. The expense of any damage caused by the misuse of the tenant shall be incurred by the tenant. Items found in septic tank lines will result in a fine of \$100.00, which must be paid before next months rent payment.
12. Tenant is responsible for placing the trash container at the curb for pickup by Wednesday evening or Thursday morning. The trash container should be returned from the curb by 9:00 P.M. on Thursday. If tenant does not comply, trash container will be returned by management and tenant will be fined \$5.00.
13. Tenant is responsible for maintaining a trash free yard. This includes cigarette butts, bottles, cans, paper of all kinds, and trash bags with or without contents. If tenant is warned by management they have 24 hours to clean the yard. If the yard is not cleaned to management satisfaction within the 24 hour period Arcovia Properties, Inc. will clean the yard at the fee of \$50.00.
14. No loitering or hanging out in streets at any time.
15. Tenant shall not make nor permit any disturbing noises. Tenant shall not do or permit anything that will interfere with the rights, comforts or conveniences of other tenants. No tenant shall play, nor allow to be played, any musical instrument, or operate or allow to be operated TV, radio, or car radio loud or in a way that may bother others.
16. Resident, his occupants and his guests shall conduct themselves and communicate in a lawful, courteous, and reasonable manner. Any form of verbal or physical abuse, intimidating, or aggressive behavior directed at Management, other tenants, or any other person on the property is prohibited and will not be tolerated.
17. Porches, balconies, patios, front and back yards shall be kept free from rubbish, trash or toys. Bicycles, toys, plastic pools, chairs and riding toys are to be kept at the back of the unit and not in the yard. Porches are to be kept neat.
18. No business shall be ran out of the home; including, but not limited to, child care.
19. No washing or repairing cars including any mechanical work on cars are permitted on the premises.
20. No parking in or on the side of the street. All cars are to be parked in designated driveway and not on grass.
21. Tenants are allowed only three cars or two cars and a boat per home.
22. Tenant will not be allowed to move from one unit to another.
23. No kerosene or gas fuel heaters.
24. Tenant is responsible for obtaining renter's Insurance. Arcovia Properties has insurance on the dwelling but it does not cover the tenant's personal property. Tenant does not hold owners responsible for any damage to them or their personal property.
25. No unit shall have more than 5 people (in 3 BD units only, 2 Adult Max) without written permission.
26. No exterior decoration on property such as flags, lawn ornamentation, etc.
27. No storing, hanging, or draping rugs, towels, or clothes and/or other laundry on porches or over windows.

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28. Tenant is responsible for all lawn maintenance weekly, which includes trimming with weed eater. If tenant does not comply, management will maintain the lawn at a cost of \$45.00 to the tenant each time. The tenant must pay for the service on or before the next months rent is due.
 29. Oak Grove, MHC offers a yearly contract at a reduced rate. The rate of \$100.00 per month is only available as a yearly rate for the contract. The lawn maintenance will be performed 30 times a year, which averages the yearly rate to \$40.00 per time for the tenants on contract.
 30. Refrigerators and freezers or any other major appliances, may not be kept on porches.
 31. No consumption of alcoholic beverages or open containers on the street area.
 32. No muddy shoes in any of the units.
 33. Speed limit is 5 miles per hour.
 34. No loud music from home or cars.
 35. If management has reason to believe tenant or tenant's family has caused any form of vandalism it will be cause for eviction.
 36. No four wheelers, loud vehicles or off-road motorcycles are permitted in the community.
 37. No clothes lines.
 38. Only small wading pools can be used and kept at the back of the unit.
 39. Tenant is responsible for keeping children in their own yard and under parental supervision.
 40. No children including teenagers are to be out roaming after the street lights come on at night.
 41. Complaints from other tenants are cause for eviction.
 42. Anything planted stays behind and becomes the property of Arcovia Properties, Inc. when you move.
 43. Tenant may have a free standing satellite with no attachment to the unit, decks, or placement in the middle of the lot.
 44. Storage buildings are available from Arcovia Properties, Inc. at the rate of \$40.00 per month. **Tenants are not allowed to provide your own storage building without Management approval.**
 45. Blinds are to be kept in good condition; Arcovia Properties, Inc. will bill tenant \$20.00 per window to replace blinds that are damaged or broken.
 46. No tires are permitted on the property. Arcovia Properties, Inc. will remove any tires at \$10.00 per tire at tenant's expense.
 47. Children are not allowed to play or ride any riding toys in the office parking lot between the hours of 9:30 A.M. and 6:00 P.M.
- *** Not following any and all of the above guidelines is cause for eviction.

List names and birthdates of all persons living in the home:

Adults: _____ Birthdate: _____
 _____ Birthdate: _____

Children: _____ Birthdate: _____
 _____ Birthdate: _____
 _____ Birthdate: _____

Number of Cars: _____

Make _____ Year _____ Tag# _____

Make _____ Year _____ Tag# _____

Make _____ Year _____ Tag# _____

 Arcovia Properties

 Tenant

 Date

 Tenant