

Holly Village
350 Silver Run Millville, NJ 08332
LEASE AGREEMENT

Homeowner(s): [FirstName()] [LastName()]

Date (“Effective Date”): February 1, 2024 to January 31, 2026

Leased Premises Address: [Lease.Unit.Name()]

Mailing Address: [Address.Street1()], [Address.CityStatePostalCode()]

Monthly Base Rent:\$ (based on lot size)

Monthly Pad Fee: \$ 51.67

Other Monthly Charge:

Other Occupants: All occupants, regardless of age, other than the above listed homeowner(s), must be listed below on signature page.

This Lease Agreement (“Lease”) between O.L.G. Land, Inc. trading as Holly Village (“Community Owner”) and the Homeowner indicated above, shall be effective on the Effective Date above and shall remain in effect to the provisions of the Lease for one year. Residency by Homeowner may continue thereafter, under the terms of this Lease, on a month-to-month basis or pursuant to an amended or extended lease established and adjusted from time to time by Community Owner. The purpose of this Lease is to describe the relationship that exists between the Community Owner and Homeowner: Community Owner, which owns the real estate and common areas at Holly Village in Millville, New Jersey (the “Community”) and Homeowner, who owns a manufactured home to be used as personal or actual residence on a designated lot rented from the Community Owner (collectively, the “Leased Premises”), subject to the rules and regulations set forth in the Guidelines For Living, copy of which is attached hereto (the “Guidelines”). Nothing in this Lease gives Homeowner an interest in Community Owner's real property other than the subordinated leasehold interest described here.

1. **Rental:** Homeowner shall pay to Community Owner the Monthly Base Rent in advance on the first day of each calendar month during the term of this Lease. Community Owner need not provide notice to Homeowner for payment of Base Rent or any other charge due by Homeowner. Homeowner shall also pay to Community Owner as additional rent any other charges identified in this Lease, including, but not limited to, water usage and the annual service fee imposed by the City of Millville under Section 65-34 of Part I, General Legislation (the “Pad Fee”). Payments of Base Rent, the Pad Fee and any other charges are to be payable to Community Owner by check or money order or by ACH payment only.
2. **Rental Increase:** Community Owner may increase the Base Rent on a 30-day notice to Homeowner.
3. **Late Fees and Returned Check charges:** If any payment is not received by the closing of business on the 10th day of the month, in which it is due, a charge of seventy-five dollars (\$75.00) will be added to your account and will be considered "additional rent". thirty-five dollars (\$35.00) will be charged as "additional rent" for payments returned by the bank for any reason and Community Owner may thereafter require that Homeowner make all future payments by cashier's check, certified check, or money order.
4. **Attorney's fees and additional rents:** In the event Community Owner hires an attorney for the purposes of enforcing its rights under the terms of this Lease, including the filing of any eviction action to regain possession of the rental space, Homeowner shall be responsible to pay for all related reasonable attorney

fees and costs incurred to Community Owner as additional rent. In each instance that it is necessary for an attorney to appear in Court on behalf of the Community Owner as a result of the Complaint for Possession being filed, Homeowner agrees to pay all reasonable fees as additional rent for each appearance. All additional rent shall be payable as a condition precedent to dismissal of any such action. If any action is brought on behalf of Community Owner to collect any outstanding balance due and owing to Community Owner from Homeowner in any action other than for possession, Homeowner agrees to pay reasonable attorney's fees relating to that collection action, thirty-three percent (33%) of the total outstanding balance due and owing to Community Owner or \$350.00, whichever is greater, plus actual costs of suit. IF THE HOMEOWNER IS SUCCESSFUL IN ANY ACTION FOR SUMMARY PROCEEDING ARISING OUT OF THIS LEASE, THE HOMEOWNER SHALL RECOVER ATTORNEYS' FEES OR EXPENSES REASONABLY AND ACTUALLY INCURRED OR BOTH FROM THE COMMUNITY OWNER TO THE SAME EXTENT THE COMMUNITY OWNER IS ENTITLED TO RECOVER ATTORNEYS' FEES OR EXPENSES OR BOTH AS PROVIDED IN THIS LEASE.

5. **Occupants:** The home on the Leased Premises shall be used exclusively as the Homeowner's personal and actual residence and shall not be rented to any other person. In addition to the persons executing this Lease, NO OTHER OCCUPANTS may occupy the home on the Leased Premises on a regular basis without first obtaining the prior written approval of Community Owner. Any persons eighteen (18) years of age or older who is added thereafter shall be at an additional charge of Fifty dollars (\$50.00) per person, per month. Occupancy by persons not listed here or later approved by Community Owner, or occupancy by more than two persons (2) times the number of bedrooms, shall be in violation of this Lease and cause for termination of this Lease. The Leased Premises may not be sublet, and this Lease may not be assigned by the Homeowner without the prior written consent of Community Owner, which consent may be withheld in the Community Owner's sole discretion.

6. **Leased Premises and Leased Premises Maintenance:** The physical improvements provided for the exclusive use by the Homeowner are the Leased Premises referenced and utility connections locations on the Leased Premises. All improvements located on the Leased Premises at the initiation of this Lease, including but not limited to, decks, patios, walkways, sprinkler systems, storage sheds and lamp posts, all to the extent existing, are to be maintained (and/or replaced or repaired) at the Homeowner's expense. Homeowner's responsibility for maintenance and repair of improvements includes all decks, steps, concrete sidewalks, and driveways, for replacement and/or repair, when necessary, by Homeowner during the period of Homeowner's tenancy. The Leased Premises does not have fixed boundaries or lot lines. The actual size and dimensions of the Leased Premises may be modified by the Community Owner at any time. In the event Homeowner fails to maintain such land or premises in accordance with the guidelines of the Community after written notice to Homeowner and such failure continues more than 14 days following such notice, Community Owner may (but shall not be obligated) to perform any such maintenance and/or repairs which are the responsibility of Homeowner and charge a reasonable fee (as "additional rent") for such services. The written notice shall state the specific condition to be corrected and an estimate of the charges to be imposed by Community Owner if Community Owner or its agent performs the repair and/or service. The homeowner shall have the obligation to maintain the exterior of the manufactured home and to keep the Leased Premises clean, free of debris and refuse, the sidewalks free of ice and snow and to keep any grass cut and weeds under control. The homeowner specifically acknowledges that a violation of this will justify termination of this Lease and permit Community Owner to seek removal of the Homeowner and the manufactured home from the Leased Premises. All trees, fixtures, and shrubs placed upon the Leased Premises shall become the property of Community Owner and shall remain on the property and be surrendered to Community Owner as part of the Leased Premises when the Homeowner vacates. Homeowner shall not remove or deface any plants, cut down/trim any

trees/shrubs located on the Leased Premises or anywhere else in the Community without prior written approval from Community Owner. Planting or locating shrubbery over, around, or under any utilities or utility lines is prohibited; any holes or excavating to a depth of six (6) inches or more require prior approval from Community Owner.

7. **Entry to Leased Premises:** Community Owner shall have the right, at reasonable times, to enter upon the Leased Premises to an extent reasonably necessary to perform maintenance, home site inspections to confirm compliance by Homeowner with the terms and conditions of the Lease, to protect the Leased Premises and the Community and persons from imminent danger, and to show the Leased Premises to prospective mortgages, lenders, and others with legitimate interests. However, this clause shall not be construed to create an obligation on the part of the Community Owner to make inspection or repairs.
8. **Damages:** If any damages are caused to any property or equipment in Community Owner by Homeowner, or their occupants or guests, the Homeowner shall be responsible for this damage. The damages shall be measured by the restoration or replacement cost resulting from the act of Homeowner or their occupants or guests. These damage charges shall be considered "additional rent".
9. **Utilities:** Homeowner is responsible for procuring service for all utilities from the respective providers, with the exception of water, sewer, and trash collection. Except as otherwise provided, Community Owner shall provide water and sewer service, and shall maintain the systems up to the connection leading to Homeowner's manufactured home. Community Owner shall provide trash collection. All other utilities are the responsibility of the Homeowner, including without limitation the acquisition and maintenance of heat tape. Should Homeowner's pipes burst due to freezing, Homeowner must repay Community Owner the sum of One Hundred dollars (\$100.00) for metered water, and it will be the Homeowner's responsibility to repair/replace pipes. If Homeowner neglects to repair the frozen pipes, Community Owner may make repairs and Homeowner must repay the Community Owner all reasonable costs incurred to make repairs, and such charges will be considered "additional rent". All other utility expenses, either for supply or maintenance, will be paid by the Homeowner, including gas, heat, electric, cable, telephone, etc. While Community Owner has no obligation to pay these utility expenses, if it ever does, Homeowner must reimburse the Community Owner upon demand and all such payments shall be considered "additional rent".

Community Owner may install, at Community Owner's expense, a water submeter to measure Homeowner's water and sewer usage. In such an event, the Homeowner agrees to pay for water and sewer usage as shown in said submeter based on rates payable by Community Owner for that consumption period, within 30 days following receipt of a statement therefor. Such rates will consist of charges for water and sewer usage plus any applicable surcharges and taxes. Community Owner agrees that such statements shall not be rendered more frequently than on a quarterly basis. The homeowner agrees that Community Owner or an agent on behalf of Community Owner may enter the Leased Premises in order to perform submeter installation, reading, repair, maintenance, and inspection, including removal of the submeter for testing. Homeowner may occasionally receive an estimated bill for water and sewer consumption, and Homeowner acknowledges that estimated water and sewer consumption will be reconciled on future billings once actual reads are again obtained. If in correcting an estimated bill it is learned that the estimated bill had overstated the water and sewer charges, Homeowner shall be entitled to an account credit reflecting the overstated charges, and conversely, if it is learned that the estimated bill understated water and sewer charges, Homeowner shall be responsible for such underpayment during that billing period.

10. **Termination:** Community Owner may terminate this Lease and Homeowner's tenancy upon Homeowner's failure to comply with this Lease or the Guidelines or for any reason allowed by law. Until the Homeowner sells the manufactured home (with Community Owner's prior written approval) or has removed the manufactured home from the Community, Homeowner remains liable for payment of rent and applicable charges whether or not such home is occupied. If Community Owner performs these functions, the Homeowner must reimburse Community Owner for all reasonable costs involved with the disconnection and removal of the manufactured home, said charges shall be considered "additional rent".
11. **Home Ownership:** Homeowner shall provide Community Owner, upon the execution of this Lease and again upon request, a copy of the title to the home, evidencing that the manufactured home is titled by the State of New Jersey and that the Homeowner is named on the title as owner. Any transfer of title to the manufactured home to any other party without Community Owner's written consent is prohibited and shall terminate Homeowner's lease and tenancy.
12. **Sale of Home:** Homeowner shall be prohibited from attempting to sell the manufactured home located on the Leased Premises, which is subject to this Lease, or to give the manufactured home to anyone else, including Homeowner's heirs, with the intention of having the buyer or recipient reside in the manufactured home without first having received Community Owner's prior approval for such buyer or recipient, which approval shall be at Community Owner's sole and absolute discretion. Community Owner shall have the right to perform credit and criminal background checks on all prospective applicants. The applicant shall pay a reasonable processing fee to the Community Owner in connection with the performance of such investigations. In addition to the foregoing, Community Owner has the right of first refusal to purchase the manufactured home from Homeowner. The selling Homeowner must receive a written good faith offer of purchase from a bona fide third party who intends to acquire the manufactured home, and a copy of that written offer must be given to the Community Owner. The Community Owner will be given ten (10) days within which to decide whether or not the Community Owner will match the offer and purchase the Homeowner's manufactured home on the same terms and conditions as set forth in the written offer. Community Owner shall be deemed to have declined the right to exercise its right of first refusal if Community Owner fails to respond to Homeowner within such ten (10) day period. If Community Owner is deemed to have declined to exercise its right of first refusal or notifies Homeowner that it is not going to exercise the right of first refusal, then the Homeowner may sell the manufactured home to such bona fide third party, subject to the other terms and conditions of this Paragraph (including Community Owner's prior approval of the prospective third-party purchaser). In the event, however, that subsequent to the Community Owner's rejection of the right of first refusal any of the terms and conditions of the sale change, written verification of the changes must be supplied to the Community Owner, and the Community Owner's right of first refusal shall apply again to the sale based on the new terms and conditions. Upon the death of Homeowner, the Lease is deemed terminated and shall not transfer or pass to the benefit of any heir(s) or successor(s)-in-interest of the deceased Homeowner and shall not be binding upon the Community Owner unless the Community Owner so agrees otherwise in writing. This provision shall not apply to any surviving named Homeowner(s) in either the original Lease Agreement or any extension thereto who actually resides upon the subject manufactured home.
13. **Insurance:** Homeowner agrees to purchase homeowner's insurance from an insurance company licensed to do business in the State of New Jersey, including fire insurance, extended coverage insurance and personal liability coverage in limits set forth in the Guidelines. Community Owner shall not be responsible for any damage, personal injury, or loss of property due to fire, smoke, rain, flood, water leaks, hail, ice, snow, lightning, ground shifting, expansive soils, explosions, interruptions of utilities, theft, vandalism, or any other casualty (including sidewalks, driveways, and trip hazards within the Community. Homeowner indemnifies and holds harmless and will promptly reimburse Community Owner for loss,

damage, government fines and penalties, or cost of repairs or service in the Community or liability to third parties as a result of any violation of this Lease or the guidelines, or as a result of any acts, improper use, negligence, or willful misconduct of Homeowner or Homeowner's guests or licensees (whether or not occupants of the manufactured home) and contractors.

14. **Community Owner Lien:** Homeowner gives Community Owner a lien (legal claim) upon and all personal property of Homeowner, including but not limited to, any manufactured home placed upon the lot. This lien shall be effective as to the amount of any rent, additional rents, or damage charges due or other sums due and owing by Homeowner at any time during this Lease. If Homeowner shall default in the terms of this Lease, or in the event of abandonment of the manufactured home by Homeowner after the termination of this Lease, Community Owner shall be free to pursue its remedies both at law and equity with regard to the enforcement of the lien in order to collect any monies due and owing to Community Owner on account of this Lease.
15. **Improvements to Realty:** No additions, alterations or improvements (including landscaping) shall be made, installed on or attached to the Leased Premises without the prior written consent of the Community Owner and without first obtaining all necessary governmental permits and approvals.
16. **Community Owner's reservation of Right:** Community Owner reserves the right to locate and maintain, on and across the Leased Premises, such utility line facilities as may be necessary or convenient to serve the Homeowner and other homeowners in the Community; including water lines, television lines, sewer lines, gas tanks and lines, electric lines and pedestals, sidewalks and common paths; and to relocate, remove, maintain or repair such facilities as needed. Exercise by Community Owner of such reserved right shall not unreasonably interfere with Homeowner's use of the Leased Premises. Community Owner also reserves the right to install and maintain traffic control signs, street signs, or other signs he deems necessary and to decide their location. The Community Owner may move the Homeowner to another lot in the Community at the Community Owner's cost, provided Community Owner gives Homeowner thirty (30) days written notice. If the relocation occurs, this Lease will continue in effect and Homeowner's new lot shall be deemed the "Leased Premises" for all intent and purposes herein.
17. **Right of Re-entry:** If the Homeowner does not perform the duties imposed by law or assumed by this Lease or with respect to the Guidelines For Living (Rules and Regulations), Community Owner reserves the right to re-enter and take possession of the Leased Premises. Community Owner must first obtain a Court Order. If the Community Owner does re-enter, or if the Homeowner voluntarily abandons the Leased Premises, the Community Owner may collect the remainder of the rent due for the balance of the lease term from the Homeowner. The Community Owner's repossession of the Leased Premises shall not terminate Homeowner's responsibility for the rent due pursuant to this Lease, except to the extent the Leased Premises is re-rented.
18. **Renter's Insurance:** In compliance with P.L. 1974, Chapter 48 (C. 46:8-39), Homeowner is advised that crime insurance through the Federal Crime Insurance Program of Title 6 of the Housing & Urban Development Act of 1970 is available to the Homeowner. Homeowner may make application for such insurance from its own insurance agent. In addition, each Homeowner is required to obtain "Renters" insurance. (See paragraph 13).
19. **Flood Plain:** The Leased property is located at/below the One Hundred (100) year frequency flood elevation, as determined by the Federal Emergency Management Agency.

COMMUNITY OWNER'S GUIDELINES FOR LIVING

General Information:

All reasonable means have been taken to ensure that your residency is pleasant and enjoyable. Many of our Guidelines For Living are based on the requirements of New Jersey law with the intent to assist in the peaceful enjoyment of all residents. WE OPERATE THE COMMUNITY IN COMPLIANCE WITH FEDERAL FAIR HOUSING ACT.

A copy of these guidelines are made available to each resident and must be observed by all occupants, residents, guests, and family members. The named Homeowner is responsible for the actions of all occupants and guests. Community Owner reserves the right to enforce these guidelines, and to modify these guidelines from time to time. If you do not understand any, part, or all of these guidelines, you are welcome to call and/or visit the office for further clarification.

In these Guidelines for Living, the following terms are important to understand:

- "Community" means the Community Owner community in which your home is located and to which these guidelines apply.
- "Community Manager" refers to the person retained or contracted by Community Owner to act as the director and manager of the Community. The Community Manager is authorized to enforce these Guidelines on behalf of Community Owner.
- "Community Standards" refers to those minimum standards established from time to time by Community Owner for the condition of any manufactured home, which residents or prospective residents would like to locate within the Community and for the condition and maintenance of the Leased Premises.
- "Community Owner" refers to the owner of the Community and the Community Owner under your lease.
- "Guidelines" refer to the Guidelines For Living, the covenants, conditions and obligations described in this document, as amended from time to time, which all residents, family members, and guests must observe.
- "Lease" means the Community Owner manufactured home space lease between you, as residents, and Community Owner, as Community Owner and owner of the Community.

Any capitalized words or phrases used in these guidelines but not specifically defined shall have the meaning for that word or phrase set forth in the Lease.

1. ALL AGE COMMUNITY

This is an all age community with no minimum age requirements for residents. Additionally, the number of occupants of a manufactured home is limited to two (2) people times the number of bedrooms present in the manufactured home.

2. BEHAVIOR OF OCCUPANTS

A. All residents are responsible for the behavior of all members of their household or persons visiting them. No person shall be permitted to disturb other residents, damage property, and/or engage in any activity in neighbors' yards and/or on their patios/decks/porches etc., without permission. All recreation

must take place in their own yards and/or designated recreation areas (when applicable), not in streets or parking areas. The resident shall be responsible to pay for any damage caused by any member of the resident's household and/or visiting guest(s). Community Owner reserves the right to terminate the Lease of any resident whose household members or guests are not properly supervised. Homeowner(s) will be held responsible for any disturbances caused to the Homeowners by the residents, their children, and/or their guests.

B. All minors (under the age of 18 years of age or as defined by law) are required to be on their Leased Premises by 10 o'clock PM or as mandated by the local authorities. No swing sets, slides, climbing frames, sand boxes, trampolines, pools, basketball courts, or any of the like are permitted on any Leased Premises and/or common area.

C. Homeowner(s) shall perform all work in Community Owner during normal working hours.

D. A speed limit of 10 miles per hour must be observed at all times. Parents must keep their children out of the streets. Any games played in the streets, including but not limited to skateboarding, roller-skating, basketball, etc. is prohibited.

E. Loud parties, alcoholic parties, noise and any improper conduct that violates Millville City codes or the Community Owner Lease will not be tolerated.

F. All personal property including, bicycles, toys, etc. are to be stored in a shed and/or in the home at night and/or when not in use.

G. Parents will be liable for any property or personal damage caused by their children.

H. Non-residents of Community Owner, shall not be permitted to wash their vehicles using resident's facilities.

I. Swimming in the lake is prohibited.

J. No resident, family member, or guest, shall harass or torment the ducks, geese, or swans, or other wildlife. Violators will be prosecuted according to state law.

K. No person may feed or attract stray cats or wild animals. Any resident caught feeding stray and/or wild animals (i.e. ducks, geese, swans, etc) will be charged a Seventy Five dollar (\$75.00) fine, to be considered "additional rent".

3. NEW AND EXISTING MANUFACTURED HOMES

A. Residents who commence occupancy in the Community must meet the applicable requirements of the following standards (the "Community Standards"). Community Owner is in the continual process of upgrading the Community and reserves the right to require new residents to comply with the Community Standards in effect. All installation and upgrading work must be completed before the sale. If the home does not meet the standards of the Community, Community Owner can require the seller or buyer to upgrade the home and make all necessary repairs in order to comply with the guidelines prior to the completion of the sale of the home.

B. Community Owner is not responsible for injuries to residents or their guests. Homeowner is responsible for maintaining their Leased Premises, including driveways and sidewalks and keeping them free of ice, debris, and cracks. Community Owner is not responsible for any residents or occupants or

guests who trip on driveways or sidewalks. In the event of any cracks or lifting of the cement in the driveway or sidewalk, the manager must be notified immediately in writing.

C. Sidewalks and roadways are provided for pedestrian traffic within Community Owner. There shall be **NO PARKING OF ANY VEHICLES** on the sidewalks or curbing as this can damage the concrete. Violators will be responsible for costs of concrete repairs. There shall be no trespassing, such as cutting through yards and walking on lawns, as this is invading other resident's property and privacy.

D. Every Homeowner with an electric water heater must install a check valve to prevent damage to the water heater element in case of a water shut-off in Community Owner. This is not necessary for Homeowners with a gas water heater.

E. According to State Law, the Homeowner must have one approved 2-½ lb. ABC fire extinguisher readily accessible. Homeowner(s) must have smoke detectors and carbon monoxide detectors in operable condition.

F. Any and all storage underneath the manufactured home or an accumulation of trash or debris on the Lot is prohibited.

G. Subject to appropriate law, **OPEN FIRES ARE PROHIBITED.**

H. Pools of any kind are prohibited. This includes, but is not limited to, "kiddie pools" and "wading pools".

I. Trampolines of any kind are prohibited.

J. Homeowner shall be responsible for removing the weeds and grass growing in the cracks of the sidewalk and curbing directly in front of Homeowner's home.

K. The Homeowners lot, as well as Community Owner property, is to be kept clean, free from bottles, cans, boxes, and general litter and debris.

L. Fences - A written request must be submitted to the office and approved by Management in writing. Fences must be made of vinyl with height and placement on the lot approved by Management.

M. One Lawn Building (shed), constructed of wood, per lot, is allowed and shall not exceed 10 ft.x12 ft x 8 ft. high.

N. No Lot is to be used for any purpose other than a residence. No business of any nature can be conducted from a Homeowner's home.

O. Management has provided fine lawns on each lot. It is the Homeowner's responsibility to maintain the lawn in a neat and orderly fashion, keeping it adequately watered and mowed. Grass clippings must be bagged and not dumped in the lake, on Community Owner property, or any other property bordering Community Owner.

P. Any Homeowner with a dock on the property shall be responsible for the condition, the structural integrity of the dock, and the maintenance, which includes routine upkeep and repairs.

Q. Any type of temporary or permanent building (new or used), addition, or masonry work, either attached or unattached, must first be approved by management in writing. If approved, it cannot be removed from Community Owner without permission. If removal is approved, Homeowner(s) must sign a release letter assuming all monetary damages to Community Owner property or utility cables during

moving. Any contractor involved with moving a manufactured home or any part thereof must carry Personal Injury Liability Insurance coverage with limits of at least \$2,000,000.00 and property damage coverage of at least \$1,000,000.00. Proof of insurance must be provided to Community Owner before any such contractor works on the premises.

R. All homes must have an identification number conspicuously placed on them in compliance with the general practice prevailing in the Community or any requirement recommended by local emergency services. This is essential to help emergency services locate the proper party when an emergency arises.

S. Sewer lines are easily clogged. Homeowners must not use them for disposal of sanitary napkins, disposable diapers, kitty litter, Q-tips, industrial rags, or cooking grease.

T. Hook-ups to Community Owner facilities will be made by Community Owner employees. Tampering with facilities such as electric meters, water and gas connections, sewer lines or cable lines etc. will not be tolerated and will be reported to the proper authorities. Water and sewer facilities must be used conservatively.

U. Community Owner has supplied underground cables for television and computers. No antennas shall be erected on Homeowner's homes or lot without Community Owner's written permission.

V. All new or used mobile homes must have front and back rain gutters to prevent soil erosion and direct the water away from the foundation. This is in accordance with the City of Millville Ordinance "Foundations: 1813.8"

W. Homeowner(s) is responsible for re-leveling and anchoring of the Homeowner's home. The only exception is the Homeowner(s) still covered by the one-year warranty on new homes.

X. Skirting for each home must be neatly constructed and maintained. Skirting that is dented, damaged, or missing must be replaced. Skirting material and design must be approved by Community Owner management before installation.

Y. Any Contractor hired to perform work on Homeowner(s) home must first provide Proof of Insurance to Community Owner management after receiving proper approvals.

Z. Those Homeowners desiring to build a deck must request so in writing to management and if approved, must place river rock under the entire length and width of the deck to avoid erosion. Under certain conditions a Permit from the City of Millville may be necessary.

4. TRASH COLLECTION/RECYCLABLES

A. Trash/Recycle collection is every Wednesday. All trash containers shall be placed in front of the home no sooner than Tuesday afternoon.

B. All trash shall be kept in trash cans with tight fitting lids, and recyclables in proper containers, and kept in the rear of the Homeowner's home until trash collection. Homeowner must always comply with recycling requirements imposed by law.

C. Dumping of debris within Community Owner, or on the Nature Conservancy property bordering Community Owner, is prohibited. This includes junk mail left behind at the mailboxes.

5. COMPLAINTS

ALL COMPLAINTS by Homeowner(s) shall be submitted in WRITING ONLY. Verbal complaints will not be accepted.

6. VEHICLES

A. Vehicles shall be parked only in Homeowner's driveway or designated area in front of Homeowner's home. There shall be no parking on the lot, lawn, grass, sidewalks, curbing, or your neighbors designated parking space. Homeowner(s) shall be responsible for repairs of any damage (including oil leakage) done by Homeowner(s) to concrete driveways,

B. Recreational Vehicles (RV) or campers are prohibited except to clean, load and unload for vacationing. 48 hours is allotted to the loading and unloading of such vehicles. Any Homeowner not in compliance with this guideline will be towed at the owner or operator of the vehicle(s) expense.

C. Canoes, paddle boats, and other small boats, to be used on the Community Owner Lake are permitted, however, the appropriate size must be approved by Management in writing. Nothing with a motor can be used in Community Owner Lake. All boating on Community Owner Lake is done so at boater's own risk. Community Owner is not liable for any damage or injury that occurs. Boats and other water craft, not approved for use in the Community Owner Lake may not be stored on Homeowner's lot, or Community Owner property. Any Homeowner not in compliance with this guideline will be towed at the owner or operator of the vehicle(s) expense.

D. Overhauling or repairing of vehicles is not permitted on Homeowner's Lot, Community Owner property or in the roadways of the community.

E. No large trucks, tractor-trailers, utility trailers, buses or similar types of vehicles are allowed in Community Owner except for deliveries. Any Homeowner not in compliance with this guideline will be towed at the owner or operator of the vehicle(s) expense.

F. Vehicles not in use, vehicles without properly inflated tires, disabled vehicles, vehicles without current license plates, and vehicles without registration or insurance are prohibited on Community Owner property or Homeowner's lots. Any Homeowner not in compliance with this guideline will be towed at the owner or operator of the vehicle(s) expense.

G. Go-Carts, 4-Wheelers, dirt bikes, electric scooters, or similar vehicles are not permitted in Community Owner. Any Homeowner not in compliance with this guideline will be towed at the owner or operator of the vehicle(s) expense.

H. All vehicle mufflers must be state approved for noise level.

7. PETS

In order to minimize any inconvenience to community residents resulting from pets, Community Owner has adopted a strict pet policy. A resident with an existing pet or pets which are not in compliance with the new Guidelines For Living regarding pets, may be granted an exemption to keep their pet for the life of that pet, provided the resident has registered their pet as required by these guidelines.

A. There is a maximum of two (2) pets permitted per household (i.e. dogs, cats, birds, reptiles, or any other animal)

B. Aggressive pets are not permitted. Any pet that demonstrates aggressive behavior of any kind, towards an individual or another animal, will have to be removed from the community immediately and permanently. Noisy or unruly pets, or those that cause complaints, will not be permitted to remain in Community Owner.

C. All pets must be kept **INDOORS**. No exceptions.

D. Pets are not allowed to run freely in Community Owner and must be on a leash at all times when being exercised within Community Owner. This means that pets cannot simply be detained within a fence or on a "runner". Owner must be in absolute control of pet **AT ALL TIMES**.

E. Pet owners must carry a receptacle for immediate clean up of pet droppings.

F. Homeowner must register the pet with Community Owner, provide a picture, and provide the Community Owner with proof of adequate liability insurance covering property damage or personal injury liability caused by pets.

G. It is expressly understood that Community Owner reserves the right to revoke permission for any pet to remain in Community Owner should the HOMEOWNER/PET violate any pet policy.

H. Pets must wear the necessary registration from the appropriate government agency. Resident must provide information regarding proper license and shots upon request of community management and as mandated by local ordinances.

I. Community Owner reserves the right to have any strays (without proper license on collar) removed from the community by the local animal control department.

8. RULE CHANGES/RENEWALS

A. Homeowner will, in every respect, comply with all applicable laws including but not limited to the ordinances of the City of Millville; with the rules and orders of the Board of Health; with the orders and requirements of the Police Department; with the requirements of the Underwriters Association so as not to cause any raise in the rate of insurance upon the building and contents thereof; and with the rules and order of the Fire Department in respect to any matters coming within their jurisdiction.

B. Community Owner reserves the right to adjust the Community Owner Guidelines For Living (Rules and Regulations). Rule and Regulation changes will be reported thirty (30) days in advance by the placement of changes in a conspicuous and common area of Community Owner and written notice as required by law.

9. ADDITIONALLY INSURED

Every Homeowner's homeowners insurance policy must include a minimum of **One Million Dollars (\$1,000,000)** liability and casualty insurance, and be duly endorsed by insurer to Community Owner and to Community Owner's Managing Agent as follows:

171 Adams LLC
PO Box 171
Rock Hill, NY 12775

and to Mortgagee as follows:

**Midland Loan Services
10851 Mastin Blvd., Ste 300
Overland Park, KS 66210**

**SABAL CAPITAL II, LLC
4 Park Plaza, Suite 2000
Irvine, California 92614**

(This means Community Owner will be protected under the Homeowner's insurance should the Homeowner be sued within the Leased Premises)

COMMUNITY OWNER'S REGISTRATION ACT STATEMENT

In compliance with the Community Owner's Registration Act of 1974, in the State of New Jersey, Community Owner hereby notifies the Homeowner of the following:

PROPERTY ADDRESS: [Lease.Unit.Name()], [Address.CityStatePostalCode()]

1. Name and address and phone number of record owners(s) of the premises and the record owners(s) of the rental business, if not the same person (name all partners, if partnership):

**O.L.G. LAND, INC. T/A HOLLY VILLAGE
350 Silver Run Road
Millville, New Jersey 08332
(856) 825-3083**

2. If record owner is a corporation, name and address of registered agent and corporate officers:

**O.L.G. LAND, INC. T/A HOLLY VILLAGE
350 Silver Run Road
Millville, New Jersey 08332
(856) 825-3083**

3. Name and address of the person authorized to accept notices in the same County as the rented premises:

**Nancy Kinkade
350 Silver Run Road
Millville, New Jersey 08332
(856) 825-3083**

4. Name and address and phone number of managing agent of the premises:

**171 Adams LLC
PO Box 171
Rock Hill, NY 12775
Attention: Michael Hoyt
(856) 825-3083**

5. Name and address of the superintendent or other individual employed by the record owner to provide regular maintenance services:

**Adams LLC
171 Adams Road
Rock Hill, NY 12775
Attention: Michael Hoyt
(856) 825-3083**

6. Name, address and phone number of person who can be contacted in case of emergency:

**Adams LLC
171 Adams Road
Rock Hill, NY 12775
Attention: Michael Hoyt
(856) 825-3083**

7. Name and address of every holder of a recorded mortgage on the premises:

**SABAL CAPITAL II, LLC
4 Park Plaza, Suite 2000
Irvine, California 92614**

8. If fuel oil is used to heat the building and the Community Owner furnishes the heat in the building, the name and address of the fuel oil dealer servicing the building:

N/A

The balance of this page is intentionally left blank. Signatures follow.

Homeowner Copy

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the last day and year written below.

Homeowner(s): [FirstName()] [LastName()]

Date ("Effective Date"): February 1, 2024 to January 31, 2026

Leased Premises Address: [Lease.Unit.Name()]

Mailing Address: [Address.Street1()], [Address.CityStatePostalCode()]

Monthly Base Rent: \$ _____

Monthly Pad Fee: \$ 51.67

Other Monthly Charge:

Other Occupants:

NAME:

DOB:

COMMUNITY OWNER/MANAGING AGENT

Date: _____

HOMEOWNER

Date: _____

HOMEOWNER

Date: _____

ADDITIONAL DOCUMENTS:

In addition to this Lease Agreement, the Homeowner has been given the documents listed below.

- A copy of the Community Owner Rules and Regulations ("Guidelines")
- Community Owner's Registration Act Statement.
- A copy of "The Truth in Renting" booklet. (**New Homeowners only**)

O.L.G. Land Inc. / Holly Village Copy
(PDF and/or electronic copy of full Lease document in homeowner file in rentmanager.)

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the last day and year written below.

Homeowner(s): [FirstName()] [LastName()]
Date ("Effective Date"): February 1, 2024 to January 31, 2026
Leased Premises Address: [Lease.Unit.Name()]
Mailing Address: [Address.Street1()], [Address.CityStatePostalCode()]
Monthly Base Rent: \$ _____
Monthly Pad Fee: \$ 51.67
Other Monthly Charge:

Other Occupants:

NAME:	DOB:
_____	_____
_____	_____
_____	_____
_____	_____

COMMUNITY OWNER/MANAGING AGENT Date: _____

HOMEOWNER Date: _____

HOMEOWNER Date: _____

ADDITIONAL DOCUMENTS:

In addition to this Lease Agreement, the Homeowner has been given the documents listed below.

- A copy of the Community Owner Rules and Regulations ("Guidelines")
- Community Owner's Registration Act Statement.
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