



White House Beach, Inc.

Exhibit H: White House Beach Rules and Regulations Including Home Standards

1. In case of emergency call 911 for fire department, state police or medical rescue squad.
2. New "911" address number must be displayed on home.
3. Sussex County Planning and Zoning Department have strict rules regarding improvements or changes to the home and leased lot. Resident must submit a sketch and or description to WHB, Inc. for approval as well as necessary County permits before beginning construction.
4. At no time shall a resident be permitted to create, sustain or encourage any type of noise, or noisy activity, which disturbs any other resident. Nor shall any resident play any stereo, radio, or television at a level, which causes a disturbance for other residents.
5. Garbage is collected on Monday and bulk is collected on 2nd and 4th Wednesday of the month. Please follow the guidelines as provided by Blue Hen Buzzards Inc.
6. We ask that bay-front tenants preserve any vegetation along the beach as it protects against erosion, and once destroyed, cannot be re-established. The bay front is a common area for the enjoyment of all tenants.
7. No vehicles may drive aimlessly through the park. Non-residents may drive to or from the homes of welcoming residents who are responsible for guests while in the park. Vehicles parked in beach areas and other common areas must have WHB decals.
8. No alcoholic beverages or bottles are permitted in WHB common areas.
9. A limited number of non-malicious pets may be kept as long as no justifiable complaints are made about them as nuisances. Dog owners will control their dogs and clean up after them.
10. Unused cars, boats, and boat trailers must be removed from the park. Boats and boat trailers may not be stored in the park except on the tenant's lot. Cars or trucks with licenses expired longer than one year will be considered abandoned.
11. We require that residents keep their grass mowed. After serving proper notice, WHB will cut the grass and bill the resident \$50.00.
12. No loitering is permitted at the marinas after dusk.

13. There is a law against throwing trash, fish cleaning scraps, or other refuse in the lagoons. Punishable by fine.
14. Please give us a phone number, boat license number, and the name of a person to be notified in case of emergency.
15. Trees more than 2" in diameter may not be cut or disfigured. No nails, hooks, or wires may be attached to them without permission. White House Beach Inc. will be responsible for the removal of large dead trees that are a threat to life or property, but the resident must inform the landlord of any dead tree that needs removing.
16. No commercial enterprise or offensive activity shall be carried on upon the premises, nor shall anything be done by the resident or guest that may be a nuisance or annoyance to other residents.
17. "For Sale" signs for homes, cars or boats are not permitted on the leased space itself.
18. No campers, travel trailers, motor homes, tents, or other temporary dwelling will be permitted in the park overnight. Box trailers, flat bed trailers, construction equipment etc. are not permitted to be stored on your lot.
19. No guns of any type may be carried or discharged in the par.
20. Guests must be accompanied by their hosts when clamming, crabbing, swimming, etc.
21. Unlicensed gas vehicles are not permitted in the park; unlicensed vehicles such as bicycles and golf carts are the sole responsibility of the resident. WHB. Inc. assumes no liability for operation of unlicensed vehicles.
22. Quarterly sewer payments paid by WHB INC will be billed to resident along with a \$25.00 late fee.
23. Resident shall park vehicles in a manner to least obstruct the water view of other residents.
24. The speed limit is **15mph MAXIMUM**. Posted speed limits and stop signs shall be obeyed by all motor vehicles. These signs are placed for the safety of all residents, their families, and guests. Strict compliance with the speed limit must be by each individual. All intersections must be considered yield corners. Violation of these guidelines may result in termination of the Rental Agreement.
25. All homes shall be maintained in good condition and repair, and the exterior shall be kept clean, neat, and properly painted at all times. Any change in the exterior color of the home or appurtenant structures, including but not limited to additions

utility buildings, porches, steps, and skirting must be approved in writing by management. Lot shall be kept clean, neat, and free of objects that could be stored in a shed, or under the home. Skirting is to be in place at all times around the entire home, including decks, porches, and additions.

26. Homeowners are to be the primary resident of their home site. Rental or subleasing of resident's manufactured home will not be permitted with or without monetary compensation. No resident can sell his/her manufactured home by way of a lease purchase agreement unless the title is transferred into the purchaser's name. And approved by management. Failure of the resident to comply with these rules may result in termination of the Rental Agreement.

27. Home Standards

A. For New Residents:

1. Home must be a new manufactured home with shingled roof and house type siding.
2. Home must have all proper permits and be placed according to Sussex County Code.

B. For Existing Residents:

1. Resident has 9 years from April 2004 to comply with the following standards
 - a. Home must have a shingled roof and have passed inspection by Sussex County Planning and Zoning
 - b. Home must have house type siding such as vinyl or wood. Metal siding is not permitted.
 - c. Home must be skirted with vinyl skirting or have a block foundation.

C. For existing Residents transferring home / lot:

1. Home must meet requirements for existing Residents before selling Home.
2. If selling tenant does not achieve compliance prior to sale or transfer of home/lot, buying tenant must deposit 120% of the estimated cost of the changes necessary to achieve compliance into an account jointly controlled by landlord and buying tenant, and buying tenant has three years to complete changes (unless necessary to protect life or for other safety reasons - and again, once work begins, changes must be completed within a reasonable time.)
3. Home must be at least 14 feet wide to remain in the park after sale unless a waiver is issued by White House Beach, Inc.

- 28. Sheds** – Tenants are limited to one shed or outbuilding per lot. Sheds must be the same color as the home, the exterior siding must be of the same material as the home, it must be no farther than 2 feet from the home and no closer than 10 feet to the lot line. It can be no wider than the width of the home and no deeper than 10 feet. Park approval is required before placement or construction begins. Tenant must also comply with all zoning requirements.