

EXHIBIT A

B-B TRAILER PARK

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RULES AND REGULATIONS

WELCOME to our Community!

All reasonable means will be taken to make your stay here a safe and happy one. This property is privately owned, and the Management makes and enforces the Rules and Regulations. We are required to conform to all local, state, and federal health, welfare, and safety laws. Our Residents must also abide by these laws. Therefore, many of our Rules are based on what is required of us by the law and the community.

PLEASE READ THESE RULES CAREFULLY. If you have any questions, please contact the Management for clarification. These Rules are incorporated into the ‘Lot Rental Agreement’ which you will execute. A failure to accept, agree to, and abide by these Rules may constitute a default and subject you to the “Default and Remedies on Default” provisions of the Lot Rental Agreement. Also, please understand that the Lot Rental Agreement contains additional requirements and duties on your part, the breach of which will also subject you to the Default and Remedies on Default provisions of the Lot Rental Agreement.

Consideration and courtesy for others will help us all make this a pleasant place in which to live. If you have any complaints or suggestions for the improvement of the Subdivision, please bring them to Management. The cooperation of all Residents is required in helping us to maintain a clean, attractive, and safe home for you. Rules are established for the benefit and protection of all Residents of this Subdivision. Enforcement of the Rules means the safety and neighborhood comfort, that we all want to enjoy, will exist. The Resident’s cooperation with others, and Management, will insure a well governed and peaceful community in which to live. The Default and Remedies on Default provisions of the Lot Rental Agreement will be used against Residents as a result of non-compliance of these Rules.

GENERAL RULES

1. Application for residency must be made and subsequently approved by Management, and all required fees and charges paid prior to your mobile home moving into B-B Trailer Park or move into an existing home in B-B Trailer Park. The Management reserves the right to approve or reject all applications for residency without exception or question. False or misleading statements on the Application may be treated by the Management as a breach of this Agreement constituting a default.
2. All Rental Applications for a space in B-B Trailer Park must include four (4) photographs of the home (one taken of each side of the home). If you are buying a brand-new home from a dealer, Management does not need pictures. The photographs must show an accurate picture of the home. Pictures must also be taken of any shed, porch, or other additions that will come into the Subdivision with the home.
3. Requirements of B-B Trailer Park and/or local governing ordinances and State laws governing the placement and setting up of the mobile home and connection of utilities, must be met prior to Management allowing the mobile home to be occupied. Management must be notified 48 hours in advance of a move-in or move-out of a mobile home. The Manager is required to be on site and must be given a specific date and time of the move-in or move-out. It is the mobile homeowners' responsibility to inform their towing company that landing plates are required to move the mobile home in and out of the subdivision if the ground is saturated. NO HOME WILL BE ALLOWED TO MOVE IN OR OUT WITHOUT THESE PLATES. Owners of the mobile home shall be responsible for any damage to Subdivision property incurred by them or their agents. It is the mobile homeowners' responsibility to make sure their home is set up to interface with the Subdivisions utilities prior to the hook up of the home. (i.e.: water pressure regulators and electrical transitions.) The Subdivisions responsibility ends at the utility connection box. Any additions and/or alterations needed to accommodate the home in the Subdivision are the responsibility of the mobile homeowner. Any damage caused by the neglect of the homeowner to the Subdivision's utilities will be the responsibility of the Lessee.
4. The use of said land shall be restricted to one mobile home dwelling for private residential use only. The operation of a business or the storage of business property, tools, or materials requires written approval from Management.
5. No lot shall contain more than one mobile home residence and storage shed, all of which must be approved in writing. Additions to mobile homes require written approval from Management.
6. You may sell your home outright, contract for deed, or lease to own. You may rent your home with the understanding that the homeowner is responsible for the lease and lot rent with B-B Trailer Park. All prospective Owners/tenants MUST be approved by management

and sign and initial these agreements and acknowledge the rules and regulations. If Management receives complaints from your mobile home (rented or owner occupied) a written warning will be sent. If Management receives a second complaint, management reserves the right to Evict the Trailer/Owner/Tenants. All tenants must be approved by Management prior to move-in and all tenants must have current contact information with Management.

7. Any of the above must be approved by Management. You must make certain that the mobile home in which you live is covered by insurance which provides coverage for the clean-up or damage to B-B Trailer Park premises in the event of the destruction of your mobile home due to fire or wind, for example. Otherwise, you will be held personally responsible. Failure to pay these charges shall constitute a default of the Rental Agreement.

SPECIAL REQUIREMENTS

1. ALL homes must be anchored to ground and skirted with an approved material. The skirting must have a full frame and two access doors (one on each side of home), and painted around the bottom with a nonflammable material. This is to be finished within thirty (30) days of move in. You must have an approved set of steps for the front and the back of the home that meet all requirements. All steps and porches are to be approved by management prior to construction.
2. ALL porches, carports, sheds, awnings, cabanas, additions, etc., must be approved by Management prior to the construction or location on the space. No home-built sheds are allowed, 12'x12' maximum size on the shed. Sheds need to be painted in the same color scheme as the trailer.
3. Management and the Subdivision are not responsible for personal property loss due to fire, theft, accident, or causes beyond its control.
4. Please keep radio, stereo, TV, and any other noise to a minimum after 10:00 P.M., and prior to 6:00 A.M. Also, be considerate during the days to avoid conflict with your neighbor.

Do not race your engine when starting, and please observe the 10 MPH speed limit in the Subdivision. Your safety and that of your neighbors' is paramount. Please observe and obey any other signs or traffic signs.

5. No peddling, soliciting, or commercial enterprise is allowed in the park.

6. Residents will be charged for any damage caused by children and guests for whom they are responsible. The conduct in the park by such children and guests is also the responsibility of the Resident.
7. Children are to play at their own spaces only and shall not be permitted in the yards of others without permission, or to play in the streets at any time. Children are not to take short cuts through other yards; All surrounding areas are private property and specifically off-limits to both children and adults. You may face trespassing charges if you are found on this private property.
8. No firearms, BB guns, air guns, bow and arrows, sling shots, or fireworks shall be discharged in the park.
9. Guests shall be limited to a stay of Five (5) days unless a longer time is approved in writing, in advance, by Management. Guest's vehicles, trailer, etc., may not, under any circumstances, be connected, either directly or indirectly, to the park utilities.
10. NO FIRE PITS ARE ALLOWED.
11. NO above ground pools are allowed. Child play pools with water less than 12 inches deep are allowed.
12. Only trampolines that are less than 36" in diameter are allowed.
13. You must obtain approval of any new person older than 18 years old (roommate, boyfriend, girlfriend, wife, husband, friend, relative etc.) that you want to reside with you at your residence.
14. Every resident agrees that they, their family members, guests, etc., will not engage in any illegal activity, disturb, or endanger neighbors while on the premises. This will result in immediate eviction.

MOTORIZED VEHICLES

1. There is a maximum of three (3) vehicles allowed per space. This includes cars, pickups and motorcycles. Vehicles that are NOT allowed include travel trailers, campers, RV's, enclosed trailers, utility trailers, boats, snowmobiles, jet skis, and ATV's. Management approval is required If additional Parking is required for prohibited vehicles and additional parking rent may be charged. Campers and boats may be brought in for 24 hours for loading or unloading supplies; while unloading or loading the camper or boat, such vehicle must be parked in the driveway and not block the sidewalk. Semi-trucks are not allowed in B-B

Trailer Park under any circumstance. No vehicles will be allowed to park anywhere but in designated parking spots.

2. Under no circumstances are automobiles of any kind to be overhauled or have any type of repair performed rendering them inoperable for more than 24 hours. Any vehicles that are not operable or do not have a valid license plate are to be removed or will be towed at the Resident's expense. Any stains or mess caused by "minor" repairs or maintenance must be cleaned-up immediately. Upon move-out, any maintenance or repair related damage will be repaired at the Resident's expense.
3. Vehicles must display proper tags, stickers, and other items of operation as required by State and/or local law.
4. The speed limit for all types of vehicles (including bikes, motorcycles, etc.) shall be 10 MPH unless otherwise posted. It is the Residents responsibility as "on-site residents" to control speeding as much as Management. Speeding, careless or reckless driving. etc., is considered in direct violation of Resident's health, safety and welfare, and by law is grounds for lease termination. Vehicle path of travel is limited to streets only. Our streets are controlled directly by the Albany County Sheriff's Department.
5. No vehicles such as go-carts, snowmobiles, three-wheelers, quad runners, etc., are allowed in the Subdivision under any circumstances. Operation of these vehicles in the Subdivision and surrounding private land will be grounds for lease termination.

LAUNDRY

No outside laundry drying will be permitted on the individual mobile home lots.

POST OFFICE

Mailboxes are provided for each space. It is a federal offense to damage, tamper with, or forcefully enter U. S. Postal Service boxes. Mailbox keys are to be obtained from the main post office. You will need your lease and a photo ID to pick up the appropriate mailbox key.

PETS

1. Management has ABSOLUTE discretion as to the pets allowed in the B-B Trailer Park. All pets must be seen by Management. Residents must receive written approval for pet occupancy in the B-B Trailer Park. A written record of all pets residing at a rented lot must be on file with Management, and a picture of each pet must also be on file with

Management. Anytime a new pet is obtained, it must also be approved by Management. No vicious pets are allowed in the B-B Trailer Park. A maximum of Two (2) pets per household is allowed.

2. Pets must have all current inoculations before move-in will be allowed. Written verification of these health requirements must be furnished to Management before occupancy is allowed in the Subdivision.
3. All excrement must be properly disposed of daily. Residents are directly responsible for any of Resident's pet's excrement on another Resident's space. If Management receives any complaints, you will receive one warning notice. If Management receives a second complaint you will be asked to remove your dog from the B-B Trailer Park within 24 hours.
4. Any violation of the above Rules relating to pets will be dealt with strictly. Any Residents not abiding by the proper Rules will require removal of the pet and/or eviction of the Resident.

REFUSE DISPOSAL

1. Every resident of the B-B Trailer Park has a responsibility for helping to keep the B-B Trailer Park always clean and neat. The proper disposal of refuse and garbage is especially important. Weekly inspections will be done to ensure residents are complying with rules. Notices will be sent as violations occur. If a violation is not remedied within allotted time, it could lead to an additional fine, increased rent or eviction.
2. Trash shall be placed in TIED plastic trash bags, which are then placed in the trash container provided by the park. If you have an item that is too large for the container, you must haul it away yourself. Trash should be placed in the dumpsters provided. Illegal dumping must be reported immediately and will be subject to fine and or eviction. Garbage Pickup does not accept hazardous waste, paint, motor oil, anti-freeze, furniture, shingles, drywall/sheet rock, rocks, dirt, gravel, concrete, or cement.
3. The resident is responsible for the collection and removal of trash or debris that came from your property, which has been scattered or blown about the Subdivision. In this regard, if you do not personally immediately clean the area of the debris or trash, you shall be responsible for the expense incurred by Management in doing so. Failure to pay said expenses within Five (5) days shall constitute a default.

HAZARDOUS SUBSTANCES

All hazardous substances are prohibited on site, including but not limited to toxic, noxious, combustible, explosive materials, or vehicle oil. Disposal of any flammable or combustible materials on site is strictly prohibited. No vehicle shall be parked when that vehicle is leaking fuel, oil or any other fluid.

MOBILE HOME SPACES

1. Upon arrival of your mobile home in the B-B Trailer Park, Management must be notified to instruct and direct driver for each lot in a uniform manner. Any damage to the B-B Trailer Park during move-in or move-out will be the responsibility of the Resident to repair or repay the B-B Trailer Park for such damages.
2. The proper utility companies must be notified to check all service connections. In no case shall the plumbing be allowed to drain on the ground. The Resident shall be responsible for providing approved types of services and utility connections, including, but not limited to pressure regulating valves, voltage regulators, etc. The Resident shall provide and use heat tape with a responsibility to check the heat tap regularly. The B-B Trailer Park is not responsible for any damage due to neglect by the Resident. If the B-B Trailer Park system is damaged due to the neglect of the Resident, such as frozen pipes, Resident is responsible to pay Community for all damages incurred.

Do not waste water. Leaking fixtures inside or outside the mobile home must be repaired. Resident acknowledges they are responsible to reimburse B-B Trailer Park for any water wasted due to their own incompetence or neglect. You may NOT wash vehicles.

3. Management will not be responsible to pay for any service call concerning electrical, gas, cable television, sewer, water, telephone, or other similar problems unless the Resident experiencing the problem first reports the problem to Management. If the service call is directly caused by the Resident, Resident will be responsible for all charges incurred.
4. Each mobile home space must be ALWAYS kept neat and clean. No storage of bottles, cans, boxes, equipment, tires, wood or trash around the mobile home or lot is allowed. Storage under the mobile home must be in containers. All other storage must be container in an approved storage shed.
5. Each Resident must maintain their enclosed space including mowing, weeding, trimming etc. Check with Management regarding planting of flowers, trees and shrubs. If neglected, a charge will be made by the B-B Trailer Park for maintaining same. Yards may not be dug-up or disturbed, nor may flowers, trees, bushes, and shrubs be removed without permission

from Management. You are encouraged to plant flowers and gardens on your lot. At the close of tenancy, all plants and land improvements must be left undisturbed. At no time may holes of any kind be dug on the lot without permission of Management. Lawns shall be taken care of by the Resident and shall remain the responsibility of same. Landscape and Fencing need approval by Management. If you do not mow, water, trim, etc., B-B Trailer Park Management will do it for you and charge you \$35.00 per time for this service.

6. Fences are allowed. They must be of quality fencing material and permanently affixed to the property. T-Posts, pallets and homemade fencing material are NOT allowed. All other fences, including chain link, vinyl, wood picket, and/or privacy fences, are allowed. The onsite manager must approve the construction of any new fences in writing before a new fence may be constructed. Fences must be installed in a straight, level, and workmanlike manner. Fence height must be between 42 and 48 inches. Fence must have a top rail. Fence posts must be anchored in concrete. Bushes or vines may not be allowed to grow on or through the fence. Fence must be located behind the front door so that a visitor can walk to the front entrance of the mobile home without opening a gate. Fence may only be located on the same side of the home as the front entrance of the mobile home. Fence may extend across the back of home ONLY IF no utility connections (water, gas, and electric) are located on the back of the home. Fence must maintain a minimum of 6-foot clearance between any other mobile home. Any fence that is damaged, or any fence that deteriorates in quality or condition due to age, must be repaired or replaced by the Tenant at management's discretion.
7. All personal property must be stored in a storage shed only. No lawn items (lawn mowers, rakes, BBQ's etc.), bikes, toys, lawn chairs, etc., may be left strewn about the space. Please always keep yards neat and clean.
8. If any mobile home located in B-B Trailer Park is left unattended and lot rent is unpaid for more than 30 days, this mobile home will be deemed abandoned. "Unattended" includes, but is not limited to, any residence where a notice to quit is posted and/or Lessee is away from the property voluntarily or involuntarily for said time. Upon expiration of the 30 days, B-B Trailer Park will take immediate action to Acquire, sell and/or dispose of the abandoned mobile home. The Lessee may pay to redeem the mobile home with payment of all costs in conjunction with removal, preservation, custody, storage and sale, and reasonable attorney fees.

ASSIGNMENT AND SUBLETTING

Lessee shall not sublet the premises, or any part thereof, nor shall Lessee assign this Agreement.

SELLING OF MOBILE HOME

Written notification must be provided to the Landlord prior to offering a mobile home for sale. All prospective buyers must undergo pre-approval by Management before purchasing a mobile home within the Property. It is the responsibility of the Current Owner to inform prospective buyers that they must apply for approval before finalizing the sale. If the prospective Owner is not approved prior to the property transfer and remains unapproved, the current Owner will be liable for all payments, including collection fees.

Trailers cannot be sold during a current lease term. If an owner deems it necessary to sell a trailer during an active lease, the owner is responsible to the landlord for the remaining rent of the term.

If the home is to be moved out of the B-B, a 30-day written notice to vacate must be provided.

Management must be notified one week in advance of the move-out date and time.

Management's presence is required for all move-ins and move-outs.

RENTAL PAYMENTS

1. All rents and other fees as prescribed in the Lot Rental Agreement are due on the First (1st) day of the month and are considered late if received after 5 p.m. of the Fifth (5th) day of the month. Failure to make payment on time will result in a delinquent charge in the amount of Fifty Dollars (\$50.00). Payments can be made through QuickBooks email link, Apartments.com or you can make your checks or money orders out to B-B Trailer Park. There is a deposit owed on the lot at the time of move in, please check with management for the amount.
2. At any time if any rental payments are past due, Resident shall be considered in Default. RENT THAT IS LEFT UNPAID WILL BE CONSIDERED IN DEFAULT AND WILL RESULT IN IMMEDIATE EVICTION FROM THE B-B TRAILER PARK.
3. A fee of Twenty-Five Dollar (\$25.00) will be assessed for serving you the NOTICE TO QUIT. To the extent allowed by applicable Law, attorneys' fees and all costs and reasonable expenses incurred by Lessor by reason of a default by any Lessee Party, or in obtaining compliance with requirements of this Lease, shall constitute Additional Rent to be paid by Resident, payable immediately upon demand. In the event of litigation or arbitration arising under this Lease, the substantially prevailing party as determined by the trier of fact shall be entitled to reasonable attorneys' fees and costs of the litigation or arbitration.
4. A service fee of Fifty Dollars (\$50.00) will be assessed for non-sufficient fund checks returned by the bank. Residents will have Three (3) days to pay the amount of the Non-sufficient fund check and the Fifty Dollar (\$50.00) fee. If a non-sufficient fund check has

been issued, Tenant's will be required to pay Debit, Credit, ACH, cash or money order or for all future rental payments.

EXCULPATORY CLAUSE AND INDEMNIFICATION OF MANAGEMENT

It is expressly understood and agreed that the Lessor or Lessor's heirs, successors, assigns, representatives or agents will not be held liable to Lessee or Lessee's family, guests, heirs, representatives, assigns, or agents for any damages whatsoever, including but not limited to, any injury to Lessee or his family, guests, heirs, representatives, and/or others, respective of how such injury or damage may have been caused, whether from action of the elements or acts of negligence of the Lessor or his heirs, successors, assigns, representatives or agents. Lessee shall defend, indemnify, and hold the Lessor harmless from and against any claim, loss, expense, or damage to any person or property in or upon the leased premises or any area allocated to or used by Lessee or his/her family, agents, guests, arising out of the Lessee's use or occupancy of said premises, or any act or neglect of Lessee or Lessee's family or guests. If the Lessor pays any amount for damage or personal injury resulting from the failure of the Lessee to observe any covenant or condition of this Agreement, then the sum so paid by Lessor shall, at Lessor's option, become immediately due and payable, or may be considered additional rent due collectible in the month succeeding such payment by Lessor.

ACCESS TO THE PROPERTY

It is hereby understood and agreed that the Lessor or Lessor's agents shall have the right to enter and inspect the premises at any and all reasonable times to insure maintenance and safety of premises. Lessor or Lessor's agents will attempt to notify Lessee prior to any entrance 24 hours in advance. If this provision is declared by a court of competent jurisdiction to be void as against public policy, then this provision will be enforced by the court to the greatest extent legally permissible and the provision will remain in effect except to the extent any portion of the provisions is held by the court to be unenforceable.

These Community Rules and Regulations may be amended from time to time by Management, and any amendments shall be effective immediately upon your receipt of the amended Rules.

Lessee Signature _____ Date _____

Lessee Signature _____ Date _____