



Guidelines for Community Living

All reasonable means have been taken to ensure that your residency is pleasant and enjoyable. These Community Guidelines are intended to maintain the appearance standards of the Community for your comfort and that of your visitors. Many of the Community Guidelines are based on the requirements of state and federal law, and the remainder are to assist in the peaceful enjoyment of all Residents. A copy of these Community Guidelines is available in the Community and must be observed by all Residents and guests. Residents shall require all persons visiting the Community with their consent to govern themselves in accordance with the Community Guidelines and in a manner that does not unreasonably disturb neighbors or constitute a breach of the peace.

These Guidelines are incorporated into and made a part of the Lease between Resident(s) and [YES Community Legal Entity name] ("Community") as if fully set forth therein. Failure of Resident, Resident's family members, guests, or any other occupant or invitee of Resident to comply with these guidelines may result in the immediate termination of the Lease. Posted traffic signs, pool rules and any other posted notices are a fixed part of these *Guidelines for Community Living*.

1. General

- A. All Residents ("Resident") are required to complete an application and be approved for residency and to furnish YES all the information required by State law and YES prior to moving into the Community. **Any Resident that has not submitted an application and been approved for residency prior to moving into the Community will be required to do so immediately and if approval is not given, will be required to leave the Community.** Providing false or misleading information on an application for residency or Lease is grounds for immediate termination of the Lease.
- B. If Resident or any Authorized Occupant (as defined in the Lease) is listed on a sexual offender database or convicted of a felony during the tenancy, YES has the right to terminate the Lease immediately.
- C. Resident(s), occupants, guests and invitees may not engage in any criminal activity within the Community, including but not limited to: any violent criminal activity; drug-related criminal activity including the manufacture of, delivery of, possession of with intent to deliver, or possession of a controlled substance within the Community; and illegal sexual conduct.
- D. Resident(s), occupants, guests, and invitees may not engage in any acts of violence or threats of violence including but not limited to the discharge or brandishing of weapons, or any act that could interfere with the health, safety or rights of other Resident(s), their guests, employees or agents of the Community, or persons in the immediate vicinity of the Site or within the Community.
- E. Resident(s) is responsible for the conduct of all occupants and persons visiting the Community.
- F. Resident(s), occupants, Resident(s)' guests, guests of Authorized Occupants, and invitees may not grow, cultivate, or smoke marijuana in any manner whatsoever (including vaping) for medical or any other reason on the Site or anywhere in the Community.
- G. Site Leases are for a minimum of a one-year lease term and, subject to adjustment in the rental rate, are renewable at the option of the Homeowner unless good cause exists for non-renewal.
- H. YES will provide at least 30 days' prior written notice of any increase in rent.
- I. Unless a longer time period is provided by Federal, State, or local law, Residents are provided a 5-day grace period to pay rent after which a late fee will be assessed as set forth in Resident's lease. Residents have the right to cure any default in the payment of rent.
- J. Homeowners are entitled to sell their manufactured home to a buyer that meets YES's minimum requirements, rules and regulations, without having to first relocate the manufactured home outside of the Community.
- K. Homeowners have the right to sublease or assign their Lease provided the assignee or sublessee meets YES's minimum requirements, rules and regulations.
- L. A Homeowner evicted from the Community has the right to sell their manufactured home in place within 45 days after the eviction unless a longer time period is provided by Federal, State, or local law, in which case the longer time period applies.
- M. Community may charge a resale inspection fee to homeowners selling their home to inspect the Site and exterior of



the Home prior to the Home being listed or sold to identify items that need to be brought up to Community standards prior to selling.

- N. YES agrees to provide Resident(s) with no less than 60 days' written notice prior to any planned sale or closure of the Community.

2. Site Maintenance

- A. Unless otherwise specified in the Lease, site maintenance is the responsibility of Resident.
- B. The lawn should be kept clean, with grass cut, trimmed, fertilized, watered, and weeded to maintain a well-cared for appearance.
- C. There shall be no trash or debris in the patio areas, under the deck, or home.
- D. Residents are responsible for containing ground cover, such as wood chips, bark, rocks, and pebbles, in appropriate landscape areas. If ground cover spreads onto the street, sidewalk, or driveway, Resident is responsible for removing the ground cover and cleaning the area immediately.
- E. YES may, after appropriate notice pursuant to state regulations, perform site maintenance on Resident's Site and bill Resident for the site maintenance service. Payment for the site maintenance service is due and owing by Resident to YES immediately upon the performance of the site maintenance service. Performing the site maintenance service or the offer to perform the site maintenance service and billing Resident does not relieve Resident's responsibilities under this Rule. At the option of YES, the Lease may be terminated for failure of Resident to maintain the Site.
- F. Additional landscaping (including trees and shrubs) may be planted with Community Manager's prior written approval as to type and location. YES Management reserves the right to reject certain species of trees or shrubs as unsuitable for planting on a home site.
- G. Resident is responsible for maintaining and trimming any existing trees and shrubs on the Site and any new plantings which have been added by Resident.
- H. Trees and shrubs, whether planted by Resident or prior to Resident's tenancy, may not be removed without the Community Manager's prior written consent.
- I. If Resident plans to do any digging on the site, YES must be contacted first so that placement of utility lines and pipes can be identified. If Resident or their agent or contractor damages any utility line or pipe, Resident must repair the damage immediately at their own expense and to YES's satisfaction. If YES is required or elects to repair the damage to protect the Community's property or because of Resident's failure to repair, Resident is responsible for all repair bills and must pay the full sum of the repair bills concurrently with their next rent payment.
- J. The use of any furniture on the patio or deck is prohibited unless it is outdoor patio furniture approved by the Community Manager.
- K. No outside storage is permitted unless stored in a shed approved by YES Management. Residents are not permitted to store items such as, but not limited to, lawnmowers, snowblowers, gas cans, children's toys, inside furniture, etc., outside the home.
- L. Clotheslines, laundry lines, and hanging of clothing of any kind is not permitted on individual Sites.
- M. All solar energy devices (including solar powered devices and solar panels) must be approved by the Community Manager in writing prior to installation and must be constructed and installed in accordance with applicable state and local regulations. Approved solar energy devices may be installed only after all required permits, if any, are obtained.
- N. If a governmental agency imposes a fine for Resident's failure to comply with a local code or ordinance, Resident is responsible for payment of the fine. If the Community, in its sole discretion, elects to pay the fine on behalf of the Resident, Resident must promptly reimburse Community for the payment made on Resident's behalf.

3. Storage of Explosive or Hazardous Materials

- A. Explosive or hazardous materials, such as gasoline, propane, ethanol, other flammable fuel, and oil, may not be stored on any Site. Storage of explosive or hazardous materials creates a fire hazard and is a violation of local fire codes.
- B. Only a minimal amount of gasoline for use in lawn mowers or other yard maintenance equipment may be stored on the Site. In no event shall any gasoline or other hazardous material be stored beyond that which is allowed by local codes.



- C. Notwithstanding any local code, no fuel tanks or drums storing any gasoline, propane, ethanol or any other flammable fuel or substance are permitted on the property.

4. Children, Occupants and Guests

- A. Residents are responsible for their children, occupants, and guests at all times.
- B. Children are not permitted to play in the streets, at playground facilities, or common areas after dark unless accompanied by a parent or parent-appointed responsible adult.
- C. Skateboards are only permitted on Resident's Site.
- D. Residents and their children, occupants, and guests are to stay in common areas or on Resident's Site at all times.
- E. Residents and their children, occupants, or guests should not cut through other sites at the Community when travelling from their Site to common areas or visiting other homes without prior permission from the resident leasing the site.

5. Trash Disposal

- A. The dumping of any refuse on any site (occupied or empty), in any common area, in any recreation or service-center area, across any fence, or into any ditches is strictly prohibited.
- B. Trash and/or recycling must be placed in an approved container. Trash and/or recycling bags are not permitted to be placed outside the Home on the Site without being in an approved container.
- C. If the Community offers roadside trash pickup, trash and/or recycling containers may not be placed along the roadway for pick-up until the evening before the Community's designated trash or recycling pick-up day, as specified by local service. Trash and recycling containers must be removed on the day of pick-up.
- D. For Communities that provide trash or recycling dumpsters, trash and recycling is to be put inside the dumpster, not on the ground next to the dumpster. The dumpster is for Resident use only and for disposal of normal household waste and recycling only.
- E. Empty trash and recycling containers must be placed out of sight, except on pickup days or during delivery to a dumpster.
- F. For large item pick-up, please contact the Community office.

6. Animals

- A. Animals are not allowed without a completed Animal Addendum. Failure to complete an Animal Addendum prior to bringing an Animal into the Community is a violation of the Lease and Resident will be required to remove the Animal immediately or vacate the property.
- B. Animals may be prohibited solely at the discretion of YES.
- C. No more than a total of two (2) animals of any type are allowed in a Home.
- D. Small animals kept in a cage or aquarium, such as birds, hamsters, fish, lizards, and non-poisonous snakes, are allowed in a Rental Unit and are not subject to animal fees. If such animals are found not properly contained, animal fees may be charged. At no time may the total number of animals (registered and small qualified animals) in one household exceed two.
- E. Only domesticated house animals are allowed in the Community. Domesticated house animals do not include: any type of horse, cow, pig, sheep, goat, chicken, turkey, captive fur-bearing animal, or any other animal commonly kept for food or profit.
- F. The Community Manager reserves the right to refuse any dog breeds that are notorious for vicious behavior such as but not limited to: Pit Bulls, Chows, Rottweilers, Huskies, German Shepherds, and Doberman Pinschers and like breeds.
- G. Each animal must be licensed and inoculated in accordance with local laws. Resident must provide license and inoculation records if requested by management.
- H. Animals are to be kept inside the Resident's home, except when Resident is walking the animal on a leash or transporting the animal in the interior of a vehicle.
- I. Animals must be on a leash when walked. If a dog is playing in a designated dog park, if available, they may be removed from their leash while in the dog park.



- J. No animal may be tied up in Resident's yard or on the deck of Resident's home, even if attended by Resident.
- K. No animal may be left unattended outside the Home.
- L. An animal running loose will be impounded at Resident's expense and may result in Resident being required to remove the animal or vacate the Community.
- M. Outdoor dog runs, dog pens, chicken coops, rabbit pens, and/or dog houses are not allowed.
- N. Pet doors are not allowed.
- O. Animals are not allowed in any common or recreational area at any time unless in a designated dog park if available.
- P. Any excrement left by an animal outside must be picked up immediately and disposed of by Resident.
- Q. Animal-related damage to landscaping, the Site, common areas, or other Community property will be repaired at the Resident's expense and may be cause for removal of the Animal and/or termination of Resident's Lease.
- R. If an animal causes recurring disturbance or annoyance, such as barking, growling, howling or other unusual noises, permission to keep the animal may be immediately revoked and failure by the Resident to promptly remove the animal from the Community may result in termination of the Resident's Lease.
- S. YES has a strict zero tolerance policy with respect to aggressive behavior by animals. Any animal that, in YES's sole discretion, exhibits aggressive behavior must be removed from the Community immediately. Failure to remove the aggressive animal from the Community will result in termination of Resident's Lease.
- T. Resident's guests may not bring animals into the Community at any time.
- U. Animal sitting for animals that have not been approved to live in the Community is not allowed at any time.
- V. This section is incorporated into and is to be considered part of the Animal Addendum as if fully set forth therein.

7. Home and Accessories

- A. YES reserves the right to approve or reject a manufactured home ("home") because of its size, condition, or appearance, so that YES may maintain the high standards of the Community.
- B. Under no circumstances shall Resident put a listing for the Home on Airbnb, VRBO or other similar short-term rental (i.e., a rental for less than thirty (30) days) or use the Home for same. If Resident does so, YES has the right to terminate Resident's lease.
- C. Unless otherwise provided, the following accessories and equipment must be installed by the Resident as part of the improvements to the home:
 - i. **Skirting:** A uniform skirting made of a material specifically created for manufactured homes and that matches the color of the home must be installed around the entire home. The skirting must be approved by YES in writing prior to installation. Skirting must include venting as required by the homeowner's manual and be maintained at all times by Resident.
 - ii. **Stairs:** All home entrances must have either a deck or steps with a landing in accordance with local building code and must be maintained in a good state of repair.
 - iii. **Decks:** Decks must be installed and constructed in accordance with local building code and Community specifications. Community deck specifications can be obtained from Community management. Decks must be raised to the level of the entrance to the home and have handrails. Decks must be skirted or enclosed with material approved by YES.
- D. Homeowners must install skirting, deck, and rear steps within thirty (30) days of the date the Resident's lease begins.
- E. **Resident Owned Awnings, storage sheds, and exterior home improvements:** The type, location, size and color of all awnings, storage sheds, and enclosures must be approved in writing by YES prior to installation. Additionally, any exterior home expansions or improvements must be approved in writing by YES prior to starting the project. This includes, but is not limited to, awnings, sheds, additional rooms, and carports.
- F. **Maintenance:** All homes (including the roof), carports, awnings, decks, sheds, or any other items placed on a home site by Resident, must be maintained in good condition. Damaged or poorly painted areas of the home and accessory buildings must be repaired or repainted. YES reserves the right to require repair, repainting, power-washing, and other maintenance that is needed to comply with these Community Guidelines.
- G. **Rental Storage Sheds:** If a rental storage shed is provided on Resident's site, Resident is to use the rental shed for



storage only. Resident may secure the rental shed with one (1) lock. Resident agrees to the condition of the shed at time of move in and Resident agrees to maintain the shed in good condition during their tenancy. No improvements or alterations to the shed may be made without prior written consent of YES. Any items remaining in the shed after Resident vacates the home will be deemed abandoned and removed in accordance with the lease. Any cost to repair damage to the shed above normal wear and tear will be charged to Resident at time of move out.

- H. **Fences, window air conditioners, and other equipment:** All types of fences, window air conditioners, CB or TV antennas, and ham radios are prohibited.
- I. **Satellite dishes:** Satellite dishes are permitted if the satellite dish is affixed to the home and the location of the satellite dish has been approved by YES in writing prior to installation. Under no circumstances may a satellite dish be installed on YES's property without prior written approval of YES.
- J. **Compliance with building codes:** All improvements or accessories must comply with existing building codes. It is recommended that licensed contractors install all improvements and accessories.
- K. **Hitches:** Hitches must be removed from the home.
- L. **Hazardous equipment:** Hazardous equipment such as, but not limited to; trampolines, above ground swimming pools (no matter the size or style, including inflatable or plastic pools), basketball goals (either portable or stationary), swing sets, tire swings, hunting equipment, outdoor exercise or recreational equipment, weight benches, outdoor appliances, derelict vehicles, water features, and open fire devices (including, but not limited to, fire pits), etc., are not allowed on Resident's site. All inflatable play centers and equipment, such as bounce houses or castles, slides, obstacle courses, and rock-climbing walls are strictly prohibited, regardless of whether provided by Resident, a guest, or a vendor. Conventional gas grills intended for residential use are permitted and must be located a safe distance from the Home so as to not pose a fire danger or cause damage to Home.
- M. **Flags and signage:** Unless otherwise provided by Federal, State, or local law, a single American Flag is permitted to be displayed on your site subject to the following restrictions:
 - i. The American Flag must not exceed three feet by five feet (3'x5') in size.
 - ii. The American Flag must be the current 50-star version. No earlier designs of the American Flag are permitted.
 - iii. The American Flag must be displayed on either (1) a flagpole, which is no more than ten feet (10") in height and affixed to the ground (2) on a house mount, affixed to the side or roof of the home, with or without an optional pole that does not exceed five feet (5') in length.
 - iv. The American Flag cannot be displayed in a location that obstructs the view of any other home in the Community.
 - v. Prior to displaying your flag, you must provide written notice to the Community Manager of your intention to display an American Flag and the location on your site where you intend to display the American Flag.
 - vi. Unless Federal, State, or local law expressly provides otherwise, no other signs or flags (whether a state flag or sign, a military flag or sign, a corporate flag or sign, a sports team flag or sign, or a political flag or sign) are permitted to be displayed on your site.
- N. **For Sale signs:** One 18 x 14 For Sale sign may be placed in the front window of the home, after notice is given to the Community.
- O. **Exterior paint:** Any alterations to the exterior paint color of the home, including the steps, deck, and skirting, must be approved by the Community Manager prior to the change.
- P. **Holiday décor:** Holiday décor, including exterior décor and lighting, as well as interior décor and lighting visible outside the home, must be removed from the exterior of the home within 30 days following the holiday.
- Q. **Home Site Address:** Home site number (Address) must be affixed to the home in numerals clearly visible from the street. It is recommended that the Home Site numbers be attached to the corner of the house facing the street.
- R. **Windows and Doors:** All windows and doors are to be in good condition. Broken windows are to be repaired immediately. No plastic is to be used to replace a broken or missing window. Window coverings visible from the street are limited to blinds, shutters, drapes, curtains, or similar standard window treatments with neutral color backing. Bed sheets, mattresses, blankets, aluminum foil and similar items are prohibited from being used as a window covering or shade device.
- S. **Transporters:** Only licensed or properly authorized and insured manufactured home transporters are permitted to



move homes into or out of the Community. Prior to moving a home into or out of the Community, the proposed transporter must provide YES with a certificate of insurance in an amount not less than one million dollars (\$1,000,000.00) to ensure against personal injury and damage to Community property. Movement of homes in the Community must be scheduled with Community management and conducted between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

8. Utilities

- A. Unless otherwise notified, Homeowners are responsible for all costs incidental to connection of the home to the existing Community facilities and utilities.
- B. All wiring and plumbing inside and outside the home must comply with appropriate Federal, State, and local requirements. Permission to alter existing Community wiring or plumbing must be obtained in writing from YES and will be at the expense of the Homeowner.
- C. Under no circumstances is YES responsible for any repair or maintenance to YES property contracted for by Resident, regardless of the nature of the problem.
- D. Resident shall not permit any liens to be filed against any property owned by YES including, without limitation, any manufactured home or Site. Any lien filed against property owned by YES must be removed by Resident at their expense within 30 days of the lien being filed. If the lien is not removed by Resident, YES will remove it and add all associated costs, including any attorney's fees, to Resident's account. Failure of a Resident to remove a lien within 30 days will result in termination of the lease.
- E. Tampering with utility service connections (plumbing, wiring, etc.) or other Community utility connections is strictly forbidden. YES should be immediately notified of any utility service disruption or utility service connection or equipment malfunction, which will be referred to the appropriate utility service provider for repair, where necessary.
- F. The utility pedestals (meter or utility hookups) must be accessible to YES at all times.
- G. All homes with electric water heaters must have a check valve installed in the inlet water line. YES is not responsible for damage to Resident's water heater in the event the community water is shut off.
- H. Resident is responsible for having pressure reducer valve installed in incoming water lines.
- I. Resident is responsible for their above ground water lines, including, but not limited to, ensuring such lines do not rupture during freezing weather.

9. Vehicle Control

- A. **Legal requirements:** To be located or operated in the Community, all motorized vehicles must be operable, properly licensed and registered, and meet State legal requirements. Vehicles are not allowed to exceed the size of a one-ton pick-up truck. Under no circumstances are large commercial vehicles (including but not limited to semi-trucks, tow trucks, flatbed trucks, buses, and tractor trailers) allowed in the Community. Inoperable or unlicensed vehicles are not allowed to be stored or kept within the Community and are subject to towing at Resident's expense.
- B. **Insurance:** All motorized vehicles operated in the Community must have public liability and property damage insurance and be operated by a licensed driver. YES may prohibit the operation of a motorized vehicle in the Community if, upon request of YES, proof of insurance covering the vehicle or driver(s) is not provided by Resident.
- C. **Speed limit and traffic signage:** For the safety and wellbeing of Residents, all drivers must obey traffic signage in the Community. The speed limit shall be ten (10) miles per hour unless otherwise posted in the Community. Revving of engines or the squealing of tires is prohibited and will be subject to termination of Resident's lease at YES's discretion.
- D. **Parking on streets:** Unless distinct parking spaces have been established and identified by the Community on the streets in the Community, no general or overnight parking will be allowed on streets of the Community. Residents may not park their own vehicles on the streets or in the guest parking area without prior consent of YES.
- E. **Parking:** Resident may park only such number of conventional passenger vehicles on the driveway that do not extend into the street. Neither Resident nor guests may park any vehicle on another Resident's space or vacant site without the express permission of that Resident or YES, whichever is applicable. Guests must park in designated guest parking areas, if available, or in their host Resident's parking space if available. Under no circumstances will Resident or Resident's guest park on grass or places other than the designated parking areas outlined herein.



- F. **Repairs:** Residents are prohibited from performing major vehicle repairs or vehicle fluid changes on any Site or anywhere in the Community. Minor repairs (i.e., plugs, points, changing of a tire with tire jack) are allowed only in designated areas. Residents may not leave any vehicle unattended while on a jack or jack-stand or create a situation where damage may occur to pavement. Vehicle repairs must be completed within 24 hours and without disturbing other Residents. Automobile fluid drippings which may cause damage to driveways, sidewalks, pavement, or roads must be cleaned by Resident and any damage must be repaired at Resident's expense.
- G. **Recreational and utility vehicles:** Recreational and utility vehicles such as, but not limited to, campers, utility or other trailers, motor homes, and boats may not be parked in guest parking, on Resident's site, or on the street, unless such recreational or utility vehicles are being loaded/unloaded, which must be completed within 24 hours. They may be parked only at designated areas (if applicable). YES is not responsible or liable for any damage caused to or by a stored vehicle. Residents may not park recreational or utility vehicles on the Site or adjacent streets for more than 48 hours in a one-week period.
- H. **Motorcycles:** Mini-bikes, go-carts, motor-scooters, 3-wheelers, 4-wheelers and other motorized transportation vehicles are not permitted to be operated inside the Community.
- I. **Towing:** Any vehicles in violation of these rules including, but not limited to, vehicles improperly parked, parked on Community streets, inoperable, or unsightly vehicles, will be towed at the owner's expense. YES is not responsible for damage to towed vehicles or any inconvenience to the owner as a result of towing.

10. Swimming Pool (if offered)

- A. The use of the swimming pool is a privilege extended to help make your residency more enjoyable. Residents late on rent may be prohibited from accessing the pool until paid in full.
- B. The occasional unavailability due to repairs, etc., does not entitle Resident to a discount or refund of any rental amounts.
- C. Tampering with the thermostats or equipment on the pool is strictly forbidden.
- D. Swimming hours are as posted.
- E. State health laws require that a person shower before entering the pool.
- F. Swimmers may not use bobby pins or hairpins while in the pool, as they leave irremovable rust stains and will damage the filters and pumps.
- G. Glass is not allowed in the pool area.
- H. Alcoholic beverages are not permitted in the pool area.
- I. No animal, other than a registered service animal, is permitted in the pool area.
- J. Smoking is not permitted in the pool area.
- K. Safety equipment is not to be removed from the pool area.
- L. Running, diving, horseplay, and games are not allowed in the pool or areas adjacent to the pool.
- M. Abusive, offensive, or profane language is not permitted from any Resident or guest.
- N. Community staff may require any Resident or guest acting inappropriately to leave the pool or pool area. Failure to follow the pool rules or directions of community staff could jeopardize Resident's pool privileges and result in termination of Resident's lease.
- O. Residents may have a reasonable number of guests at the pool provided their presence does not overcrowd the pool. Residents must accompany guests at all times.
- P. If required by Community management, pool tags will be required for anyone using the pool.
- Q. Bathing suits are required; no street clothes are allowed in the pool.
- R. Resident's use of the pool is at their own risk. Lifeguards are provided where required by the local jurisdiction.
- S. Children under the age of 14 must be accompanied by an adult Resident of the Community or the age of 18 at all times.
- T. All children not toilet trained must wear a swim diaper or plastic pants in addition to a bathing suit.
- U. Additional rules regarding the use of the pool are posted in the pool area. YES is not responsible for accidents or



injuries resulting from the use of the pool.

11. Soliciting and peddling

- A. Soliciting, peddling, or selling within the Community is strictly prohibited. Please report any such activity to the Community Manager immediately.
- B. Any conduct by Resident which results in an unreasonable number of individuals visiting Resident's site for commercial purposes may result in termination of the Lease.

12. Quiet Hours and Disturbing Noises

- A. Quiet hours are every day between 10:00 p.m. and 7:00 a.m.
- B. Loud and disturbing noises are not permitted at any time.
- C. Sound equipment, musical instruments and car stereos must be played at a level which will not annoy other Residents.
- D. Loud parties will NOT be permitted at any time.
- E. Consumption of alcohol or illegal substances in park areas or other common areas is NOT permitted at any time.

13. Amendment to these Guidelines

- A. YES may, at its discretion and in a manner consistent with existing law, amend these Guidelines from time to time.
- B. The date of implementation of each amendment will be specified.
- C. YES reserves the right to amend the Guidelines effectively immediately to protect the health and safety of the Community.
- D. Amended Guidelines do not require Resident's signature to be deemed effective.

14. Limitation of liability and indemnity

Resident, on their own behalf and on behalf of their heirs, personal representatives, successors and assigns, and on behalf of their family members, guests, and invitees, hereby agrees to release and indemnify YES, its directors, shareholders, members, employees, agents, contractors, insurers and attorneys ("YES Released Parties") from any and all suits, actions, lawsuits, damages, claims or liability of any character, type or description, including all expenses of litigation, court costs and attorney fees, arising directly or indirectly from Resident's use, or that of their family members or other guests, of the leased premises or the Common Areas on the property, except for any claims arising from or caused by the gross negligence or willful misconduct of the YES Released Parties.