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Royal Oaks Court

2011

ROYAL OAKS L.C.
Spirit Lake, Iowa 51360

BOAT SLIP AND HOIST RENTAL RATES

SLIPS

BOAT HOIST SLIP.....	\$675.00
JET SKI SLIP FOR YOUR PWC HOIST.....	\$100.00

HOISTS

BASIC SHORESTATION 8' WIDE.....	\$250.00
WITH JUST A COVER.....	\$325.00
WITH JUST A MOTOR.....	\$325.00
WITH A COVER AND MOTOR.....	\$475.00
9' WIDE SHORESTATION COVER-MOTOR...	\$525.00
4000# ELECTRIC W/COVER.....	\$550.00

JET SKI HOIST(INCLUDES SLIP FEE).....	\$250.00
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HOIST REMOVAL/INSTALLATION

BOAT TRAILER STORAGE.....	\$35.00
SINGLE PWC HOIST.....	\$50.00EA
4000# AND SMALLER.....	\$95.00EA
UP TO 6000#.....	\$110.00EA
UP TO 8000#.....	\$140.00EA

* Boat slip rates are in addition to hoist rentals/I have to send in my dock permit by March 1st and pay for the slips so please let me know ASAP if you have any changes in your hoist from year to year. The DNR will not give refunds if you change your mind at the last minute so you will still have to pay the \$50 tax per hoist.

NOTICE

I had a lot of water lost on the weekends but no leaks during the week which means it is inside some trailers. I found a couple that had high meter readings but not enough to cover the loss. I don't want to turn the water off on the weekend because I can't tell the difference between a leak and someone in the shower. If you know you have a toilet running or a dripping faucet fix it. It will save everyone a lot of grief. Tracking down a leak when everyone is using water is very difficult and time consuming. The water will be off most of the day and I will not be able to give warning to everyone so expect the water to be sporadic. If I find your trailer leaking I will remove the meter and probably send you a bill for the time. One little drip may not be much but if there are 10 in the court at the same time it adds up. Please turn off your water when you are not here.

IOWA LAKES REGIONAL WATER
2010 RATE SCHEDULE - RATE 1 TAX CODE 8 - SALES TAX @ 7%

Effective Date -- January 1, 2010

FOR ALL CUSTOMERS USING WATER FOR HOME/DOMESTIC OR OTHER SIMILAR USE.

Monthly Usage	Amount Due	Due After the 10th	Monthly Usage	Amount Due	Due after the 10th
-0-	46.82	51.20	51,000	369.78	404.34
1,000	46.82	51.20	52,000	374.92	409.96
2,000	46.82	51.20	53,000	380.05	415.57
3,000	58.08	63.51	54,000	385.19	421.19
4,000	68.22	74.60	55,000	390.33	426.81
5,000	78.37	85.69	56,000	395.46	432.42
6,000	87.58	95.77	57,000	400.60	438.04
7,000	96.79	105.84	58,000	405.73	443.65
8,000	106.00	115.91	59,000	410.87	449.27
9,000	115.22	125.99	60,000	416.01	454.89
10,000	124.43	136.06	61,000	421.14	460.50
11,000	131.66	143.97	62,000	426.28	466.12
12,000	138.90	151.88	63,000	431.41	471.73
13,000	146.13	159.79	64,000	436.55	477.35
14,000	153.36	167.69	65,000	441.69	482.97
15,000	160.60	175.61	66,000	446.82	488.58
16,000	167.83	183.52	67,000	451.96	494.20
17,000	175.06	191.42	68,000	457.09	499.81
18,000	182.30	199.34	69,000	462.23	505.43
19,000	189.53	207.24	70,000	467.37	511.05
20,000	196.76	215.15	71,000	472.50	516.66
21,000	202.36	221.27	72,000	477.64	522.28
22,000	207.95	227.39	73,000	482.77	527.89
23,000	213.55	233.51	74,000	487.91	533.51
24,000	219.15	239.63	75,000	493.05	539.13
25,000	224.74	245.74	76,000	498.18	544.74
26,000	230.34	251.87	77,000	503.32	550.36
27,000	235.94	257.99	78,000	508.45	555.97
28,000	241.53	264.10	79,000	513.59	561.59
29,000	247.13	270.23	80,000	518.73	567.21
30,000	252.72	276.34	81,000	523.86	572.82
31,000	258.32	282.46	82,000	529.00	578.44
32,000	263.92	288.59	83,000	534.13	584.05
33,000	269.51	294.70	84,000	539.27	589.67
34,000	275.11	300.82	85,000	544.41	595.29
35,000	280.70	306.93	86,000	549.54	600.90
36,000	286.30	313.06	87,000	554.68	606.52
37,000	291.90	319.18	88,000	559.81	612.13
38,000	297.49	325.29	89,000	564.95	617.75
39,000	303.09	331.42	90,000	570.09	623.37
40,000	308.68	337.53	91,000	575.22	628.98
41,000	314.28	343.65	92,000	580.36	634.60
42,000	319.88	349.78	93,000	585.49	640.21
43,000	325.47	355.89	94,000	590.63	645.83
44,000	331.07	362.01	95,000	595.77	651.45
45,000	336.66	368.12	96,000	600.90	657.06
46,000	342.26	374.25	97,000	606.04	662.68
47,000	347.86	380.37	98,000	611.17	668.29
48,000	353.45	386.48	99,000	616.31	673.91
49,000	359.05	392.61	100,000	621.45	679.53
50,000	364.65	398.73	Over 100,000 add	5.62 Thousand	5.62/Thousand

5.14

4.80x10%=.48
4.80x7%=.34
4.80+.48+.34=5.62

Royal Oaks Court

ROYAL OAKS L.C.
Spirit Lake, Iowa 51360

MOBILE HOME SPACE RENTAL AGREEMENT

It is agreed, by and between Royal Oaks Mobile Home Resort (hereinafter " the Resort"), Landlord, and tenant: PAT OLSON

The Landlord hereby lets to the Tenant, and Tenant hereby leases from the Landlord, the following described premises situated in Dickinson County, Iowa, to-wit;

Mobile home space69..... in the Resort

1. TERM. The duration of this Rental Agreement shall be from January 1st, 2011 to and including December 31st 2011. The Tenant acknowledges that the Resort is operated on a seasonal basis only and that the Tenant may occupy a mobile home on the Tenants mobile home space from May 1st to an including September 30th, which is the time the water will be on, during the term of this agreement. The mobile home is to be kept on the mobile home space for the balance of the agreement and the Tenant shall be solely responsible for winterizing the mobile home. This does not impose any duty on the Landlord for care or protection of that mobile home.

2. RENT. Tenant agrees to pay Landlord \$2075.00 as rent for said term payable as follows.

- O.\$1975.00....Includes \$100.00 discount if paid in full before 1 April, 2011
- O.\$1012.50... Each payment with \$50.00 discount if paid before 1 April & 1 July 2011
- O.\$415.00..... Each payment due before 1st of April, May, June, July, August of 2011

Rent must be paid or arrangements for payment arrived at with the Landlord before water will be provided to the rental space. Payments not made by the due date will nullify any discounts. All delinquent rent shall bear interest at 9% annum or the highest legal rate allowable by law and will begin on Aug 1st, one dollar minimum. The Landlord may notify Tenant of non-payment of rent and serve a (3) day notice to pay with intention to terminate the rental agreement if not paid within that period. All rent shall be paid to the Landlord at 1741 260th AVE., Spirit Lake, IA., 51360 or by delivery in person to Brent McCoy at the office of the Resort.

3. SECURITY DEPOSIT. At the time of the execution of this Rental Agreement, the Tenant shall pay to the Landlord in trust, the sum of \$0 to be held and disbursed as a rental deposit pursuant to the provisions of Chapter 562 of the Iowa Code.

4. USE-ABSENCE. The Tenant shall occupy and use the above-described property as a dwelling unit. The Tenant shall notify the Landlord of an anticipated extended absence from the premises not later than the first day of the extended absence. The Tenant may not rent or allow the use of the mobile home for more than a 7-day period by or to another party without written consent of the Landlord.

5. UTILITIES. The Landlord shall furnish and pay for the following utilities: sewer and garbage. The Tenant shall pay the following utilities: Water, gas, electric, cable TV, telephone, and all other.

6. INSURANCE: The Tenant is responsible for providing insurance for the Tenant's own property within the rented premise and for the mobile home naming Royal Oaks L.L.C. as an additional insured as it relates to the space rented. The Landlord shall not be responsible for lost, damaged, or stolen property on the rented premises.

7. **MANAGER.** Brent McCoy, whose address is 1741 260th AVE., Spirit Lake, IA., 51360, is the person designated by the Landlord to manage the premises and to receive and receipt for all notices and demand upon the owner of the premises.

8. **LANDLORD DUTIES.** The Landlord shall conform to all duty requirements of Section 562B (16) of the Iowa Code.

9. **MANITANCE BY THE TENANT.** The Tenant shall:

- a. Comply will all obligations primarily imposed upon the tenants by applicable provisions of building and housing codes materially affection health, safety, and building.
- b. Keep that part of the premise that the Tenant occupies and used as clean and safe as the condition of the premise permits. Any maintenance or up-keep done to the rental space by the Landlord due to lack of action on the part of the Tenant will be billed to the Tenant.
- c. Dispose from the dwelling unit all ashes, rubbish, garbage and other waste in a clean and safe manner.
- d. Not to deliberately or negligently destroy, deface, damage, impair or remove a part of the premises or knowingly permit a person to do so.
- e. Comply with all written rules and regulations set by the Landlord, who may, from time to time, and in the manner provided by law, amend or adopt further written rules concerning the Tenant's use, occupancy and obligations of the premises.

10. **NOTICES.** Any notice required to be given, the Landlord shall be deemed given if presented in writing personally to the manager, Brent McCoy, or mailed by registered mail to 1741 260th AVE., Spirit Lake, IA., 51360. Any notice required to be given to the Tenant shall be deemed given if delivered in writing to the Tenant or mailed by registered mail to the Tenant at the Tenant's last known address.

11. **RIGHTS.** Both the Landlord and the Tenant shall have rights as provided for pursuant to Chapter 526B of the Iowa Code commonly known as the Mobile Home Parks Residential Landlord and Tenant Law. If any term or provision of this agreement is deemed unconscionable by any court that provision is severable and the balance of the agreement shall remain enforceable. This agreement may be terminated at any time for any reason by either party by giving the other party not less than (60) days prior written notice.

12. The Landlord must be notified if a trailer is put up for sale and reserves the right to approve the purchaser as a tenant. The Landlord may also require a trailer in disrepair be removed within (60) days of the sale.

13. This agreement represents the final expression of the parties hereto and supersedes and voids all previous agreements. This agreement will be executed in duplicate with both the Landlord and the Tenant receiving executed copies.

Dated this 1st day of January, 2011

TENNANT.....

.....
LANDLORD/MANAGER
ROYAL OAKS MOBILE HOME RESORT

TENANT.....