

30 DAY NOTICE OF AMENDMENT TO ROLLING HILLS POLICIES AND GUIDELINES

NOTICE DATE: 6/1/26

EFFECTIVE DATE: 7/1/26

WEBER PROPERTIES, DBA SPI COMMUNITIES HEREBY AMENDS THE ROLLING HILLS POLICIES AND GUIDELINES SECTION A., ITEM 12 and 17, AS FOLLOWS:

A. GENERAL REQUIREMENTS

- 12.** Lessee must continue to provide and is obligated to inform Community management (Lessor) of any change of mailing and/or email address, phone number, persons or pets living in the home, employment status or other lessee data provided at time of application
- 17.** Payments are to be made by check, money order or E.F.T. and will be applied to the most delinquent invoice first.

WEBER PROPERTIES, DBA SPI COMMUNITIES HEREBY AMENDS THE ROLLING HILLS POLICIES AND GUIDELINES SECTION B., ITEM 10, AS FOLLOWS:

B. HOME

- 10.** Heating systems must be natural gas or electric. No oil or propane heating systems permitted.

WEBER PROPERTIES, DBA SPI COMMUNITIES HEREBY AMENDS THE ROLLING HILLS POLICIES AND GUIDELINES SECTION C, ITEM 2, AS FOLLOWS:

C. PETS

- 2.** Prior to bringing a pet into the community, Lessee must obtain approval for and register pet with Community management (Lessor). A photo of the pet must be included with the registration form. Any animal or pet not registered will not be allowed to remain in the community. Dogs must be licensed in accordance with all applicable local and state laws. Cats must be spayed or neutered. Unregistered pets are not permitted in the community.

Rolling Hills Community

An SPI Communities Property
925 Noble Street, Lebanon, PA 17042
717-279-0699 office@spicommunities.com

June 1, 2026

Residents of Rolling Hills,

The purpose of this letter is to inform you of changes to our agreement. We have carefully evaluated this decision to increase your rent to ensure that any increase is as minimal as possible. Even with this adjustment we remain one of the most competitively priced communities in the area. This step ensures we can continue offering the services you rely on, maintain the community's upkeep and keep up with rising costs. We have concluded that an increase of 5.0% is the most equitable.

	Was	Effective July 1, 2026
Rent	\$400.00	\$420.00

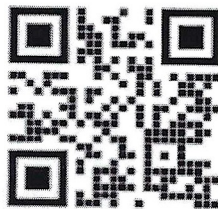
Please update your lease packet by replacing the sheet labeled "Disclosure of Rent, Fees, Service Charges, Assessments, and Utility Charges" dated June 1, 2025 with the enclosed "Disclosure of Rent, Fees, Service Charges, Assessments, and Utility Charges" dated June 1, 2026.

Additionally, we have amended the policies and guidelines for the community. The amendment and a full updated copy of the community polies and guidelines is posted on our website. Please update your policies and guidelines copy accordingly.

Thank you,

SPI Communities
Rolling Hills Community Management

**NOTICE: ALL COMMUNITY NOTIFICATIONS WILL BE EMAILED AND/OR POSTED
ON OUR WEBSITE AT WWW.SPICOMMUNITIES.COM**



**IF YOU WANT TO RECEIVE COMMUNITY NOTIFICATIONS, PLEASE MAKE SURE
THE OFFICE HAS YOUR CORRECT EMAIL ADDRESS**

Rolling Hills Community

An SPI Communities Property

DISCLOSURE OF RENT, FEES, SERVICE CHARGES, ASSESSMENTS, and UTILITY CHARGES MONTH-TO-MONTH LEASE

1. RENT PER MONTH PAID \$420.00

2. FEES
 - CREDIT CHECK: \$15.00 PER PERSON
 - CRIMINAL CHECK: \$ 31.00 PER PERSON
 - DISCLOSURE DOCUMENTS (HOME SELLER): \$10.00 PER COPY
 - LAWN AND SHRUB CUTTING: \$75.00 PER HOUR, (\$75.00 MINIMUM)5
 - CLEAN-UP OF LAWN, LEAVES, WEEDS, DEBRIS: \$75.00 PER HOUR PER PERSON SERVICING THE PROPERTY (\$75.00 MINIMUM PER EVENT)
 - RETURNED CHECK: \$45.00
 - PAPER STATEMENT FEE: \$2.00
 - LATE FEE FOR RENT RECEIVED AFTER THE 7TH OF THE MONTH: \$40.00
 - COURT FILING FOR RENT/POLICY VIOLATIONS: \$30.00 PLUS COURT ASSESSED COSTS
 - VEHICLE STORAGE (IF AVAILABLE): \$25.00/MONTH
 - ABANDONED HOME (PA ACT 74) STORAGE FEE: \$ 25.00 PER DIEM RENT

3. UTILITY CHARGES:
 - LAWN MOWING: INCLUDED WITH MONTHLY RENT
 - WATER: NOT INCLUDED OR PROVIDED BY COMMUNITY
 - SEWER: INCLUDED WITH MONTHLY RENT
 - RECYCLING: INCLUDED WITH MONTHLY RENT BI-WEEKLY
 - TRASH: INCLUDED WITH MONTHLY RENT TWO 32 GALLON CONTAINERS PER WEEK
 - INTERNET SERVICE: NOT INCLUDED OR PROVIDED BY COMMUNITY
 - CABLE SERVICE: NOT INCLUDED OR PROVIDED BY COMMUNITY
 - ELECTRICITY: NOT INCLUDED OR PROVIDED BY COMMUNITY
 - FUEL: NOT INCLUDED OR PROVIDED BY COMMUNITY