

PROVISION. SUCH PROVISION NOT SPECIFICALLY ACCOMPANIED BY EITHER THE RESIDENT'S INITIALS, SIGNATURE, OR WITNESSED MARK, IS UNENFORCEABLE BY THE PARK OWNER.

(D) A RENTAL AGREEMENT MAY NOT CONTAIN:

(1) A PROVISION WHEREBY THE RESIDENT AUTHORIZES ANY PERSON TO CONFESS JUDGMENT ON A CLAIM ARISING OUT OF THE RENTAL AGREEMENT.

(2) A PROVISION WHEREBY THE RESIDENT AGREES TO WAIVE OR TO FORGO ANY RIGHT OR REMEDY PROVIDED BY APPLICABLE LAW.

(3) ANY PROVISION WHEREBY THE RESIDENT WAIVES HIS RIGHT TO A JURY TRIAL.

(4) ANY PROVISION AUTHORIZING THE PARK OWNER TO TAKE POSSESSION OF THE LEASED PREMISES, OR THE RESIDENT'S PERSONAL PROPERTY THEREIN UNLESS THE RENTAL AGREEMENT HAS BEEN TERMINATED BY ACTION OF THE PARTIES OR BY OPERATION OF LAW, AND SUCH PERSONAL PROPERTY HAS BEEN ABANDONED BY THE MOBILE HOME RESIDENT WITHOUT THE BENEFIT OF FORMAL LEGAL PROCESS.

SUBTITLE 3. RULES

8A-301.

(A) A PARK OWNER MAY PROMULGATE WRITTEN, REASONABLE RULES RELATED TO THE ORDER, PEACE, HEALTH, SAFETY, AND QUALIFICATION STANDARDS OF MOBILE HOMES, RESIDENTS, AND THE OPERATION OF THE PARK.

(B) A PARK OWNER MAY PRESCRIBE REASONABLE STANDARDS OF FOR THE MOBILE HOME, ~~INCLUDING BUT NOT LIMITED TO THE FOLLOWING:~~

~~(1) HOMES TO BE PLACED OR RETAINED IN THE PARK, THEIR SIZE, QUALITY, APPEARANCE, MATERIAL SPECIFICATION, CONSTRUCTION AND SAFETY CONDITION, AND A FEDERAL CONSTRUCTION AND SAFETY STANDARD SEAL OR THE MARYLAND MOBILE HOME INSIGNIA, AND~~

~~(2) HOMES TO BE RETAINED IN THE PARK AFTER RESALE, THEIR SIZE, QUALITY, APPEARANCE, MATERIAL SPECIFICATION, CONSTRUCTION, AND SAFETY CONDITION.~~

(C) THE MAINTENANCE STANDARDS FOR ANY MOBILE HOME IN THE PARK OR IMMEDIATE AREA SURROUNDING THE MOBILE HOME, IN ACCORDANCE WITH THE STATE OR COUNTY HEALTH LAWS OR REGULATIONS.

(D) ALL RULES SHALL BE FAIR AND REASONABLE, AND APPLY UNIFORMLY TO ALL RESIDENTS IN THE PARK.

(E) A PARK OWNER SHALL POST A COPY OF THE RULES IN A CONSPICUOUS PLACE IN THE PARK.