

PARK RULES & REGULATIONS

Welcome to our community! It is our desire that you and your family enjoy living here and will consider our community as your home.

The following guidelines are designed to make this an enjoyable and peaceful community within which to live. The standards outlined in these rules serve as a behavioral guideline for the residents and their guests.

Lease Terms:

1. Payment of the monthly lease is due by the first day of the month.
2. Payment may be in the form of an on line payment, payment at Walmart, or by calling us and doing it through your checking account. A fee of \$30.00 will be charged to the lessee for each check that is returned for insufficient funds.
3. Rent is due on the 1st and late on the 2nd but we give a grace period till end of the day on the 5th. A \$50.00 late fee will be added to the balance due after the 5th of the month.
4. The balance will not be considered "paid in full" until all fees due have been paid. A partial payment is still subject to penalties until it is paid in full.
5. A \$40.00 reconnection fee will be charged in the event that water and/or electrical service has been disconnected by management due to late rent payment.

General Rules

1. Although management is responsible for maintaining the common areas, tenants are responsible for the maintenance of their respective spaces.
2. Grass areas shall be kept clean, including the areas behind, beside, and under homes and against perimeter fences.
 - a. Residents who do not maintain their spaces will face disciplinary action that may include a fine of up to \$100.00 per month.
3. Management must approve any changes or alteration of the space and/or landscaping.
 - a. Tenants are responsible for maintaining any approved changes to the landscaping.
4. All plants, trees or other planted or otherwise permanent fixtures placed at spaces by tenants become property of the park in the event the tenant moves.
5. The tenant understands that management is not responsible for any damage to the property or homes owned by tenants as a result of an act of nature.
6. Management reserves the right to access each home owned by the Landlord in the event of an emergency, to conduct inspections, or to maintain utilities. Every reasonable effort will be made to notify tenants before such access.
7. Management is responsible for providing water and sewer and gas (if applicable) and electric up to the point of connection of the mobile home.
 - a. For homes owned by tenants, they are responsible for all maintenance from that point of connection to and throughout the home.

- b. Those owning their homes are also required to heat tape and insulate all exposed water lines, meter pits, and meters. Should there be a break due to the heat tape not functioning then the resident is responsible for the cost of replacement.
 - c. Management is responsible for heat taping and insulating all exposed water lines, meter pits, and meters for all homes owned by the Landlord.
8. All structures and/or additions to either the mobile home or the space must be pre-approved by management prior to their installation. Management reserves the right to demand the repair and maintenance of any structure and/or addition if management feels that there is an unsafe and/or unsightly condition. If a building permit is required, it shall be the tenant's responsibility to obtain and satisfy the permit.
9. Storage units must be approved by management and shall remain the property of resident. Management is not responsible for any losses or damage to tenants' storage unit or items stored within or about the unit.
10. All homes require solid skirting around its entire base. Large patios and porches require skirting, though it need not be solid. Patios and porches are not acceptable storage locations.
11. Inoperative vehicles, boats, unattached trailers, or commercial vehicles are not permitted on the streets or in or around tenant's spaces.
12. State law prohibits the storage of old furniture, lumber, refuse, salvaged materials, automotive parts, and other materials in or around tenants' spaces.
13. The dismantling of any motor vehicle in the park is prohibited.
14. No more than two vehicles are permitted per space, unless otherwise approved in writing by park management.
 - a. Vehicles shall be parked on the parking spaces assigned to the respective home site whenever possible.
 - b. Other vehicle parking requires management approval.
 - c. Tenants shall not park their vehicles in vacant spaces or otherwise unused spaces of other residents.
15. Only operative vehicles licensed for the highway are permitted within the park. The speed limit shall not exceed what is safe and prudent for the conditions. Off-road vehicles shall not be driven within the community.
16. Residents should park as close to the curb as possible to permit access of emergency vehicles when necessary.
17. Residents of homes owned by the Landlord must receive approval for any and all pets.
 - a. Only domestic pets less than 15 pounds are permitted within the park, unless otherwise approved by Management in writing.
 - b. No more than 2 pets per home are allowed, unless otherwise approved by Management in writing.

18. Residents who own their own home or residents who reside in homes owned by the Landlord must keep their pets inside the home, within a properly secured fenced yard, or on a leash at all times.
 - a. No vicious breeds are allowed on the premises at any time, specifically to include but not limited to Rottweiler, Chow-Chow, Pit Bull, Bull Terrier, American Staffordshire Terrier, German Shepherd, Doberman Pinscher, Wolf, Wolf-Hybrids, etc. Tenants are responsible for their pets at all times.
 - b. Pets are not permitted to be unattended in the park and/or create any nuisance.
 - c. It is the responsibility of the owner of any pet to pick up and dispose of any defecation by their pet anywhere within the park. Failure to do so could result in a \$15 fine per incident.
19. Tenants are responsible for the activities of their children and their children's guests while they are in the park.
 - a. An adult must supervise young children at all times.
 - b. Children are not permitted to play in the street, parking areas, or neighbor's yards without permission.
 - c. Children's toys are not to be left in the common areas when not in use.
20. Disturbing noise is not permitted in the park at any time.
21. No signs are permitted except with the permission of management.
22. Commercial activities by residents and/or their guest are not permitted within the park.
23. All federal, state, local laws, regulations and ordinances shall be obeyed by residents and guests of the park.
24. Violations of any of the above rules and regulations will result in the termination of the lease and the eviction of the tenants.
25. Management reserves the right to add to or alter these rules and regulations as circumstances require and as necessary for the safety and care of the community and for securing the comfort, peace, and quiet convenience of all residents.
 - a. All residents must observe and comply with all such rules as Management may prescribe on written notice to residents.
 - b. The failure by Management to enforce any rule or regulation of the park or the failure to insist in any instance on strict performance of any requirement herein shall not be construed as a waiver of these rules and regulations.
 - c. The provisions of these rules and regulations shall be severable; if any provision is held invalid or unenforceable by any court or law for any reason whatsoever, the remaining provisions shall not be affected and shall be in full force and effect.
 - d. These rules will be enforced by Management to insure the health, safety, welfare, comfort, peace, and quiet convenience of each resident in the park.
 - e. Any resident who violates these rules and regulations will have their lease cancelled and will be evicted from the park.

