

RULES & REGULATIONS

Community Name: **[Property.Name()], [UnitList()]** Tenant(s): **[FirstName()] [LastName()]**

Welcome to our community! It is our desire that you and your family enjoy living here and will consider our community as your home. We have designed a number of guidelines that we hope will maintain the community in such a way as to make you pleased to live here. The standards outlined in these rules should serve as a guideline of behavior for the residents and their guests and will establish conformity amongst all of our residents.

General Rules:

1. Harassment or intimidation of a tenant, staff person, or guest will not be tolerated and could be grounds for termination of tenancy and/or employment. Harassment and intimidation include abusive, foul or threatening language or behavior. All staff shall model appropriate non-discriminatory behavior and strive to cultivate and maintain a living environment that is free from discriminatory harassment or intimidation.
2. Although management is responsible for maintaining the common areas, the tenant is responsible for the landscaping maintenance of their respective space.
3. Grass areas shall be kept trimmed and edged. This includes the areas behind, beside, and under homes and against perimeter fences. Residents who do not maintain their spaces will face disciplinary action that may include a charge of up to \$40.00 per instance.
4. Management must approve any changes or alteration of the space and/or landscaping. The tenant is responsible for maintaining any changes to the landscaping.
5. All plants, trees or other planted or otherwise permanent fixtures placed at a space by a lessor become property of the community in the event the lessee moves.
6. The tenant understands that management is not responsible for any damage to the property or homes of a tenant as a result of an act of nature.
7. Management reserves the right to access each space whether or not tenant occupied, to conduct inspections or to maintain utilities.
8. Management is responsible for providing water and sewer and gas (if applicable) and electric up to the point of connection of the mobile home. The resident is responsible for all maintenance from that point of connection to the mobile home. In addition, resident is required to heat tape and insulate all exposed water lines from the point of connection at the bottom of the water valve pit including the water meter. Should there be a break due to the heat tape not functioning and/or insufficient insulation then the resident is responsible for the cost of repair and/or replacement including the water meter.
9. 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 conditions. If a building permit is required, it shall be the tenant's responsibility to obtain and satisfy the permit.
10. Swimming Pools
 - a. Swimming pools and hot tubs are not allowed in the community due to insurance liability.
 - b. Small kiddie wading pools under 2' deep are allowed as long as there is constant adult supervision. When not in use, they must be emptied and stored.
11. Fire Pits may be allowed with community manager's approval, but must meet the following guidelines:
 - a. Cooking with standard barbeque equipment is allowed.
 - b. Fire pits must be in an enclosed pit or pan, no larger than 2 ft. diameter by 1 ft. tall.
 - c. No closer than 15 feet from a structure.
 - d. Must be covered by a spark arresting wire mesh screen.
 - e. A responsible person must be in attendance of fire at all times.
 - f. Fire extinguishing equipment (pressure extinguisher, garden hose, water bucket) must be close at hand at all times.
 - g. No garbage, furniture, or similar material is to be burned.
 - h. Fire pits may be disallowed at community management's discretion in times of high fire danger. If community is located in an area with fire ban or fire restrictions in place, then those restrictions will be enforced.
12. Trampolines (with the exception of 36" exercise trampolines) are not allowed in the community due to insurance liability.
13. Fireworks are not allowed in the community due to insurance liability.
14. Sheds and storage units must be approved by management before they are placed onto the lot and must fit

completely within the lot boundaries. Sheds must be placed at the rear (furthest from the street) of the lot. Management is not responsible for any losses or damage to tenant's shed or stored items inside the shed.

15. Clotheslines are not permitted in the community due to insurance liability.

16. Decks, patios, and porches require skirting. All homes require skirting. Patios and porches are not acceptable storage locations.

17. Inoperative vehicles, boats, unattached trailers, or commercial vehicles are not permitted on the streets or in or around tenant's spaces and will be towed and impounded at the tenant's expense if necessary.

18. State law prohibits the storage of old furniture, lumber, refuse, salvaged materials, automotive parts, and other materials in or around your spaces. The dismantling of any motor vehicle in the community is prohibited. Residents who do not comply will face disciplinary action that may include a charge of up to \$40.00 per instance.

19. No more than two vehicles are permitted per space. Vehicles shall be parked on the parking spaces assigned to the respective home site whenever possible. Other vehicle parking requires management approval. Tenants shall not park their vehicles in vacant or otherwise unused spaces of other residents.

20. Commercial vehicles are not permitted in community. Commercial vehicles include trailers, extended vans, moving trucks, hauling or towing trucks, and trucks larger than 1 ton capacity.

21. Only operative vehicles licensed for the highway are permitted within the community. The speed limit in the community is 5 miles per hour. Off-road vehicles shall not be driven within the community.

22. Residents should park as close to the curb as possible to permit access of emergency vehicles when necessary.

23. Subject to local regulations: The Community reserves the right to contract with towing company for towing of vehicles not permitted in the community. Any unauthorized vehicles will be towed at owner's expense within 24 hours. Towing company information is posted for contacting the authorized towing company. If you receive a warning about an unauthorized vehicle and it is towed, you will need to pay the towing company as well as impound fees to retrieve it.

24. All pets must be approved by management and registered with management. Management must have a Community Pet Owners Waiver and Indemnification Agreement on file.

a. No more than 2 domestic pets per household will be allowed.

b. Pets must be kept inside the home, within a properly secured fenced yard, or on a leash at all times.

c. Tenants are responsible for their pets at all times.

d. Animals must be current and kept current on all vaccinations and wear current rabies tags at all times.

e. Pets are not permitted to be unattended in the community and/or create any nuisance.

f. If your pet defecates on the premises, it's your responsibility as its owner to pick it up daily and dispose of it properly.

g. 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, Great Dane, Presa Canario, Akita, Alaskan Malamute, Siberian Husky, Bull Terrier, American Bulldog, Mastiff, Bandog, Boerboel, Dogo Argentino, Fila Brasileiro, Tosa Inu, Wolf, Wolf-Hybrids, etc., or any mixed breed including one of these breeds in its lineage, and/or dogs with a history of aggression towards a human being or animal. In addition, no wild or exotic animals, including but not limited to pythons, boa constrictors, wild cats of any kind, wild dogs of any kinds including wolves or wolf hybrids, monkeys, or apes, or pigs. Failure to comply with this restriction may subject the tenant to immediate termination of the lease by the landlord.

h. Tenant shall be allowed to have Service Animals or Assistance Animals of any species or breed so long as they provide a letter or prescription from an appropriate professional within 1 week of bringing animal into Community. Service Animals as defined by the ADA and Assistance Animals as defined by the Fair Housing Act are not considered pets, but must still be registered with management and tenants must sign a Service Dog Letter. Service Animals and Assistance Animals must also be current on vaccinations and wear current rabies tags at all times. Any Service Animal or Assistance Animal which displays vicious behavior towards human beings or animals or poses a direct threat to the health or safety of others will be excluded from community.

25. Tenants are responsible for the activities of the occupants of their home and their guests while they are in the community. People are not permitted to play in the street, parking areas, or neighbor's yards without permission.

26. Items are not to be left in the common areas when not in use.

27. Tenants will not disturb the peaceful enjoyment of the property for anyone at any time. This includes but is not limited to disturbing noise.

28. No signs are permitted except with the permission of management.

29. Commercial activities by residents and/or their guest are not permitted within the community.

30. Vehicles and trailers in violation of these rules are subject to being towed.

31. All federal, state, local laws, regulations and ordinances shall be obeyed by residents and guests of the community.

32. Violations of any of the above rules and regulations will result in the termination of the lease and the eviction of the Residents.

33. Tampering with utility service connections, meters (plumbing, wiring, etc.) and other community utility connections is strictly forbidden. Tenants must immediately notify the Community in the case of utility malfunction or damage. Tampering will result in a fine and or cost of any repair or replacement of equipment and may result in eviction.
34. Cleaning of clogged sewer lines in your home will be your responsibility. To prevent this from happening, DO NOT deposit sanitary napkins, Kleenex, paper towels, disposable diapers, grease, cigarette butts, or any other non-soluble material in your toilets or sinks. If any of the items mentioned above are found in the sewer line between your house and the sewer main, you will be charged for the repair.
35. Any neglected repairs to a home or utilities that are a health or safety hazard will be reported to the City. If the repair is not made in a timely manner, the Community will have the repair made and the tenant will be responsible for the cost. In the event that the repair is delayed because of the tenant's absence or obstruction, the tenant will be charged a daily fine until the repair is made.
36. Street signs. All street signs (Stop, Speed Limit, Do Not Enter, One-Way, etc.) must be followed. Failure to follow all street signs will result in a violation notice which may result in eviction.
37. Guests. All overnight guests must obtain a 'Guest Pass' from the community manager if they will be staying for three (3) or more nights. Guest-stays shall not exceed a total of fourteen (14) days within any twelve (12) month period commencing with the first day of the guest's presence. Any person who is a guest and seeks to stay for more than fourteen days must be screened by Management. Any guest who does not pass screening will be forced to leave the community.
38. All complaints must be in writing and signed.
39. There will be a \$5.00 charge to the tenant for re-printing documents (Leases, miscellaneous letter/notices) that the tenant lost or didn't maintain in their files.
40. Residents must allow 24 hours for all document requests/signatures.
41. Speed Limit. For the safety of the residents and guests in the Community, the speed limit shall be 5 miles per hour. Lessees agree to abide by such and to cooperate in the enforcement of such speed limit.
42. Vehicle Registration. All vehicles must be properly registered. A new vehicle must be properly registered (no swapping of plates from one vehicle to another) within 7 days after bringing it into the community. If an unregistered or improperly registered vehicle sits for more than 7 days, it will be towed at the owners expense.
43. Window Treatments. Flags, sheets, blankets, towels, cardboard, tinfoil, etc. are not permitted as window coverings. Only actual blinds, shades, drapes, or other specifically designed and manufactured window coverings are permitted.

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. The tenants and residents will observe and comply with all such rules as the management may prescribe on written notice to residents. The failure by management to enforce any rule or regulation of the community 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. 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. These rules will be enforced by management to insure the health, safety, welfare, comfort, peace, and quiet convenience of each resident in the community. Any resident who violates these rules and regulations will have their lease canceled and will be evicted from the community.

Tenant acknowledges having read and understands all the stated rules and regulations and hereby agrees to comply with each and is in full agreement with these guidelines being an integral part of the Security Deposit Agreement, and Lease between the tenant and management. Tenant acknowledges receipt of a copy of these community guidelines for tenant's personal records. Tenant acknowledges that violations, breach or default of these guidelines, whether singular or several, will be grounds for termination of the tenant's lease and will result in eviction from the community upon three days' notice of such violation, breach, or default given by management.

READ THIS AGREEMENT IN ITS ENTIRETY BEFORE SIGNING

Executed by all concerned parties this day of [System.Date()].

Tenant: (I/We signify by my/our signature(s) that I/we have read this agreement, and hereby agree to comply with all that is contained herein.)

X

Landlord

By: Landlord/Agent Signature

X

By: Tenant Signature - [FirstName()] [LastName()]