

## **Addendum to BIRCH TREES MOBILE VILLAGE R.V. Rental Agreement**

**THESE RULES AND REGULATIONS ARE CONSIDERED AN INTEGRAL PART OF YOUR RENTAL AGREEMENT.**

### **Section 1 - R.V. SET-UP**

- 1.1 Prior to siting any R.V. in BIRCH TREES MOBILE VILLAGE, the owner shall be responsible for coordinating with the park manager to properly locate the R.V. on the space. The connection of the R.V. to all utilities such as electrical, telephone, cable t.v., sewer, and water are the responsibility of the R.V. owner. The R.V. owner is responsible for any damage caused during the move-in/move-out of the R.V. and will be charged for any damage done in the park including the lot, driveway and/or utility services.

### **Section 2 - R.V. STANDARDS**

- 2.1 Only R.V.'s that are clean, undamaged and in a presentable condition will be allowed in BIRCH TREES MOBILE VILLAGE.
- 2.2 BIRCH TREES MOBILE VILLAGE must approve in writing any exterior accessory or structure added to an R.V. or placed on the space prior to its construction and/or installation. **All** structures, including storage sheds must be of factory/manufactured material or specifically approved by the park prior to their construction and/or installation. BIRCH TREES MOBILE VILLAGE reserves the right to request that all permanent structures erected on a space be removed at the owner's expense prior to the owner vacating the space.
- 2.3 R.V.'s intending on staying for an extended period of time must install skirting. If installed, skirting must be made of canvas or pre-treated/weatherized plywood or metal skirting painted to match the siding or trim of the R.V. Corrugated fiberglass or metal skirting is not allowed.

### **Section 3 - R.V. AND LOT MAINTENANCE**

- 3.1 Each resident is responsible for maintaining and keeping clean and in good repair the exterior of their R.V. as well as all appurtenant structures, such as storage buildings at all times. All resident-owned wooden structures must be painted or stained as necessary to prevent their visual and/or physical deterioration.
- 3.2 Common areas, driveways, streets and resident spaces and yard areas are to be kept clear and free from trash and litter at all times. Children's toys are not to be left in the streets. Garbage cans, tools and equipment, etc. must be stored out of sight.
- 3.3 Furniture left outside the resident's R.V. shall be limited to items commonly accepted as outdoor or patio furniture. Refrigerators, freezers, trailers, campers, boats or other non-furniture items may not be stored on a resident's space. Spas/Hot Tubs are not allowed.
- 3.4 Clotheslines and/or clothesline poles are not allowed. Articles of clothing, linens, rugs, etc. may not be draped over railings or left outside.

### **Section 4 - RESIDENTS AND GUESTS**

- 4.1 Residents or persons occupying an R.V. in BIRCH TREES MOBILE VILLAGE must be identified in the resident's rental application, listed in the rental agreement, and approved by park management prior to moving into BIRCH TREES MOBILE VILLAGE.

- 4.2 All residents must be individually named in the rental agreement and approved in advance by management. Residents hosting guests who remain in the park for more than two (2) days must identify their guest(s) to the park manager. There shall be no more than two (2) permanent residents occupying an R.V. in BIRCH TREES MOBILE VILLAGE.
- 4.3 Any guest(s) who remains in the park for more than fourteen (14) days is considered to be a permanent resident of the R.V. in which they are staying and must apply for residency. No guest will be approved as a resident nor permanently allowed to occupy a R.V. in BIRCH TREES MOBILE VILLAGE unless they first apply for residency and are approved in accordance with the procedure set forth in paragraph 4.2 above. BIRCH TREES MOBILE VILLAGE reserves the right to disapprove the request of any guest to become a permanent resident in the event said approval would violate the occupancy standards set forth in paragraph 4.2 above.
- 4.4 Quiet hours extend from 10:00 p.m. to 7:00 a.m., daily. However, no resident, guest or pet may cause or suffer any loud or disturbing noise at any time. This prohibition shall include but not be limited to parties, radios, television and stereo equipment, vehicles, etc.

### **Section 5 - SUBLETTING**

- 5.1 No renting or subletting of an R. V. is permitted. R.V.'s must be owner-occupied. If requested by BIRCH TREES MOBILE VILLAGE, residents must provide documentary evidence confirming ownership.
- 5.2 Any person occupying an R.V. during an extended absence by the owner seven (7) days) must be approved by the park manager prior to occupying the R.V. This provision shall apply to "house sitters" or other individuals known to the homeowner who might occupy the R.V. during their absence.

### **Section 6 – UTILITIES**

- 6.1 Trash collection and removal is provided by individual trash containers provided by the Park's trash hauler. Only ordinary nontoxic household garbage may be placed in the trash bins.
- 6.2 T.V. Cable service can be hooked up at the RV owner's expense. CB/home radio antennas are NOT allowed. Satellite dishes are allowed as long as they are installed at the rear of the R.V. T.V. antennas sized for local reception only may be installed on a resident's R.V. but only at the rear of the R.V.
- 6.3 All water and sewer connections must be watertight at all times.

### **Section 7 - PETS**

- 7.1 One (1) small house pet under twenty (20) pounds at maturity may be allowed, if the resident obtains prior written permission from the park manager. Said permission shall become a part of the rental agreement between the park and the resident. One (1) additional pet may be allowed if the resident receives prior written approval. No outside dog runs, doghouses, or pets living outside of a R.V. are allowed. Pets must be kept on the resident's space and are not allowed to roam unattended on the streets, common areas or other resident spaces. Noisy, unmanageable or unruly pets that cause complaints will not be allowed to remain in the park. All pets shall be maintained on a leash when not inside the owners R.V. Pets shall not be left leashed or tied up outside a resident's R.V.

during any period of absence by the resident. Excreta (pet droppings) must be cleaned up promptly by pet owners. Any pet that threatens or poses a threat to park residents will not be allowed to remain in BIRCH TREES MOBILE VILLAGE.

### **Section 8 - VEHICLES**

- 8.1 Residents are provided with offstreet parking for one vehicle. Overflow parking for residents occupying these spaces is available on a "space available" basis in spaces designated by Management.
- 8.2 No commercial vehicles or equipment are allowed to be parked on a resident's space. Inoperable vehicles or those with expired license plates may not be stored or left in a tenant's driveway or on the space or in RV Storage.
- 8.3 BIRCH TREES MOBILE VILLAGE reserves the right to require that any vehicle, including vehicles owned by residents, not be allowed to enter the park or to remain in the park if, in the Park's opinion, the vehicle is not properly maintained and/or constitutes a hazard to the residents of the park, or if the vehicle is in such a dilapidated condition that it distracts from the appearance of the park.
- 8.4 Guest parking is limited. Guests may park their cars on the street or in other parking areas designated by the manager when visiting a resident, but must ensure that their vehicle is parked in locations so as not to block access to any other space or restrict traffic flow within the park. Vehicles parked in violation of park rules may be towed away and/or impounded at the resident's expense.
- 8.5 The speed limit within the park for all vehicles is ten (10) miles per hour.
- 8.6 Motorcycles are not allowed in BIRCH TREES MOBILE VILLAGE except by prior written permission. All motorcycles must be registered with the park manager.
- 8.7 Loud motor vehicles shall not be operated in the park at any time.
- 8.8 Residents are not allowed to overhaul vehicles on their space or in their driveway. No repair or servicing of automobiles, motors, engines, trailers, boats or other similar equipment may be made within the park; and no automobile equipment, engines, and motors, etc. may be washed anywhere in the park.

### **Section 9 - MISCELLANEOUS**

- 9.1 The display or discharge of any fireworks, firearms or pyrotechnic device is prohibited.
- 9.2 Soliciting is not permitted in the park.
- 9.3 Open fires are not permitted.
- 9.4 Trespassing on other residents' spaces is not permitted.

9.5 BIRCH TREES MOBILE VILLAGE reserves the right to amend, revise, and/or add additional rules and regulations. Notice of any change(s) in the rules and regulations shall be distributed to all Residents in writing and shall become effective when delivered to each resident.

I hereby acknowledge that I have received a copy of the R.V. Rules and Regulations of BIRCH TREES MOBILE VILLAGE.

\_\_\_\_\_  
Resident Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Name

\_\_\_\_\_  
Date