

**GREAT WESTERN MOBILE HOME PARK
RULES AND REGULATIONS**

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

**Section 1
MOBILE HOME STANDARDS**

- 1.1 All mobile homes, accessories and/or alterations/additions shall comply with applicable federal, state and local statutes and ordinances regarding construction, installation and maintenance.
- 1.2 No permanent alterations are to be made to the mobile home or mobile home site without the prior written permission of the landlord. The landlord reserves the right to request that all permanent structures erected by a tenant on a tenant's space be removed at the tenant's expense when the tenant moves his/her home from the park.
- 1.3 No mobile home shall be less than 14' wide. Great Western Mobile Home Park reserves the right to disapprove any mobile home subject to its condition at the time a tenant makes application for residency. Mobile homes with dented or damaged siding, skirting or roofing will not be allowed.
- 1.4 All mobile homes are required to have aluminum factory/manufactured skirting or pre-treated wood skirting painted to match and compatible with the mobile home to which it is attached. All mobile homes must have a factory/manufactured aluminum awning covering the entry door which must be of a minimum size of not less than seventy-two (72) square feet. Fiberglass awnings are not allowed. All hitches must be removed immediately after the home is placed on the lot. Skirting must be installed within thirty (30) days following set-up. Awning(s) must be installed within sixty (60) days following set up.
- 1.5 Temporary steps must be removed no later than sixty (60) days after set-up. Each tenant shall be responsible for construction of a deck/porch of a size not less than 3' X 5' at each entrance to the mobile home. All decks/porches must be skirted with either manufactured skirting of a similar style and color as the skirting used to skirt the mobile home or fully enclosed with pre-treated wood so as to be compatible with the design of the porch and/or deck. All decks/porches and steps must be railed.

- 1.6 Carports and storage sheds are optional. If a tenant chooses to install a carport, a design of the proposed structure must be submitted in writing and approved by the park manager prior to its installation. Storage sheds, if desired by the tenant, must be of factory/manufactured material or specifically approved by the landlord in writing prior to construction and/or installation.
- 1.7 The landlord reserves the right to approve any exterior accessory or structure added to the mobile home or placed on the mobile home space prior to its construction and/or installation.
- 1.8 Each tenant is responsible for any damages caused during the siting of his mobile home and shall reimburse the landlord for any expense incurred by the landlord as a result of damage caused to the lot by the tenant moving in or moving out of the park.
- 1.9 Each tenant shall be responsible for installing one above-ground hosebib on the side of their mobile home. All above-ground piping must be protected from freezing with adequate heat tape and wrapped with insulation. All above ground plumbing must be connected to an underground shutoff gate valve, which is accessible and maintained in good working order at all times.
- 1.10 No satellite type antenna dishes or CB home radio antennas are allowed. T.V. antennas may be installed at the rear of the tenant's home at a height not to exceed 5' above the roof line.

Section 2

MOBILE HOME AND LOT MAINTENANCE

- 2.1 Tenant shall be responsible for maintaining and keeping clean and in good repair the exterior of their mobile home as well as all appurtenant structures such as decks, steps, storage buildings and fences at all times. All wooden structures such as decks, hand-railings, storage buildings, etc. shall be painted or stained as necessary to prevent their visual and/or physical deterioration.
- 2.2 Tenants are responsible for maintaining all lawn areas, flowers and shrubbery within their space. Lawns must be mowed and edged on a regular basis during the growing season, kept free of weeds and watered as necessary. If the landscaping is not properly maintained, great western Mobile Home Park reserves the right to perform whatever landscape maintenance that may be required and charge the tenant directly.

- 2.3 All landscaping improvements made to the mobile home space as provided by this agreement shall, upon termination of the tenancy by either the tenant or the park management/owner, become the property of great Western Mobile Home Park except as provided herein below. The tenant may keep and take with him the following: nothing without written agreement.
- 2.4 Tenants absent for an extended period of time, two weeks or longer, shall be responsible for arranging for the care and maintenance of their space during their absence.
- 2.5 Fences over 36" high will not be permitted within the park. Only cyclone (chain link) fences are allowed and may be installed in the rear yard area of the mobilehome space. All fences must be approved in writing by park management prior to installation. Tenants shall be responsible for maintaining any fence located on their space at all times.
- 2.6 Common areas, driveways, streets and tenant spaces, including porches and decks, 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.
- 2.7 Furniture left outside a mobile home shall be limited to items commonly accepted as outdoor or patio furniture.
- 2.8 Firewood must be stored behind the mobile home, visually screened from the street or in an approved storage shed.
- 2.9 Clothes lines and/or clothes line poles are not allowed. Articles of clothing, linens, rugs, etc. are not allowed to be draped over deck/porch railings or left outside the tenant's mobile home.
- 2.10 Each tenant upon establishing residency at Great Western Mobile Home park must agree to install sufficient landscaping so as to meet minimum acceptable standards of the park. Prior to establishing residency in Great Western Mobile Home Park, each tenant shall identify in writing a general landscaping plan to be completed not later than ninety (90) days after their home is placed in Great western. The park landlord and/or manager shall review and approve the tenant's plan, which shall become a part of the rental agreement.

Section 3
RESIDENTS AND GUESTS

- 3.1 All tenants or persons occupying a mobile home in Great Western Mobile Home Park must be identified in the tenant's Rental Application and listed in the Rental Agreement. All tenants must be approved by management prior to establishing residency in Great Western Mobile Home Park.
- 3.2 There shall be no more than five (5) permanent residents occupying a mobile home in Great Western unless prior written permission of management is first obtained.
- 3.3 Guests who remain in the park for more than thirty (30) days shall be considered to be residents of the mobile home in which they are staying. They shall be subject to the approval of the park manager and must apply for residency as provided for in paragraph 3.1 above. Guests remaining in Great Western Mobile Home Park for more than thirty (30) days must be identified to the park manager within three (3) days following the thirty (30) day guest residency period.
- 3.4 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, televisions, stereo equipment, chain saws, etc..

Section 4
SUBLETTING

- 4.1 Any person occupying a mobile home during an extended absence by the owner (over thirty (30) days) must be approved by the park manager prior to occupying the home. This provision shall apply to "house-sitters" or other individuals known to the mobile home owner who might occupy the mobile home during their absence.
- 4.2 No rental or subletting of a mobile home occupying a space at Great Western Mobile Home Park shall be permitted.

Section 5
SALE OF MOBILE HOME

- 5.1 Prospective purchasers of a tenant's mobile home must submit an application for residency and be approved by the park management prior to occupying any mobile home in Great Western Mobile Home Park. No sale of a mobile home in

Great Western shall obligate the management to accept a new purchaser as a tenant unless an application has been received and approved by park management prior to the sale.

- 5.2 In the event a tenant's mobile home does not comply with the mobile home standards identified in Section 1 referenced herein, Great Western Mobile Home Park reserves the right to require as a condition of approving the sale of the tenant's mobile home to a new purchaser, that the home be brought into compliance with park standards.
- 5.3 "For Sale" signs may be displayed only in a window and must not be more than 24" wide by 18" in height.

Section 6 **UTILITIES**

- 6.1 Each tenant is responsible for arranging and paying for garbage collection service through the Clark County franchise refuse hauler. Garbage and/or garbage containers must be kept out of sight except on days when garbage is scheduled to be collected.
- 6.2 In the event the in-ground garbage cans currently provided by Great Western are no longer serviceable or the garbage collection company refuses to collect in-ground garbage containers, the effected tenants shall be required to obtain their own garbage container for disposing of household refuse.
- 6.3 All homes must be connected to the sewer line with rigid pipe. The mobile home must be placed on the space so as to cover/enclose the sewer and water connections.
- 6.4 Exterior television antennas may be installed at the option of the tenant, but are limited to a maximum height no greater than 2' higher than the highest point of the roof.
- 6.5 Paper towels, sanitary napkins and other large items should not be flushed down toilets. Grease should not be poured down sinks. Any expense incurred in clearing a sewer line blockage caused by tenant negligence or misuse will be charged to the tenant causing the blockage.

Section 7
PETS

- 7.1 A dog or cat under twenty (20) pounds may be allowed if the tenant obtains prior written permission from the landlord. Said permission shall become a part of the rental agreement between the landlord and the tenant. No outside dog houses or pets living outside of a mobile home are allowed. Pets must be kept on the tenant's space and are not allowed to roam unattended on the streets, common areas or other tenant spaces. Noisy, unmanageable or unruly pets that cause complaints will not be allowed to remain. All pets that cause complaints will not be allowed to remain. All pets shall be maintained on a leash when not inside the owner's home. However, pets shall not be left leashed or tied up outside a tenant's home during any period of absence by the tenant. Excreta (pet droppings) must be cleaned up promptly by pet owners.

Section 8
VEHICLES

- 8.1 Each tenant is provided with off-street parking for no more than two(2) passenger vehicles. Inoperable vehicles may not be stored or left in a tenant's driveway or on a tenant's space. No commercial vehicle(s) or equipment are allowed to be parked on a tenant's space.
- 8.2 Guests may park their cars, during daylight hours, on the street but they must ensure that they are parked in a location so as not to block any neighbors driveway or restrict traffic flow within the park.
- 8.3 Vehicles parked in violation of park rules will be towed away and impounded at the tenant's expense.
- 8.4 The speed limit within the park for all vehicles is limited to ten (10) miles per hour.
- 8.5 Recreation type vehicles may be stored in the R.V. storage area on a first come, first served basis.
- 8.6 Tenants are not allowed to overhaul vehicles on their space or in their driveway. No repair of automobiles, motors, engines, trailers, boats or other similar equipment will be made within the park, and no automobile equipment, engines, motors, etc. shall be washed anywhere in the park.
- 8.7 No overnight parking on the street is allowed.
- 8.8 Driveways of vacant mobile home spaces may be used for guest or overflow parking with the manager's permission.

8.9 Loud motor vehicles shall not be operated in the park at any time.

Section 9
MISCELLANEOUS

9.1 Great Western Mobile Home Park 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 tenants in writing and shall become effective thirty (30) days after written notice is mailed or delivered to each tenant.

I HEREBY ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS FOR GREAT WESTERN MOBILE HOME PARK.

Tenant

Date

Tenant

Date

Manager

Date