

MOBILE TOWNE WEST

PARK RULES AND REGULATIONS

The following rules apply to all mobile homes and tenants in the park and are expressly made a part of the rental agreement between TENANT and LANDLORD. These rules are intended to protect the health, safety welfare, and convenience of park residents, to preserve the park and its facilities from abuse, and to make a fair distribution of services and facilities among park residents.

Equipment and apparatus furnished on these grounds are solely for the convenience of tenants and their guests, and all persons using the same do so at their own risk. LANDLORD will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods, or any act which is beyond LANDLORD'S control.

This property is privately owned. LANDLORD reserves the right to eject from the park any trespassers, or other members of the public who are not tenants, their families, invited guests, or other persons on the park for lawful purposes if such person causes a disturbance or nuisance. LANDLORD shall be the sole judge of circumstances justifying removal of a person from the park.

**THESE PARK RULES AND REGULATIONS CONSTITUTE A PART OF
TENANT'S RENTAL AGREEMENT. VIOLATION OF ANY PARK RULE OR
REGULATION IS CAUSE FOR EVICTION.**

I.

REGISTRATION

1. TENANT must be the registered owner of the mobile home which occupies the space in the park.
2. TENANT shall register and keep the park manager apprised of changes to TENANT'S telephone number. Telephone numbers provided to the park manager shall be kept for emergency use only and shall be treated as confidential information.

II.

MOBILE HOME AND SPACE MAINTENANCE

1. Mobile homes and spaces must be kept clean and orderly. Each tenant shall be responsible for the proper maintenance of TENANT'S grounds, including mowing lawns, trimming shrubs, and watering all plant life.
2. Storage of any type is prohibited beneath or around the mobile home. No freezers, appliances, or upholstered furniture may be installed or placed outside the mobile home or storage room. Furniture normally designed for outside use is permitted.
3. Fences must be approved by the manager prior to installation. Due to the possibility of bared utilities lines, no deep holes may be dug unless approved, in advance, by LANDLORD.
4. "For Sale" signs may only be placed in the windows of the homes for sale. Only two (2) signs are permitted per mobile home, each of which may not exceed 10 x 12 inches.
5. Each mobile home must have a no-freeze heat tape on water lines.
6. All evaporative coolers placed on mobile homes must be equipped with re-circulating water pumps.
7. Rubbish and other debris shall not be allowed to accumulate. All garbage must be wrapped and deposited in the proper containers with the lid tightly closed. Grass clippings and shrub prunings should not be placed in the garbage container or left at the curb. Instead, they should be deposited in the designated areas near the park office. Newspapers will be deposited in the containers provided for their recycling. Rummaging through garbage containers is prohibited.
8. All building, remodeling, or alterations to your space are limited by your rental agreement and state and local law. Building on to or adding to carports or existing sheds is prohibited within the park. Bamboo curtains, tarps, and other fabric or plastic hangings are prohibited from carports.
9. Trees may not be cut, trimmed, or removed without written permission from the park manager.
10. All mobile homes must have skirting, approved permanent steps, and awnings in place within sixty (60) days of occupancy.

III.

TENANT RESPONSIBILITIES

1. Damage to or destruction of property as a result of acts by TENANT, TENANT'S family members, guests, visitors, or pets is the financial responsibility of the tenant named in the rental agreement. Intentional acts causing damage may be grounds for eviction.
2. Any tools or equipment loaned to TENANT must be returned promptly after use and not later than the time scheduled for closing the park office each day. All equipment, machines, and fixtures will be left clean after use.
3. Clothes must be removed from washers and dryers as soon as the machines complete their cycle. No laundry may be hung outside any mobile home at any times.
4. Unnecessary noise is prohibited at all times. The park has designated 9:30 p.m. to 6:00 a.m. as quiet hours. Any tenant, or person in their control, may not disturb or annoy other tenants. All state and local laws shall be observed. Drunkenness and immoral conduct is prohibited.
5. For safety reasons, children under the age of fourteen (14) years may not enter the pool area unless accompanied by an adult responsible for their safety and well-being. An exception to this rule will be granted only if the child has on file in the manager's office a written certificate signed by an authorized and responsible person attesting that the child has passed a life-saving course in swimming.
6. Soliciting or peddling is not permitted in the park. However, this regulation is not intended to infringe upon the right of a tenant to invite persons on to park property to appear and speak upon matters of interest in the common areas or recreational areas of the park, at reasonable times and in a reasonable manner, in an open meeting.
7. No fuel, oil, or combustible liquids, solids, or gases may be stored in this park.

IV.

PETS

1. Pets are permitted only upon LANDLORD'S specific written approval

IV.

PETS (continued)

2. All pets must be kept on a leash or fenced and shall never be allowed to run at large. Pet droppings must be cleaned up immediately. Noisy or unruly pets, or those that cause complaints, will not be allowed to remain. Pets are not permitted in utilities buildings, recreation facilities, or in any recreational area. Pet bathing is permitted only on the owner's space.
3. Violation of these rules or the separate pet agreement constitutes revocation of LANDLORD'S permission for TENANT to keep a pet in the park and also constitutes a violation of TENANT'S rental agreement.

V.

VEHICLES

1. Vehicle parking is prohibited on all streets within the park. Parking is allowed only in designated areas. A maximum of two (2) vehicles is permitted in each unit's driveway. Additional vehicles must park in the overflow parking area (subject to applicable charges).
2. All vehicle drivers are responsible for honoring posted speed limits within the park. Violation of the posted speed limit may be considered a serious threat to immediately inflict personal injury upon other tenants for which LANDLORD may terminate TENANT'S rental agreement upon 24-hours written notice.
3. Trucks, travel trailers, boats, dismantled campers, or inoperative motor vehicles may not be parked alongside TENANT'S mobile home or on the street.
4. Motor vehicles may not be repaired or painted on mobile home spaces or parking areas. An exception will be made for minor repairs not requiring more than eight (8) hours to complete.
5. Motor scooters and motorcycles are prohibited within the park, except by written permission of LANDLORD. Motor scooter and motorcycle operators are subject to the same speed limits applicable to all vehicles and are reminded that noise restrictions apply.
6. Trucks, other than light pick-up trucks used as passenger vehicles, are prohibited from entry into the park, except for purposes of commercial delivery of goods and services.
7. Any vehicle dripping gasoline, oil, or any other fluid must be repaired to prevent damage to the driveway or pavement.

VI.

MISCELLANEOUS

1. If TENANT has a complaint, such complaint must be delivered to the park manager, in writing, signed by the complainant. The park manager, or his designee, will meet with the complainant within thirty (30) days after delivery of the written complaint to discuss all complaints with merit.

2. TENANT'S signature below indicates that TENANT has read, understands, and accepts the foregoing rental agreement and rules and regulations. For tenants already living in the park at the time these rules are adopted, any changes which are considered a material alteration of the original tenant agreement should be brought to the attention of LANDLORD prior to signing below. TENANT'S signature acknowledges agreement to be bound by the rules and regulations contained herein.

LANDLORD

TENANT

BY:

TENANT