



## Park Rules & Regulations

Village MHC LLC, a Manufactured Housing Community (“Village MHP”, “COMMUNITY”, and/or “PARK”) is a desirable and attractive place to live. The purpose of these rules and regulations is to help maintain an environment enjoyable, attractive, and safe for all residents of Village MHP. All residents, families, and guests must abide by these rules and regulations or be subject to fines and/or eviction.

**Last updated: August 14, 2020**

- 1. Approved residents only.** All residents must have an approved application and a signed lease agreement that includes all persons 18 years old or older on file with management before they can live in the park. Any resident over 18 years old without a signed lease is subject to immediate eviction. You may not sublet your lot or sell your home to anyone that is not approved by management.
- 2. Rents are due on the 1st of the month.** A Late Fee of \$30 will be charged if rent isn't paid on or before the 5th, no exceptions. If payment is not received by the 15th, you will be evicted and all expenses incurred to secure possession will be added to your balance. You will be charged an NSF fee of \$30 for returned checks.
- 3. Acceptable payment methods.** We accept personal checks and money orders. Make checks payable to **Village MHP** and drop it off at the office at Apartment 46.
- 4. All homes require a working smoke detector and fire alarm.** Please see the manager for a free smoke detector and fire alarm if needed.
- 5. The park is for residential use only.** Absolutely no businesses are allowed on your lot. Any business conducted on your lot is grounds for immediate eviction.
- 6. The speed limit is 10 miles per hour.** This is strictly enforced. No joyriding of motorcycles or off-road vehicles. You are responsible for your guests who are visiting the park. Violations will not be tolerated, this is a safety issue.
- 7. Garbage must be placed in the trash bin, no trash bags allowed on the ground at any time.** Your lot must be kept free of trash and/or discarded items. You must place your trash inside the garbage bin, do not leave it outside your home or outside the garbage bin.
- 8. No unlicensed or inoperable vehicles allowed on park property.** A maximum of two (2) vehicles shall be permitted for each household. All vehicles must be registered with management with current licensing tabs. Vehicles not registered after notice may be towed at owner's expense. Major repair (repair that

takes more than two hours) and painting of vehicles is not permitted. Residents will be held responsible for damage to pavement and driveways due to dripping oil or gasoline

- 9. All pets must be approved and registered with Management.** Only one dog per unit, this includes service animals and emotional support animals. Dogs and cats must be spayed or neutered and have all shots and vaccinations. Only non-vicious breeds less than 30 pounds are allowed (vicious breeds include: Pit Bulls, Rottweilers, German Shepherds, Chow-Chows, American Staffordshire Terriers, Presa Canarios, Dobermans, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies).
- 10. Pets must be kept leashed and under control at all times.** The only outdoor animals allowed are dogs. All pets must be kept inside at night so they do not bark and annoy other residents. Pet waste should be disposed of with garbage, not curbside yard waste. Unsupervised, free roaming animals are considered strays by management and will be trapped and removed.
- 11. Skirting must be kept in good condition and appearance.** Commercial skirting of uniform color must be used. Corrugated metal is not allowed. Damaged skirting should be replaced immediately. Please see management if you need help repairing your skirting. Otherwise, management will hire someone to replace damaged skirting and charge you for materials and labor at \$30 an hour.
- 12. Decks and stairs must be kept in good condition and appearance.** Cinder blocks or other materials stacked in front of the home to be used as decks or stairs are not allowed. Please see management if you need help repairing your deck. Otherwise, management will hire someone to replace damaged decks and stairs and charge you for materials and labor at \$30 an hour.
- 13. Your home and lot must be kept in good condition and appearance.** Yards must be kept mowed and trimmed as necessary. Windows should be covered with proper blinds or drapes, no sheets or blankets or towels should be used. Debris and clutter around your home and on your lot are your responsibility to clean up. Any debris or clutter left around your home are subject to be thrown away by management. Unmowed lawns will be mowed by management, and a fee of \$30 will be charged.
- 14. Tenants are responsible for the activities of the occupants of their home and their guests while they are in the park.** An adult must supervise young children at all times. People are not permitted to play in the street, parking areas, or neighbor's yards without permission. Children under 18 years of age are not permitted to be out and unsupervised in the park after 10:00 pm.
- 15. NO trampolines or above-ground pools are allowed.** Small kiddie pools are fine, contingent upon management approval.
- 16. Quiet hours are from 10:00 PM to 6:00 AM EVERY DAY.** Disturbing noises are not permitted in the park at any time. This includes loud music from stereo systems and loud vehicles. Fireworks are not allowed in the community whatsoever.
- 17. All homes moving into and out of the park must coordinate with the manager for the move.** All movers must be insured, and Village MHC LLC must be named as an 'additional insured' in the event damage is caused by the move. The manager must be given a copy of the moving permit, and the lot

must be left clean of any trash. Decks and anchors are also to be removed unless prior arrangements are made with the manager.

**18. Drugs and criminal activity will not be tolerated.** We will evict and not tolerate tenants, occupants, or their guests who engage in conduct that will disturb the quiet and peaceful enjoyment of the premises by others. Tenants, occupants, or guests who engage in criminal activity that threatens the health, safety, or right of peaceful enjoyment of the premises or anyone that is a danger to the other tenants or to the premises will be evicted. Will we also not tolerate any drug-related criminal activity on or near the premises. You are responsible for your occupants and guests.

**19. We strongly suggest you obtain Mobile Home Insurance.** If you obtain insurance, a copy of your insurance policy must be kept on file with management.

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 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. 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.

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 Lease Agreement 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 park upon three days notice of such violation, breach, or default given by management.

**READ THIS AGREEMENT IN ITS ENTIRETY BEFORE SIGNING**

Tenants: I signify by my signature that I have read this agreement, and hereby agree to comply with all that is contained herein.

Date \_\_\_\_\_ LOT # \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_