



Manufactured Housing Community Rules and Regulations

These Rules and Regulations have been enacted to provide for the reasonable control of use of the premises to the end that Lessees may enjoy a pleasant community atmosphere and also to establish the rights and responsibility of Lessees and Lessor. These rules and regulations shall apply to Lessees and their guests.

1. **Occupancy/ Occupancy Standards/ Guests:** All occupants and or any guest(s) who stay longer than fifteen (15) days in any sixty (60) day period must submit a rental application to Grandview LLC. Up to two (2) permanent (adult) occupants are allowed in each home at the rental amount set forth in the Lease Agreement. An additional two hundred and fifty dollars (\$250) per month will be charged for each subsequent permanent (adult) occupant unless an exception is granted (in writing). No home shall house more than two (2) adults per bedroom. Lessees are responsible for the actions of their guests.
2. **Monthly Rent/ Late Payments:** Rent is due on the first (1st) of each month. Payments received after the fifth (5th) of the month will incur a fifty dollar (\$50) late fee. All returned (NSF) checks will result in a Seventy-Five (\$75) fee. Should a returned check cause late receipt of rent payment, both late charges and returned check charges may be assessed. Two (2) returned checks from the same Lessee during the Lessees occupancy will result in the Lessees forfeiture of the right to pay rent by check. All future payments must then be made in guaranteed funds (money order or a cashier's check).
3. **Charges for Notices:** To partially compensate for the administrative costs involved in serving delinquent rent notices, rules violation notices, on any other legal notices, the Lessee will be charged a "Service Notice Fee" in the amount of Fifty dollars (\$50). This charge will be in addition to late charges, returned check charges or other late fees incurred.
4. **Pets:** Pets are permitted upon approval from management. Pets must be kept under the control of the lessee at all times and must be on a leash when not inside. Pets must be kept inside at night (including cats). Pet owners shall be responsible for cleaning up all pet droppings immediately. Pet owners will be charged Thirty dollars (\$30) per incident of not cleaning up after their pets after receiving one (1) warning. If there is a dispute, we will review security footage or DNA test to confirm which tenants' pets are responsible (at owners expense). Cats must be spayed or neutered and/or kept inside.
5. **Vehicles:** All vehicles must be operable and licensed with current tabs. The speed limit is Five (5) miles per hour. Repair work taking more than one (1) hour is not permitted in the park. Parking on the grass is prohibited. The parking of trailers, campers, motor homes, boats and other such vehicles is permitted for a maximum of six (6) hours for loading and unloading only. In case of emergency there is NO PARKING in the community streets.
6. **Parking:** In leases in which there is one (1) lessee, that lessee is allowed no more than one vehicle. In leases with two (2) lessees, those lessees are allowed no more than two vehicles.
7. **Guest Parking Area:** Guests are not to utilize guest parking area for more than 24 consecutive hours. Lessees or guest of lessees, that are out of compliance with this rule are subject to impound at lessee's or guests of lessee's, sole expense.

8. Landscaping, Lot and Mobile Home Maintenance: All refuse must be picked up and legally disposed of immediately. Lawns must be mowed and maintained. Failure to do so will result in Lessor maintaining such yards at the expense of the lessee. Lessee's yard should not be used for storage of any kind. Garbage containers must be provided by local provider and must be stored out of sight.
9. Recreational Outdoor Fires: Wood-burning fires/ outdoor fires (in fire pits or otherwise) are not permitted. Fire pits fueled by propane are allowed. Fires must be attended at all times. As an additional safety precaution, a 5-gallon bucket of water or fire extinguisher must be readily available during the use of propane fire pits.
10. Utilities: Lessee shall make arrangements directly with each utility company for connection to the service lines. Lessee is responsible for utility charges made for service to the lot. No posts of any kind are to be driven into the ground without Lessor's consent. Lessee is responsible for damages to the property or utility hookups caused by Lessee or Lessee's guests. Lessee shall not permit water to run or leak continuously from any faucet or water line on the lot. Management is not responsible for the interruption of any utility service. No one shall impede or obstruct access to any manhole, utility line or meter.
11. Community Activities and Tenant Relations: Between the hours of 10:00 PM and 8:00 AM, all TV's and sound systems should be operated a low volume. Disorderly conduct, abusive language, or activities that disturb or interfere with the peaceful enjoyment of any community member is prohibited and can lead to eviction. Trespassing on other lots is prohibited. Do not use the streets for recreational activities.
12. Businesses: Commercial enterprises, daycare services or door-to-door solicitations is prohibited.
13. Subletting/ Assignment: Subletting of any mobile/manufactured home is not permitted. All homes in community must be owner occupied. Any lessee who wishes to sell and leave their unit in the community must notify management in writing of intent to sale at least thirty (30) days in advance of such sale. The Lessee must notify the prospective purchaser in writing of responsibilities, which include arranging interview and obtaining written approval of the Lessor for a Lease Agreement assigned prior to the execution of the sale. Lessee must verify, in writing, to Lessor that taxes, rent and any expenses due on the home and lot (including personal taxes) have been paid.
14. Requirements of Existing Mobile/Manufactured Homes Offered for Sale: Any existing mobile/manufactured home tenant shall notify management prior to listing or selling the unit. The owner of the mobile/manufactured home must provide Lessor with written certification by a licensed state inspector verifying the unit is up to all codes (if the unit is to remain in the park). Management must first approve the prospective buyer(s) who plans on living in the community. Lessor cannot prohibit the sale; However, Lessor can prohibit the lease transfer. If management does not approve lease transfer, the home must be removed from the community no later than sixty (60) days from the date of purchase.
15. Building Standards: The set of homes, construction, storage buildings, improvements, or modifications will require written approval of Lessor prior to installation.

LANDLORD HAS THE RIGHT TO AMEND THESE RULES AND REGULATIONS WITH A 30-DAY NOTIFICATION TO TENANTS. THESE RULES AND REGULATIONS SUPERSEDEE ANY CONTADICTORY LANGUAGE IN THE LEASE AGREEMENT.

LANDLORD:

Date: _____

Printed Name: _____

Title: _____

TENANT:

Printed Name: _____

Date: _____

TENANT:

Printed Name: _____

Date: _____