

Rules & Regulations

Rent Collections:

1. All rents are due the 1st of each month in advance. There will be a five-day grace period. All rents **received after the 5th** of each month will be subject to a thirty-dollar, (\$30.00) late fee. A twenty-dollar (\$20.00) discount will be allowed for all rents **received prior to the 1st**.
2. All current month rents are to be mailed to the lock box:
GSP Management Co., P.O. Box 529, Morgantown, PA 19543
3. There will be a thirty dollar, (\$30.00) charge for each check returned by the bank for any reason. A tenant may be required to pay by certified check or money order if they have two, Returned checks:

Motor Vehicles :

1. All vehicles, trailers, recreation vehicles, etc must have a current registration and inspection in accordance to the laws of the Pennsylvania Department of Transportation, or be removed from the community. Any vehicle that is immobilized, disabled, unused or wrecked are not permitted in the community and must be removed.
2. Any vehicle including motorcycles with loud mufflers are not permitted in the community, and must be properly muffled or removed from the community.
3. The changing of fluids to any vehicle including motorcycles is not permitted on the property. Any work to autos must be neat, quiet, and unobtrusive. The management reserves the right to decide what is a violation of this rule. The placing of vehicles on jacks or blocks is prohibited.
4. Only two (2) vehicles (including all trailers and recreational vehicles) are allowed in the provided parking area. This space can be expanded at the tenant's expense, with prior written approval from the management.
5. Parking in the grass or on sidewalks is strictly prohibited. This includes all vehicles, trailers, recreational vehicles, motorcycles etc.
6. Unlicensed and unconventional vehicles, (i.e.; 4-wheelers, dirt bikes, snow mobiles, go-carts, dune buggies, etc) are not permitted in the community. They must be walked out to exits or loaded onto a trailer or pick-up when entering and exiting the community.
7. The posted speed limit is 10 mph in the community. Residents must observe and obey all posted traffic signs and signals. For the safety of all residents, reckless driving, including burnouts, running stop signs, drag racing, etc is prohibited.
8. Residents under the age of 18 are not permitted to operate a motor vehicle on the property without a valid operator's license or learners permit with a parent in the vehicle.
9. Joy riding and cruising through the park is prohibited by residents and guest.
10. Please be warned, there is no on street parking permitted in the community. During the winter months, any vehicle parked on the street, obstructing the snowplows from properly clearing the streets will be towed at the owner's expense and without further notice.
11. Commercial vehicles are not permitted in the community. This includes rigs, box trucks, school buses, etc.
12. All residents are responsible for the clean up costs and repairs to driveways due to leakage of any fluids from their vehicles.
13. Management reserves the right to tow from any location in the community, any vehicle that is not in compliance with the rules and regulations at the expense of the owner of the vehicle.

Care of Homes & Lots:

1. Lawns must be mowed and trimmed around homes and sheds, and kept neat at all times. The management reserves the right to mow a neglected lawn for which the tenant will then be billed for the labor, with no prior notice. The fee is \$25.00 for the first offence; \$75.00 for the 2nd or subsequent violation.
2. Patios and yards are to be kept neat, clean and free of debris/refuse at all times. Nothing may be stored on the patio or around your home, with the exception of proper outdoor furniture and grills. All other items must be placed in a storage shed. Patio/outdoor furniture must be kept in good order, (i.e.; painted and free of weather worn).
3. Clotheslines are permitted only to the rear of the home, single post umbrella style only.
4. All shrubbery planted by the tenant will become the property of the community, and cannot be removed. A PA-1 call must be placed as well as contacting the property manager, prior to digging for the planting of any flowers and/or shrubs.
5. Fences, porches, additions or alterations of any kind to your home or lot must have prior written approval from management. Carports, pet shelters, dog runs, and the like of any style are strictly prohibited.
6. Split rail fencing is the only type of fencing permitted on the property and only with prior written permission from management. Chain length and privacy fencing, regardless of height, are prohibited. Preexisting fencing may remain until a change of ownership, and then all pre-existing prohibited fencing must be removed prior to the issuance of a new lease. At any time that a pre-existing fence is not properly maintained, (i.e. painted, non-weathered, falling down, etc), the fence must be removed from the property.
7. All mobile homes must be skirted within sixty, (60) days of their entry into the community. All skirting must be Vinyl T-Lock skirting approved for mobile home use. Existing homes must have skirting maintained in good condition and completely closed, or it must be replaced with Vinyl T-Lock skirting.
8. No selling of axles or wheels while home is in the community.
9. Garbage must be kept in cans, and covered at all times. It may be set out for pickup no earlier than the evening before pick up day.
10. Sheds must be approved in writing by the management prior to installation. Existing sheds must be maintained and in good condition, or be removed from the community. No home made sheds; all sheds must be barn style or a kit. The largest allowable size is a 12x14. The maximum number of sheds allowed is two, (2) per lot.
11. Lots must be cleared after the removal of the home from the community. If this requirement is not met, a fee will be deducted from the security deposit
12. Residents are responsible for the maintenance of their home's water and sewer lines. Anti-siphon valves must be installed on hot water heaters. Leaking spigots and toilets must be repaired immediately to avoid frozen lines and/or wasted water usage. Each home must be equipped with an industry approved heat tape and adequate insulation on all exposed water lines to prevent lines from freezing and breaking.

Running water to prevent lines from freezing is strictly prohibited.

Limits of responsibility of utilities: Below the ground is the park owner responsibility; once the utility leaves the ground to enter your home, the line becomes the responsibility of the homeowner. In reference to the outside disconnect for the electric; the line leaving the outside disconnect to enter the home is the responsibility of the homeowner.

13. Management reserves the right to enter any lot at any time to ensure the proper operation of any utility or service. Annual inspections are routine for heat tape. In cases of neglect on a residents part of any utility line, Management reserves the right to disconnect a broken utility line until such time as it is properly repaired, or to make such repairs, and charge the cost of the repair to the resident.
14. Residents should not flush items down the drain such as clothes, rags, hard paper, sanitary napkins, or items made of plastic or rubber. Such items should be wrapped in paper and deposited in garbage cans. Damages caused to sewer lines due to the negligence of the resident will be charged for repairs.

15. No storage of any kind under the mobile home. All items obstructing the repairs of any utility must be removed immediately.
16. Outside water usage of any kind is strictly prohibited in the community. This includes but is not limited to all garden hoses, swimming/wading pools of any size; washing of vehicles; water grass, plants or shrubs, (the pale method will be allowed for watering flowers and plants); an the washing off of cars, driveways and patios. Power washing homes is permitted only with approval from management.
17. The tenant is responsible to shovel, salt and keep clear their parking area, sidewalks, porch and steps.
18. In order to keep the community presentable, homes in the community, regardless of age must be maintained and kept clean and free of dirt, moss& mold, and the visibility of rust. This may require from time to time the painting of homes, coating of roofs and or power washing.
19. Portable basketball nets are prohibited in the park if facing the street. Street basketball, or any games requiring them to be played in the street is strictly prohibited.
20. All window air conditioning units must be properly installed and correctly supported. Positively "NO props to the ground will be permitted.
21. Your lot number must be seemed and properly displayed on your home so it can be easily seen from the street. Numbers must be of a reflective material as to be seen at night.
22. Mailbox keys are issued by the Elizabethtown Post Office and are the property of the U.S. Postal Service. Upon leaving the community, the keys must be returned to the Post Office.
23. Turning off individual streetlights is prohibited. If your light is out due to no negligence of your own, notify the management and it will be repaired. The replacement of "light bulbs" is the responsibility of the resident.

Family, Guests, & Pets:

1. Management will not get involved in any quarrels between neighbors. Any complaint will be pursued only if the resident making the complaint is willing to be acknowledged. Complaint forms are available in the park office.
2. All tenants are responsible for the conduct of their pets, visitors, and all occupants of the home. Pets and guests are permitted unless they become a nuisance, in which case they must be removed. Disorderly conduct, of any type, will not be permitted by tenants, children or their guest. Any action that disturbs the peace of the community will be considered a violation of these rules and regulations. Management may, at its sole discretion, determine what constitutes a violation of this rule.
3. Any resident that has the State Police called to their home for disturbing the peace, domestic violence and/or any criminal activity more than two (2) times will be subject to eviction, upon the discretion of the management. Any resident who is convicted of a felony, whether the felony is committed within or outside of the community, shall be subject to eviction.
4. At 'NO' time will anyone be allowed to loiter, congregate, play any games, impede traffic or antagonize the residents on the streets of the community.
5. Display or use of bow and arrows, BB guns, pellet guns, air rifles, sling-shots, paint ball guns, or any other type of weapon and or gun is Strictly Prohibited in the community.
6. Loud music of any kind is prohibited. This includes inside the home as well as in your vehicle while driving through the community. **All noise must be held to a minimum between 10:00pm and 8:00am.**
7. Excessive use of intoxicating liquor, boisterous conduct, and disturbance of the peace and quiet and/or willful destruction of park property is prohibited Residents will be held financially responsible for any damages to the park property, including but not limited to the playground equipment, well houses, mailboxes, etc., caused by the tenant, their children or their guest.
8. Curfew for anyone under the age of eighteen (18) is 10:00pm, including weekends, unless they: are accompanied by their parent.
9. Please avoid trespassing on other resident's lots. Parents should instruct their children and or guest to be aware of this rule. Residents will be responsible for their guest's actions the entire time they are in the community. No children are allowed to play in the streets, or on any resident's property or unoccupied

spaces. Entering of vacant homes is strictly prohibited and will be considered trespassing and dealt with accordingly. Parents will be responsible for any damages. Your child's safety is our concern.

10. There will be a charge for animals that have to be picked up and taken to the humane society. Animal setting is not permitted.
11. Animals are not permitted outdoors or off their lots. All tenants are responsible for their animals, as for their guest. Pets may not be tied outside or left unattended at any time. All pets must be secured on a leash and in the presence of their owner. A pet caught running loose will be sent to the Humane Society. The second time a pet is seen running loose, it must be removed from the community and the resident's pet privilege will be revoked. Residents shall be liable for the entire amount of all damages caused by their pets. Residents shall be strictly liable for the entire amount of any injury to any person or property of others caused by the pet. Any pet deemed to be "vicious" for any reason must be removed from the property immediately. Any pet that bites an individual in the community must be removed from the property immediately. Only indoor pets are permitted. Pet shelters, pet runs, pets are strictly prohibited. Pets are not permitted to run loose at any time. Residents will not permit the pet to defecate anywhere in the community except on the residents own lot. Residents are responsible for keeping their lots clean of all droppings.
12. There is a two, (2) pet, (dogs & cats) limit per lot. Dogs are not permitted to exceed a 35-pound limit. Any per-existing situation will not be permitted to replace a pet if the number exceeds the maximum limit.
13. Residents are required to register all pets with the property manager no later than November 1, 2004. Registration includes a picture of the pet, proof of rabies vaccinations, and a copy of the annual Dauphin County license and number. Starting January 1, 2005 all residents must update the license and vaccination information by January 31st of each year there after.
14. Residents who have unauthorized pets will be required to remove the pet from the community and must provide written documented proof to management that this has been done.
15. Pets are permitted in the community as a privilege for residents. This privilege may be revoked at the sole discretion of management if you, or any resident or guest in your home, chooses to abuse this privilege. Management may, at its sole discretion determine what constitutes a violation of this rule.

Miscellaneous:

1. There will be no dumping of trash on the community property. This includes the area fenced off behind the sewer treatment plant.
2. The fenced off areas of the community including the sewer treatment plant, the well house located at the end of Joan St. and the area behind the sewer treatment plant are off limits. Any person caught in these areas or dumping trash and debris will be considered trespassing and charges will be filed with the State Police.
3. All tenants must maintain insurance on their mobile homes to include clean up in the event of fire, collapse, storm damage, etc.
4. Residents assume all responsibility of any kind associated with their personal property(s) or person(s) n connection with occupancy.
5. All residents over the age of eighteen, (18) must be pre-approved prior to entering the community.
6. Tenants may sell their home to anyone they choose. Management reserves the right to approve any prospective buyer to remain in the community. Any prospective buyer who wishes to remain in the community must submit an application and be approved to reside in the community **prior to the purchase of the home.** Tenants may purchase a home from any dealer they choose.
7. Homes sold on "Sales Agreements" must be pre-approved prior to the sale of a home by management. If a home is sold on a sales agreement, seller will remain fully responsible for lot rent as well as the buyer until the title is transferred to the Buyers. **All buyers must submit a copy of the PA DOT Form MV4, or a copy of the title at the time of signing the lease. All taxes must be paid current and sellers must obtain a 'SALES PERMIT' from the local tax collector for a fee of \$2.00 prior to transferring a title. (This is a township ordinance). New leases will not be extended until a copy is submitted to management.**

8. Residents must pay all the real estate taxes assessed and levied against the mobile home and upon request by the management, must furnish proof of payment. Residents must notify the management as soon as possible when they are planning on moving from the community. A minimum of thirty, (30) days is required. The mobile home may not be removed from the community unless all rents, fees, charges and or assessments are paid up to the end of the term. Management may prevent the removal of the mobile home to enforce this rule. Residents are advised that prior to removal of a mobile home from the community, a removal permit is required from the local tax collector. This permit must be shown to management before commencing the removal of the unit.
9. No peddling or soliciting in the community except for school functions.
10. With respect to any mobile home which is abandoned in the community for a period of thirty, (30) days or more, the management or its agents may enter the home, secure any loose or moveable appliances, furnishings, materials or supplies, and secure the home with pad locks and "No Trespassing" signs. Management will have no responsibility for safeguarding the mobile home or its contents beyond the thirty, (30) days.

Management:

1. The management will not be liable for damage or injury which may be sustained by the resident or any other person, as consequence of failure, breakage, leakage or obstruction of the water, sewer, waste or soil pipes, or the electrical, or gas; or by reason of the elements, or resulting of the carelessness, negligence of improper conduct on the part of any resident, guest, agents, licensees, invitees or attributable to any interference with, interruption of or failure, beyond the control of the owner. Residents are urged to obtain the necessary insurance against these contingencies.
2. The management must be consulted for anything not covered in these rules.
3. The management reserves the right of discretion in the use of community rules. Failure of management at any time to require performance of any provision of these Rules and Regulations shall not limit management's right to enforce the provision. Waiver of any part of any provision shall not be waiver of any succeeding breach of the provision or a waiver of the provision itself or any other provision in these Rules and Regulations.
4. The management will not provide 200 amps electric service. The management will provide 100 amps electric service only.
5. No oil tanks are permitted in the community. Electric and gas are the only approved sources for heat.
6. These rules may be amended periodically and will be posted in the office and in common areas. Amendments will be part of this agreement.

I (We), the undersigned, have read and understand all rules of this community.

Sign _____ Date _____

Sign _____ Date _____

Sign _____ Date _____