



YORK Community Management
332 Gosling Drive
York, PA 17406

Rules & Regulations

TENANT agrees that TENANT, FAMILY, FRIENDS and VISITORS will follow these Rules and Regulations. TENANT agrees that failure to follow the Rules and Regulations is a breach of the terms of this Lease. If TENANT, FAMILY, FRIENDS or VISITORS break a rule, LANDLORD can use any remedy in this Lease. TENANT may be evicted for breaking two rules within a six (6) month period or for breaking the same rule twice within a six (6) month period.

- (1) State Law requires TENANT obtain a removal permit from the tax collector upon moving out of the community or selling the manufactured home. A copy of the removal permit must be submitted prior to removing the home from the community.
- (2) A security deposit must be paid before moving into a manufactured home already in the community or before placing your manufactured home in the community.
- (3) No assignments or subleases of manufactured homes is allowed. Assignment is the legal term for a transfer of the lease from the TENANT to another person. This other person then becomes the LANDLORD'S new TENANT and takes over the lease. A sublease is a separate lease between the TENANT and another person who leases all or a part of the leased premises for the TENANT.
- (4) Additional residents moving into the home after the original application and lease are signed must register with, and be approved by, management. Additional residents may be required to sign the lease, and will be required to adhere to all rules and regulations.
- (5) If TENANT sells the manufactured home, LANDLORD or his agent must first approve the buyer as a resident of the community. The prospective buyer must fill out an application and be accepted as a TENANT of the community before the sale.
- (6) For sale signs may be placed in the window or on the lawn.
- (7) All manufactured homes moving into the community must be HUD approved and bear a HUD seal. All manufactured homes moving into the community must have vinyl siding and shingle roof. Exceptions may be granted at the sole discretion of management, and approval must be obtained in writing prior to placement of the home in the community.
- (8) TENANT must keep lots trimmed, mowed and free of all debris. Mowing and trimming must be completed at least once per week. TENANT must rake and remove all leaves. If TENANT does not comply with this rule, a service charge will be assessed against TENANT if this work is performed by community management.
- (9) All patios and yards must be kept neat and orderly at all times.
- (10) Awnings and patio covers are optional, and may be installed with the written consent of management.
- (11) No fences allowed.

- (12) No improvements may be made on any lot without the written consent of community management. Management should be able to assist you with the location of utilities.
- (13) Drying of laundered clothes is permitted on umbrella type drying lines installed at the rear of the home.
- (14) TENANTS are responsible to see that the heat tapes are placed on water lines and are in proper working order. TENANTS are responsible for the water lines between the water riser and the manufactured home input connection plus one (1) foot underground where applicable.
- (15) TENANT is responsible from gas meter to the home. TENANT must keep area around the meter free of debris and trimmed at all times to permit easy access to the meter.
- (16) TENANT is responsible for electric service line from electric meter or community installed junction box, whichever is applicable.
- (17) TENANT is responsible for sewer line from ground level to home.
- (18) LANDLORD is not responsible for the interior or exterior of the manufactured home.
- (19) All manufactured homes must be skirted with Vinyl T-Lock skirting within thirty (30) days of occupancy.
- (20) TENANT may install a shed only after the kind, type and placement is approved in writing by community management.
- (21) Each home must have front and rear steps. Steps must meet township and BOCA codes, with a 3' x4' landing, railing and handrails, constructed of pressure treated lumber. Exceptions to this require the written approval of management.
- (22) Decks are permitted at the sole discretion of management, and written approval and a building permit are required. Management may deny the installation of decks for various reasons, including, but not limited to, lot size constraints and location of underground utilities.
- (23) All window air conditioners must be properly installed and correctly supported. No props to the ground are permitted.
- (24) All hitches must be removed from the manufactured home when placed on the lot. New homes coming in must have removable hitches.
- (25) Children's swing sets are not permitted. NO swimming pools of any size permitted; wading pools 18" or less in depth and 8' or less in diameter will be allowed for children. Basketball standards (pole, backboard and hoop) can not be installed without written management approval. Installation will not be permitted where resulting play interferes with traffic or takes place in the street. Management reserves the right to have the standard removed if, in management's sole discretion, it becomes a nuisance.
- (26) All shrubbery becomes property of the LANDLORD. TENANT may remove shrubbery only after written permission from the LANDLORD. TENANT is responsible for restoration of grounds after removal of shrubbery.

- (27) No exterior aerials or antennas of any type may be erected. Existing antennas must be removed when selling or upgrading home. Satellite mini dishes are permitted, but must be mounted to the rear of the home and can not exceed 24" in diameter.
- (28) TENANT may keep only registered, inspected vehicles in the community. **Only two vehicles per lot** are permitted unless exception granted in writing by community management. There is **no street parking** if parking space for two vehicles is provided with the lot. Licensed, registered motor cycles may be driven on community roads only, must obey all traffic rules and signs, and may not be revved such as to cause a disturbance in the community. Mini bikes, snowmobiles, and other unlicensed motorized vehicles of this nature are NOT allowed to be stored or used in the community.
- (29) NO repairs or blocking up of automobiles for repair is permitted in the community.
- (30) There will be **absolutely no storage** of boats, campers and trailers in the community.
- (31) Any type of excess noise which is annoying to the neighborhood is prohibited at all times. Playing of radios, televisions or stereos at a level that can be heard outside is prohibited after 10:00 PM.
- (32) Non-biodegradable items such as rags, cloth, hard paper, sanitary napkins, frying oil or fat, or items made of plastic or rubber must not be flushed down any drain or toilet. TENANT will be held liable for damage to the sewer system caused by breaking this rule.
- (33) Fires of any kind (except barbecue grills) are not allowed in the community.
- (34) Firearms are not to be discharged in the community at any time.
- (35) Fireworks or other explosives are absolutely prohibited in the community at any time.
- (36) **Parents are responsible for supervising their children at all times.** Children, including those visiting, must be kept under control at all times. Children are not allowed on any other resident's property without their permission. Any TENANT with children found to be breaking legal curfew in the community is in violation of this rule.
- (37) Residents are responsible for the conduct of their guests and visitors, and will be held responsible for any rule violated by a guest or visitor. Residents and their visitors are not allowed on other residents' lots without their permission.
- (38) The posted speed limit in the community is 10 mph. Residents and their visitors are required to observe the speed limit, and obey all posted traffic signs.
- (39) Residents may wash only licensed vehicles registered to the resident and their manufactured home in the community.
- (40) No yard sales are permitted to be held at an entrance to any community or any other area that is not a residential lot in the community. Yard sales are permitted at each individuals residence, provided that a permit from our York office is obtained. There will be a \$2.00 fee for each permit. If you are having a 'group' yard sale, each individual lot that will be joining the yard sale must be listed on the application. The cost for a 'group' yard sale permit will be \$5.00.

- (41) For sale signs are **not** permitted at the entrance to any community. If you wish to have an agents sign displayed for selling your home, vehicle, etc., this sign must be in your yard or in a front window. Any signs that are displayed at an entrance will be removed immediately by Management.
- (42) York Community Management does not allow oil tanks in any of our communities. Upon the sale of your home, the home must be converted to either propane or natural gas. (You would only need to be converted to natural gas if the home is located in one of our communities that natural gas is provided.)
- (43) We do not permit the storing of trash or debris under ones home. If this is found, you will be asked to clean it up immediately and remove all trash and debris from the community.
- (44) Management will not get involved in any quarrels between neighbors. Any complaint will be followed up on only if the person is willing to testify.
- (45) There is a \$5.00 per extra tenant charge, (other than two adults) for anyone over the age of five (5). If your child is under the age of five (5), you must provide proof to our office. This applies to the Warm Springs Community only. There is a \$20 washer fee and a \$10 per pet fee for the Windsor Acres Community only. Once a year, York Community Management reserves the right to inspect homes for washers, pets and extra tenants that have not been reported to our office.

The following section concerns pets. In order to minimize the inconvenience to residents resulting from pets, management has adopted a strict pet policy. There are **no** exceptions. Pets are permitted as a privilege to residents, in accordance with this policy.

This privilege may be revoked on an individual basis, at the discretion of management, if this policy is not followed. Residents are advised that failure to comply with this policy may result in legal action, and could lead to eviction from the community.

- (46) There is a maximum of two pets per household. Aggressive pets are not permitted. Any pet that demonstrates aggressive behavior of any kind in the community, toward an individual or another animal, must be permanently removed from the community.
- (47) Pets are not allowed outside of the home unless on a leash and in the custody of a responsible person. Pets are not allowed to be tied or affixed to any area on the property, at any time.
- (48) TENANT must immediately clean up waste from their pets anywhere on the property (including their lots and common areas) and dispose of it properly, in their trash receptacle.
- (49) TENANT is responsible for any damage caused by the pet to the grounds, shrubbery, trees and any other property which it damages.
- (50) Pets that disturb the peace of the community, are the source of three or more complaints or otherwise prove to be a nuisance, must be removed from the community permanently.
- (51) Pet shelters and pet sitting are strictly prohibited.

(52) **RULES AND REGULATIONS CHANGES.** The Rules and Regulations stated in this section may be changed. TENANTS will be notified of any changes thirty (30) days before they become enforceable.

ENTIRE AGREEMENT. This agreement contains the complete agreement between the LANDLORD and TENANT involving the leased property. TENANT agrees that any promises or agreements not written in this agreement are not valid.

I hereby state that the information provided by me on the application/lease is complete and accurate, and understand that the lease can be canceled by the Landlord in the event any of the information provided by me is proven materially inaccurate or incomplete.

DATE: ___/___/___

TENANT

DATE: ___/___/___

TENANT

DATE: ___/___/___

TENANT

DATE: ___/___/___

LANDLORD