

*Conodoguinet Mobile Estates*  
*COUNTRY VIEW ESTATES*  
RULES AND REGULATIONS

WELCOME:

1. Welcome to Conodoguinet Mobile Estates. All reasonable means have been taken to insure that your residency here is safe, pleasant and enjoyable. This property is privately owned and we are required by law to abide by certain standards. Most of our rules and regulations are based on municipal authority requirements, and the remainder are published additionally to protect life, property and privacy.

2. Consideration and courtesy to others, plus your cooperation in maintaining an attractive home will help sustain the high standards of Conodoguinet Mobile Estates.  
PLEASE READ THIS PAPER CAREFULLY:

3. For your health, convenience, security and the pleasant atmosphere associated with gracious mobile home living, the following rules and regulations are enforced.

MANAGEMENT RESERVES THE RIGHT TO TERMINATE THE TENANCY OF  
ANY RESIDENT FOR DISREGARD OF COMMUNITY RULES AND  
REGULATIONS

RENTS AND FEES

1. The minimum lease agreement is for twelve (12) months.

2. Rent is due the first day of each month and becomes delinquent on the fifth. A late charge of \$1.00 per day, retroactive to the first will be charged for rents received after the fifth.

3. Basic rental is for two (2) adults and two vehicles only. An additional fee will be charged for each child under 18 years of age and additional person residing more than 14 days in any calendar month.

4. Monthly charges	
Rent for Lot# _____	\$ _____
Each child or additional resident	\$ _____
Pets	\$ _____
Maintenance or storage fees	\$ _____
Total Charges	\$ _____

5. Charges for additional residents will be as follows: \$10 for the first and second, \$15 for the third and fourth. More than four additional residents will be by special permission only.

6. Rental amounts are subject to change as deemed necessary by the management. A notice of change will be provided thirty (30) day in advance.

7. The resident shall pay the management a security deposit equal to one month's rent that will be in addition to all rents due, and will not be considered as a first or last month's rent. The security deposit will be refunded to the resident by mail, in accordance with the law, after the site has been vacated, provided that the residents have fulfilled all obligations. The management may deduct from the security deposit for damages to property of unpaid fees.

8. Residents planning extended absences (more than one month) must make arrangements for property maintenance and rental payments with the Management.

#### *THE MOBILE HOME*

1. The mobile homes shall be attractively maintained by the Resident and comply with all applicable laws, ordinances and regulations of the state, county and township. Any improvements to the home such as additions, porches or any other outside improvements must be approved by Management.

2. In order to be acceptable for placement in Condoguinet Mobile Estates, a mobile home must be new and must be at least fourteen (14) feet wide by seventy (70) feet long; and it must be sited in by the vending dealer or a company approved by this park's Management. The Management may waive or vary the size and age requirements of mobile homes at its discretion, consistent however with the overall appearance of the park.

3. Location, setback and final home position on the site will be under the overall direction of the Management. Wheels and tires must be removed and the home lowered to a prescribed level. Hitches and tongues must be removed within fifteen (15) days, and the home skirted with an approved vinyl skirting within fifteen (15) days by a company approved by the Management. No steps are allowed to descend into the parking area.

4. Skirting must provide for ready access to under-home utilities for repair and inspection.

5. Porch steps will be either wood or cement, or a material approved by the Management. Concrete blocks will not be allowed.

6. Residents will provide heat tapes to protect water lines from freezing. These tapes must be connected to the mobile home utilities at the time of their hook-up. Residents are responsible for the expense and repair of frozen water lines on their lots.

7. Homes with metal roofs should use 'Kool Seal White Elastomeric Roof Coating', when the roof needs repainting.

8. **AIR CONDITIONERS:** Window air conditioners must be installed one of three ways. It must be supported by two posts on the ground or braced to the home, or hung on chains. Anyone not having it installed one of these ways must do so now.

## *CHILDREN*

1. Children are welcome in the community. We ask only that their behavior not inconvenience other park occupants.
2. For their protection and the privacy of the other residents, children should play in the grassed area behind the mailboxes unless accompanied by a parent or responsible adult. Children 12 years and under will be in their homes when streetlights come on; those 13 years and older will be in their homes by 9:00 PM, September through May and 10:00 PM, June through August. Children ten years or under will not be left in a mobile home unattended by a parent or responsible adult.
3. Parents will be held financially responsible for damage caused by their children to private or park property.
4. Parents are responsible to see that children do not disturb neighbors or abuse property.
5. Children's toys and equipment may not be left out of doors where they may cause inconvenience or injury to others. Tents are not allowed to stand for more than three days. Children must always be accompanied by an adult when they go to the creek and may never play around the sewer plant or overflow parking area.

## *THE HOMESITE*

1. The resident is responsible for the over all appearance of the home site. It shall be kept orderly, neat, clean, and free of litter. Mowing, trimming, watering, weeding, and general care of lawn and shrubs, plus snow and ice removal from surfaced areas are the responsibility of the Resident. Additional landscaping and shrubs may be planted with Management approval of the type and location. Once planted all growth becomes park property.
2. Home sites not maintained to satisfactory standards will be maintained by the Management. Mowing and trimming should be done once a week during the normal growing season or when the grass reaches a height of 3 inches. If Management has to maintain the site, a minimum fee of Twenty Dollars (\$20.00) will be charged to the following month's rent. Contractual maintenance care by the Management may be separately arranged.
3. Mobile home sites are not transferable.
4. A utility building measuring at least eight feet by ten feet and made of wood construction or approved by Management must be provided by the Resident.
5. No fences of any type are permitted without written approval from the Management.
6. Management has the right of approve the color of paint to be used on the exterior of any home, shed or other lot improvement.

7. Only umbrella type laundry lines may be installed, and they shall be at the rear of the home. Pole location must be approved by the Management to preclude damage to utilities.

8. Lawn care equipment, barbeques, tools and toys must be stored in the utility building when not in use. Do not store things on your patio or outside your home.

9. Mobile home wheels and tires must remain stored on the site at all times.

10. Sand boxes and wading pools must be approved by Management. Wading pools must be on the concrete patio and may not be larger than 6 feet across by 1 foot high. The water should be no more than 8" deep. No water toys that require running water will be allowed.

11. Cable television has been installed with a connection at each home site. Small satellite dishes are allowed with Management approval. No other exterior television or radio antennas are allowed.

12. The Management will inspect all water and sewer connections. The Resident is responsible for providing approved connections from the home to the water and sewer lines. It shall be the responsibility of the Resident to maintain the water and sewer lines. All internal leaks must be repaired immediately to avoid sewer line freeze. **Residents shall not flush anything down the drains, such as rags, clothes, hard paper, sanitary napkins, or items made of plastic or rubber. These items should be wrapped in plastic and deposited in trashcans.**

13. The Management will furnish water and sewer to each mobile home. The Resident will exercise prudence in using water and report all external leaks to the Management. No lawn watering or washing of cars is permitted.

14. Electric, telephone and television lines are installed at each home site. The Resident will make his own application for service and will pay all bills rendered by the utility companies.

15. Fuel oil tanks must be properly situated and painted. DER regulations state that oil tanks must be at least 6" off the ground. All residents will be responsible for clean up of any fuel spill. See last page of regulations for drawing of fuel tank placement.

16. The boundary line for each home site extends from 10 feet behind your home to within 10 feet of the home in front of you. Please keep at least 2 feet away from the boundary line when planting flowers, trees or shrubs. No gardens will be permitted without special permission.

### RECREATION FACILITIES

1. A recreation area is provided for the use of Residents and guests, but guests must be accompanied by Residents.
2. The recreation area is to be used at your own risk. By entering into their lease, Residents agree to indemnify and hold Management harmless against any loss or injuries sustained from the use of recreation facilities.
3. Children under 12 years must be accompanied by a responsible adult while playing in the recreation area.
4. No alcoholic beverages will be served or consumed in or near the recreational facilities.
5. No pets are allowed in recreational area at any time.

### PETS

1. No pets will be allowed without special written permission from Management. All pets must be approved and registered before entering the park.
2. All dogs must be approved and registered by Management. Dogs found in the park not registered will result in an automatic \$40 per month increase in rent plus a violation notice.
3. All pets must be kept inside the home unless they are attended and on a leash.
4. In the event of complaints, if an investigation determines that the complaints are warranted, one warning will be issued to the owner. On the second justified complaint, the owner will receive a \$40 fine and a second violation notice. On a third complaint the owner will be required to get rid of the pet or vacate the premises.
5. Barking dogs will not be permitted. We realize that dogs bark occasionally, however, continuous barking and/or complaints about your dog will result in a \$40.00 fine. This fine will be at the discretion of Park Management.
6. No feeding of stray or wild animals will be allowed. This is for the protection of all residents.

D - Pits not Allowed

A - Pitt Bulls

C - Rottweilers

D - Doberman Pinscher

## **VEHICLES, TRAFFIC, AND TRAILERS**

1. For the safety of all, the speed limit in the park is 15 miles per hour. Third time speeding violators will be subject to eviction. Advise your guests that they are also bound by the aforesaid speed limit and please ask them to keep their radios low while in the park.
2. Pedestrians and bicycles have the right of way.
3. Motorcycles, mini-bikes, motor scooters, and snowmobiles will be permitted only with written consent of Management, and in any event, said vehicles may not be operated within the Mobile Home Park and must be parked in the parking space provided or in the shed, not on the patio.
4. Residents with more than two vehicles must park the third vehicle where directed by Management and subsequent vehicles in a special parking area, and no truck larger than three-fourths ton may be parked at the home site.
5. Off-street parking for two cars is provided for each mobile home site. If there is a third vehicle there will be a \$10 charge per month and it must be parked in the parking area, not on the street.
6. No street parking is permitted (with the exception of temporary guests).
7. Except for loading and unloading, all boats, utility trailers, travel trailers, etc., must be parked in the special area provided. A charge on Twenty Dollars (\$20.00) per month per vehicle will be assessed for parking said vehicles. Permission to park a vehicle in the overflow area must be obtained from Management.
8. No unlicensed or inoperative vehicles are permitted.
9. Major automobile repairs are not permitted to be made in the park.
10. Automobiles dripping oil, gas or antifreeze must be repaired quickly, and drip spots on parking surfaces removed. Residents will be charged a minimum of \$300 if the parking area has to be repaired or resealed.

## **REFUSE**

1. Every Resident has a responsibility to help keep the community clean and neat. Proper disposal of garbage and refuse is important to our health.
2. All trash must be enclosed in a plastic bag before placing in the trash container.
3. Each home site is supplied with a receptacle by the refuse company. Paper towels, baby wipes, and sanitary products must be placed in these containers for collection and not put in sewer lines where it will cause problems.

4. Containers should be placed street side the evening before collection or by 7 AM on the day of collection, and at all other times the containers must be kept in an inconspicuous place.

5. No burning of trash, leaves or other material of any sort is permitted.

6. If in doubt about large trash disposal, ask the Park Manager.

7. Grass clippings, leaves, Christmas trees and other vegetation should be disposed of at the compost pile at the lower end of the Mobile Home Park. Please remove vegetation from bags or other containers and take them with you.

#### **SELLING, SOLICITING, AND SUBLETTING**

1. Selling, soliciting, peddling, or commercial enterprises within the community must have written permission of the Management.

2. Residents selling mobile homes cannot guarantee a prospective buyer a site in the community. Rather, the prospective buyer must apply to Management for approval. If the buyer does not qualify, the mobile home must be removed from the premises at the time of sale. The mobile home must have all repairs completed before a prospective buyer will be approved.

3. There will be not subletting of mobile homes within the Park.

4. Permission must be granted by the Management to use the park address for advertising sales of automobiles, mobile homes, goods or property.

5. Yard sales shall not be held without the specific permission of the Management.

6. Baby sitting of children living outside the Mobile Home Park or other commercial business will not be allowed.

#### **RESPONSIBILITIES**

1. Neither the Management nor owners of Conodoguinet Mobile Estates shall be responsible for loss or damage caused by accident, fire, theft or act of God to any mobile home or personal property left by the Residents or their guests on the premises.

2. Neither the Management nor owners of Conodoguinet Mobile Estates shall be liable for accident or injury to life or property through Resident or guest use of the recreational facilities. Residents and guests use these facilities at their own risk.

3. Residents are responsible for damages caused by their family and guest.



4. Neighborhood disputes are not the concern of Management, unless the community is involved. Personality conflicts are not under the responsibility of the Management please respect your neighbor.

5. The Management has strived to establish a truly safe and desirable community atmosphere and will continue to work hard to sustain it.

#### *MOVING OUT*

1. The resident shall provide the Management 30 days written notice prior to moving out; otherwise an additional month's rent will be charged.

2. The site must be left clean and neat. Any labor costs incurred by Management will be deducted from the security deposit.

#### *MISCELLANEOUS*

1. Loud and annoying parties or language are not allowed at any time. Management shall have the right to exercise reasonable discretion as to whether parties or language violate this requirement.

2. Special care regarding use of television, radio, stereo, etc., between 10:00 P.M. and 8:00 A.M. is required; however some people work at night and sleep during the day. Please be respectful of your neighbor.

3. Vandalism of private or community property should be reported to the Management properly.

4. Legitimate complaints should be reported to the Management; however, the Management will not tolerate habitual complainers or agitators. As permitted by law, these persons will be subject to eviction.

5. Rule infraction will be brought to the Resident's attention by the Management in accordance with the standards of the Mobile Home Park Rights Act. Willful and repeated infractions will result in eviction.

6. Please do not use salt on your patio to thaw ice. Qik Joe is recommended and can be bought at any hardware store.

7. Any resident wishing to have another person move into their home must have that person approved by Management and registered before they move in.

8. Rules and regulations will be revised as necessary to comply with changing municipal statutes and to maintain high community standards. Residents will be appropriately notified by mail and/or posting on community bulletin board.

9. For information not covered herein, contact the Management.



## Oil Tank Placement Guide

1. All oil tanks must be positioned as shown in the drawing below or approved by Management.
2. All oil tanks must be painted with a "color approved" rust retarding paint.

