

PINE MANOR MOBILE HOME PARK RULES AND REGULATIONS

(Revised April 2002- Effective May 2002)

MOBILE LIFE WARRANTY

This constitutes a **GUARANTEE** on the part of the management that hereinafter refers to as **RESIDENT**, is assured of certain rights and safeguards during residency at Pine Manor Mobile Home Park. Effectiveness of this **GUARANTEE** requires adherence to minimum standards of conduct and compliance with rules which are designed to insure the maximum in: **RESIDENT FREEDOM, PRIVACY, COMFORT AND ECONOMY.**

To achieve a basic understanding between **RESIDENT AND MANAGEMENT** THE RESPONSIBILITIES OF EACH ARE SET FORTH CLEARLY AND MUTUALLY AGREED BELOW. THIS WARRANTY ESTABLISHES CERTAIN CONDITIONS WHICH ARE NECESSARY FOR GOOD COMMUNITY RELATIONS AND ARE BASED ON IMPARTIAL APPLICATION AND COMPLIANCE IN ORDER TO INSURE BOTH RESIDENT AND MANAGEMENT AGAINST ANY SITUATION WHICH WOULD DENY THESE RIGHTS.

No rule or guideline shall be established which cannot stand the test of fairness, reason and logic. **MOBILE HOME LIFE WARRANTY** is based equally upon your cooperation and the **GUARANTEE** of your fundamental rights. The management reserves the right to make additions or changes to regulations when necessary. Residents will be advised of changes in the regulations at least thirty (30) days in advance thereof. The management does not want to evict anyone from the park, but any violations of these regulations may make the eviction necessary. Your suggestions and comments are always welcomed and encouraged. We reserve the right to enter any lot (not home) at anytime. Please help us to maintain a high standard of living, for this is our constant mission.

1. TO GUARANTEE PLEASANT AND ENJOYABLE SURROUNDINGS.

- (a) In order to protect the appearance of the park, mobile homes must be attractively maintained and comply with all the laws and ordinances of the state, county and township. NO television antennas may be erected since cable is available.
- (b) Each resident is responsible for the appearance of their lot. It must be neat and clean and free from litter at all times. There will be NO dumping in the Pine Manor park. Trash will be picked up on the designated day of the week. There is a four (4) bag limit per week. Garbage must be stored in suitable containers at the end of your driveway for pick-up. No garbage is to be stored in plastic bags on patios or under homes. After pick-up remove your containers from the curbside and the area must be kept clean. Each resident shall maintain their mailbox. Each resident is fully responsible for the general maintenance of their shrubs, lawn and etc. The management reserves the right to perform maintenance if neglected and bill the resident accordingly. NO SALT on patios, driveways or street. Tenants will be responsible for the damages. Tenants are also responsible for checking their heat tape, there will be NO RUNNING WATER IN THE WINTER TO KEEP YOUR LINES FROM FREEZING. Because of underground utilities, any landscaping that requires digging must be approved by the management.
- (c) Each home must be provided with standard mobile home skirting and be approved by the management within sixty (60) days after residency. It must be kept in good repair at all times. Any exterior home repairs or alterations must be approved by the management. As of this date metal sheds will no longer be approved. There is a limit of ONE (1) shed per lot.
- (d) Fences will not be permitted. They limit access for maintenance and this has been amended in October 1995.
- (e) NO flammable materials or equipment is to be stored in or under the home. This is a violation of the township ordinance and the fire department. These same materials are not to be stored in the open or adjacent to the mobile home since this creates an unsightly nuisance.

- (f) Turning off the street lights is prohibited; if troubleshooting is necessary there will be a service fee. If your light is out due to no negligence of your own notify the management and it will be repaired.

2. TO GUARANTEE UNDERSTANDING OF FINANCIAL AND LEGAL RESPONSIBILITY.

- (a) The resident may not, without written consent of the management, sublet the premises or any parts thereof. The resident may sell the mobile home belonging to the resident, but if following the sale the home is to remain in the park with a new owner, written approval of the new owner must be obtained PRIOR to the sale. Bring your prospective buyer to the office for the necessary approval. If a mobile home is sold to a buyer who is not approved by the management, the sale will be valid, but the new owner will be required to remove the home immediately from the park. You may, therefore, suffer substantial damages if you attempt to sell the home without the management's approval.
- (b) Rents are due and payable on the last day of each for the following month. ANY rents received after the third (3rd) of each month will be subject to a \$45.00 late fee. Any returned checks will also be subject to a \$35.00 returned check fee. Any rents past due, may at the discretion of the management, be deemed delinquent and legal action will commence for collection and or eviction. (b,b) Senior citizens who are retired and on social security with no other income will be allowed a 10% discount on the base rent. Those households who have an occupant gainfully employed will not be allowed the discount. Pets are not included in this discount.
- (c) Water, garbage and sewage are included in your lot rent. Lot rent is based on ONE family per home. There will be no more than two (2) persons allowed per bedroom. Should there be more than five (5) people in any home there will be a \$10.00 charge for the sixth (6th) person. This sixth person must be approved by the management. Any person that moves in without the approval of the management will be assessed \$5.00 per day. Residents who have frequent visitors and such visitors that spend more than two (2) days a week in their household will be considered a permanent occupant, therefore be required to pay the additional fee.
- (d) A security deposit of \$200.00 is required before entering you home into the park. If you are renting a home owned by Pine Manor then your security deposit is the same amount of your monthly rent. A thirty (30) day written notice is required before vacating the premises.
- (e) Residents assume all responsibility of any kind associated with their personal property(s) or person(s) in connection with occupancy.
- (f) Anything planted in the ground on the mobile home lot, whether such planting is accomplished by the management or by the resident, shall be considered the mobile home park owner. Residents moving from the community will not be permitted to remove trees, bushes, plants or other shrubbery from the lot.
- (g) Please avoid trespassing on other resident's lots. Parents should instruct their children to be aware of this rule. It is also your responsibility to make your guests aware of this rule. Residents will be responsible for their guest's actions the entire time they are in the park. No children at anytime shall play in the construction areas, or on any residents property or unoccupied spaces or near any construction equipment or materials. Parents will be responsible for any damages. Your child's safety is our concern.
- (h) Loud music or parties will not be permitted. Excessive use of intoxicating liquor, boisterous conduct, and disturbance of the peace and quiet and willful destruction of property is prohibited.
- (i) Noises must be held to a minimum after 10:00pm. Children will not be permitted to roam or ride bicycles in the park after 9:00pm. During the day it is necessary to have respect for your neighbors, please keep stereos to a minimum.
- (j) Each resident shall provide and maintain a fire extinguisher at such a place in the house as to be readily accessible at all times. The design of such fire extinguisher, must in all cases, be approved by the management.

- (k) Display or use of bow and arrows, BB guns, pellet guns, air rifles, sling shots or any other type of weapon and or gun is **STRICTLY PROHIBITED** in the park. There is no hunting on Pine Manor property at any time. Please do not request permission.
- (l) Residents are permitted to invite into their homes such vendors as tradesman, deliverymen, or suppliers of various goods and services from the vendor of their choosing. However, vendors will not be permitted to solicit in the park except by permission of the management. Residents are requested to notify the management immediately if vendors are attempting to solicit on the park premises without the proper identification and authorization. Yard sales must be in compliance with state and local laws. Please do not have yard sales after dark.
- (m) The management shall 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, gas or oil systems, or by reason of the elements, or resulting of the carelessness, negligence or improper conduct on the part of any resident or assignees or successors including resident, guests, agents, licensees, invitees, and subleetees 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.
- (n) 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 park. A minimum of thirty days is required. The mobile home may not be removed from the park unless all rents, fees, charges and or assessments are paid up to the end of the term. The 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 park, a removal permit is required. This permit must be shown to management before commencing the removal of the unit.
- (o) Any resident who is convicted of a felony, whether the felony is committed within or outside of the park shall be subject to eviction.
- (p) With respect to any mobile home, which is abandoned in the park for a period of thirty (30) days or more, the managements or its agents may enter the home, secure any loose or moveable appliances, furnishings, materials or supplies, and move the home to a storage area or other location. The management will have NO responsibility for safeguarding the mobile home or its contents.
- (q) The resident cannot sell, lease or trade axels, or wheels from the mobile home while living in the park.
- (r) Lawns will be cut and trimmed at all times to a height of three (3) inches. If this regulation is not observed, the management will accomplish the cutting and bill the resident accordingly.
- (s) Section 2, paragraph (s) is amended as follows: 1) There is a 35-pound weight limit at full maturity, monthly pet fee is \$5.00 per pet per month and this includes cats. 2) Only 2 pets are permitted, you may have 1 cat and 1 dog (NOT 2 dogs). 3) Resident agrees that the pet will not disturb the rights, comforts and conveniences of other Residents. This applies regardless of whether the pet is inside or outside of the Residents home. 4) Dogs must be leashed at all times when outside the Residents home and must be under Residents direct supervision. Dogs may not be tied or left outside when Resident is not at home. 5) Pet shall not be tied to any fixed object anywhere on the premises. Outside animal shelters are not permitted. 6) Resident will not permit the pet to defecate anywhere on Community premises except on Residents own site. Keep your lots clean. 7) 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. 8) Resident shall be liable for the entire amount of all damages caused by the pet. Resident shall be strictly liable for the entire amount of any injury to the person or property of others caused by pet. 9) Each pet must be approved by the Management and a photograph will be required as well as a pet agreement signed and dated for our files. 10) Resident will be required to submit yearly proof of shots and licensing. 11) Resident must provide proof that the pet has

been neutered or spayed. 12) Certain breeds will not be permitted such as Pit bulls, Chows and other aggressive small dogs. Mobile homes are not large enough for Labs, Dobermans and etc.; the weight limit eliminates those types of dogs anyway. Rental units are not permitted to have pets. Amended April 12, 2002.

- (i) NO swimming or wading pools of any type or kind are permitted in the park. Washing of cars, driveways, patios, and etc. is NOT permitted. NO GARDEN HOSES, YOU MAY NOT WATER YOUR GARDEN FROM YOUR OUTSIDE FAUCETS.
- (u) All residents, when leaving the park permanently, are required to clean up the lot they occupied after the removal of the home. If this is not done a clean up cost will be deducted from your security deposit.
- (v) There will be a \$10.00 charge for any certified or registered letter that must be sent in order to collect rents, have rules obeyed, or for any reason that a tenant must be contacted concerning park business.
- (w) At NO time will anyone be allowed to loiter, congregate, play any games, impede traffic or antagonize the residents in the Pine Manor Park streets. There is a field designated for the children to play on Park Ave.
- (x) As of October 10, 1995, there will be NO PETS accepted into Pine Manor Mobile Home Park. All existing pets may remain provided all the rules and regulations are complied with in reference to Section 2, paragraph (s) of the rules. Once a resident loses their pet, for whatever reason, they will not be permitted to replace this pet. Please be advised, anyone who is selling their homes and has prospective buyers must comply with this new amendment.
- (y) All residents that are renting a home from Pine Manor must notify the management of any frozen pipes, leaks or any other problem with water immediately. Should any unnecessary damage occur to the home the tenant will be billed accordingly.
- (z) All residents that are privately selling their home, must keep the FOR SALE sign in the window, not on the lot.
- (aa) Each household is issued one (1) key at no cost for the cluster mailboxes. Should the resident lose their key there will be a \$20.00 charge for replacement. In the event that a resident that a resident move from the park, they must return their key to the office of Pine Manor. Should the resident fail to return their key when moving then a \$50.00 charge will be deducted from their security deposit.
- (bb) If entering or removing your mobile home from the park, there is a \$300.00 deposit required prior to transporting and it will be held by the management until transporting is completed.
- (cc) Upon the sale of your mobile home it is required that a copy of the completed title transfer, be submitted to the management and will be kept on file.
- (dd) Your house number must be secured and prominently displayed on your mobile home so that it can be seen from the street.
- (ee) All window air conditioners must be installed properly installed and correctly supported. Positively no props to the ground will be permitted.
- (ff) Anyone seen or reported dumping rubbish or debris across from the office or anywhere on Pine Manor property will be prosecuted to the fullest extent.
- (gg) Residents who have unauthorized pets will be required to remove the pet from your home and must provide written documented proof to the management that this has been done.
- (hh) Tenants that rent their home (not just lots) from Pine Manor must obtain written permission for nails in walls and doors. Obtain permission for the removal of screens and windows and installing A/C and ceiling fans. The changing of locks is prohibited. Any alterations must have prior approval.
- (ii) Any resident that has the State Police called to their homes for disturbing the peace and or domestic violence more than two times will be subject to eviction, upon discretion of the management.
- (jj) There will be NO basketball nets permitted in driveways, streets or anywhere in the Pine Manor Mobile Home Park.

3. TO GUARANTEE SAFETY WITH TRAFFIC AND VEHICLES.

- (a) The posted speed limit is TEN (10) miles per hour in the park. Residents must obey all traffic signs in the park. Reckless driving is prohibited.
- (b) Parking of motor vehicles on the streets or grass will not be permitted. Vehicles at all times must be parked in the spaces provided. If more space is required, it can be done with consent of the management at the tenant's own expense.
- (c) Parking of immobilized or disabled vehicles is prohibited on the premises. Vehicles must have current registration and inspection. The placing of a vehicle on jacks or blocks or performance of major repairs or the draining of crankcases or radiators is prohibited.
- (d) No persons will be allowed to operate a motor vehicle without an operators license in the park.
- (e) Overnight parking of commercial vehicles, larger than a pick-up truck, is prohibited.
- (f) Bicycles operated in the park will obey posted traffic signs. No joyriding on mini-bikes, mopeds and etc. on the park premises.
- (g) Parking and storage of boats, boat trailers, travel trailers, and any and all recreational vehicles will be permitted only on designated parking areas by the management. Arrangements for such parking must be made with the management. Parking of such vehicles is prohibited at any other place in the park.
- (h) The roadway approaching the bridge has a tendency to freeze, due to lack of sunlight. Please abide by the speed limit and proceed through the park with caution.
- (i) Please be advised, there is no on street parking permitted. During the winter months, with all the snow, it is time consuming to request people to move their vehicles from the streets. Please park in your driveway so that our plows can better take care of the roads. Please also instruct your children to stay away from the equipment and plows so that they will not be hurt, their safety is our concern. We have notices that the children are building tunnels in the snow and for safety purposes we will not allow this, the men cannot see the children and we do not want anyone to get hurt.
- (j) All residents are responsible for the clean-up costs and repairs to driveways due to leakage of fuel, oil and other liquids that leak from their vehicles.
- (k) 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.
- (l) NO parking or storage of boats or campers on Pine Manor Property.

Tenant Signatures:

Signature

Date

Signature

Date

Signature

Date