



GSP Management Co.  
P.O. Box 677  
Morgantown, PA 19543

## **Shady Back Acres Rules & Regulations**

### **Rent Collections**

1. All rents are due the 1<sup>st</sup> of the month in advance. There will be a five-day grace period; all rents received after the 5<sup>th</sup> of the month will be subject to a Forty-Five dollar (\$45.00) late fee.
2. **All current month rents are to be mailed to the lock box address:  
GSP Management Co, P.O. Box 557, Morgantown, PA 19543**
3. There will be a Thirty-dollar (\$30.00) charge for each check returned by the bank for any reason.
4. A tenant may be required to pay by certified check or money order if they have had two returned checks.

### **Motor Vehicles**

1. All vehicles must have a current registration tag and inspection sticker or be removed from the community.
2. Autos with loud mufflers will not be permitted in the community.
3. There will be no major repairs to cars allowed. Any work to autos must be neat, quiet, and unobtrusive. The management reserves the right to decide what is a violation of this rule.
4. Only two (2) cars are allowed in the provided parking area. This space can be expanded at the tenant's expense, with the management's written approval. No parking on the grass, or on the street. Violators may be towed at the owner's expense with no prior notice.
5. The riding of motorbikes, mini bikes, gas powered scooters, and ATV's etc. is not allowed in the community.

### **Care of Lots and Structures**

1. Lawns must be mowed and 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 offense; \$75.00 for a 2<sup>nd</sup> or subsequent violation.
2. Patios and yards are to be kept neat and clean at all times. They must be kept free of debris, appliances, furniture, etc. at all times.
3. Clotheslines are permitted to the rear of the home, single post umbrella style only.
4. Oil tanks must be maintained in good condition, 8" from the home, and at least 8" up off the ground. All oil spills are the tenant's financial and environmental responsibility.
5. No fences allowed in the community.
6. 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.

7. Porches and additions may be installed with a township building permit and management approval in writing. Existing porches and additions must be well maintained and in good condition or must be removed from the community.
8. 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 homemade sheds: all sheds must be barn style or a kit.
9. Painting of homes and sheds must be approved by management in writing prior to painting.
10. A ten (10) mile per hour speed limit is enforced; all traffic signs in the community must be observed.
11. No swimming pools allowed in our communities.
12. Garbage must be kept in cans with lids at all times. It may be set out for pick up no earlier than the evening before pick up day.
13. Sheds are to be erected to the far rear of the patio, after management approves the location.
14. Lots must be cleaned after the removal of the home from the community, or a fee will be deducted from the security deposit. If the fee exceeds the security deposit a bill will be forwarded.
15. All sewer connections are to be sealed so that no water can get in the sewer system. It is the tenant's responsibility to prevent the water and sewer lines from freezing.
16. Management reserves the right to enter any lot at any time to ensure the proper operation of any utility or service.
17. No storage of any kind under the mobile homes.
18. All homes must have the 911 address and lot numbers posted in a highly visible location.
19. No storing campers, boats and travel trailers on the lots.
20. The tenant is responsible to shovel, salt and keep clear their parking area, porch and steps.

### **Family, Guests & Pets**

1. Management will not get involved in any quarrels between neighbors. Any complaint will be followed up only if the person complaining is willing to be acknowledged and complete a complaint form.
2. All tenants are responsible for the conduct of their pets, visitors, and all occupants of the home.
3. There will be a charge for animals which have to be picked up and taken to the humane society.
4. Animals must be walked on a leash and accompanied by a person at all times. Animals may not be tied outside or left unattended and may not run loose in the community. Outside pet shelters are prohibited. Tenants are responsible for their animals, as they are for their guests. Both groups are permitted unless they become a nuisance. If they become a nuisance, they will have to be removed. Pet privileges will be revoked. No dogs with aggressive nature are allowed in the community; management reserves the right of discretion. Only 2 pets per household (dogs and cats).
5. No playing of loud music at any time; this includes while driving through the community in a vehicle.
6. No disorderly conduct will be permitted by tenant guests, children, etc.
7. Curfew for anyone under the age of eighteen (18) is 10 PM, unless a parent accompanies them.

### **Miscellaneous**

1. There will be no dumping of trash in or on community property.
2. No subletting of homes in the community.
3. All tenants must maintain insurance on their mobiles to include clean up in the event of fire, collapse, storm damage, etc.

4. Tenants may sell their home to anyone they choose. However, 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 also buy a home from any dealer they choose. The Management must be notified if a home is sold on a sales agreement. If a home is sold on a sales agreement, seller shall remain fully responsible for lot rent as well as the buyer until the home is paid for and title is transferred to the Buyers.
5. No peddling or soliciting in the community, except for school functions.
6. Tenant assumes the responsibility for fire, accident, theft, and injury to himself, family or guests.

**Management**

1. As the tenant is responsible for damage to utility connections on his/her lot, the management can charge for this damage.
2. Any additional residents in a home must be approved by management prior to moving into the community.
3. The management must be consulted for anything not covered in these rules.
4. The management reserves the right of discretion in the use of community rules.
5. The management will not provide 200 amps electric service. The management will provide 100 amps electric service only.

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

Sign \_\_\_\_\_ Date \_\_\_\_\_

Sign \_\_\_\_\_ Date \_\_\_\_\_

Sign \_\_\_\_\_ Date \_\_\_\_\_

## Shady Back Acres

This document contains important information regarding your legal rights and your financial obligations in leasing or renewing or signing a new lease for a manufactured home space. Make sure that you read the entire document and seek legal advice if you have any questions regarding the information stated in this document.

The statements contained in this disclosure are only summary in nature. A prospective lessee should refer to all references, including all lease or rental agreement documents as well as any rules and regulations that have been established for the manufactured home community. Oral representations should not be relied on as correctly stating the representations of the manufactured home community owner or operator.

Instead, you should refer to the lease or rental agreement and required disclosure documents for correct representations. You should also refer to the act of November 24, 1976 (P.L.1176, No.261), known as the Manufactured Home Community Rights Act, to become familiar with your obligations and rights as a manufactured home resident.

You have **five calendar days** from the date you received this documentation to cancel your agreement in writing to the manufactured home community owner or operator.