

COUNTRY VIEW OFFICIAL
RULES AND REGULATIONS
4/1/2001 revision

All tenants must comply with all terms and conditions of the rental agreement or oral lease entered into with the mobile home park owner (s) or manager (s) or landlord (s).

The following Rules and Regulations will apply to all tenants

1. It is our desire to make your stay here as enjoyable as possible. If you have any complaints or recommendations, please come to the office. The management reserves the right to enter into any lot at any time in behalf of the general welfare of the park.
2. Improper conduct of any kind will not be tolerated. No public consumption of alcohol. No fighting any where in the park including on the streets or in yards. Drugs will not be tolerated, the sale or use of drugs or the suspicious activity at a house will be reported to the police and be cause for eviction. Harassment of other tenants will be cause for eviction. The management reserves the right to evict any one from the park who refuses to comply with all rules and regulations.
3. Avoid excessive noise. Play radios and televisions softly. Loud music from a house or a car is cause for eviction. You are responsible for the people that visit your house. Tell them the rules and make sure they follow them or you will be evicted. Please have respect for your neighbors. No radio or TV antenna over 10 ft. in height will be allowed in park without special permission.
4. No overhauling or repairing of cars on lots. No changing oil or repairing vehicles in any manner in driveway or on street. All cars in driveway must be in running condition and current license or they will be towed away at the occupants expense.
5. Management will not enter into personal disputes between neighbors. Please call your local police to handle the situation.
6. For inquiries concerning service, repairs, or upkeep of the mobile home or lot please call the office. **Do not contact maintenance employees.**
7. The park speed limit is 15 miles per hour. This must be observed at all times. Park employees can and will issue citations for speeding or reckless driving. All vehicle violations carry a \$25.00 that if unpaid will be added to your rent.
8. Garbage pickup will be Monday and Thursday. If a dumpster is full find another that has room. All garbage must be put in to the dumpster. Tenants observed putting garbage outside of a dumpster will be fined. Garbage violations carry a \$5.00 fine.
9. Outdoor clotheslines must be collapsible circular type and installed at the rear of the lot.
10. Children are expected to play in their section of the park. Children are not to play on the streets. Non-conformists will be restricted to their own lots.
11. No heavy trucks or 18-wheelers allowed on the park streets.

12. Cars shall be parked in designated parking areas only. No cars shall be parked in the streets over night. No cars are to be parked up on the yard nor are they to be driven on to the yards. Parking violations will carry a \$25.00 fine.
13. No boats or travel trailers permitted on lots.
14. Absolutely no untagged motorcycles, go-carts, motor scooters, snowmobiles or mopeds permitted in the park area unless registered at the office. No minors are permitted to drive in the park unless they have a valid operator's permit.
15. No soliciting or peddling is allowed in the park without management approval.
16. Garage sales, Yard sales, Driveway sales, or other will not be allowed in the park without consent of the manager.
17. All plants, trees, shrubs, walkways and structures placed on your lot will automatically become park property and cannot be removed without specific permission from the management.
18. No fences or other construction will be allowed in the park unless approved by management. All fences have to be chain-link fences with metal posts or prior-approved wood fences and gates. On any lots that are fenced Tenant shall maintain inside the fenced area. This includes mowing and trimming.
19. General lawn planting will be taking care of by the management at the proper time. Tenants must furnish their own garden hose. Mowing will be done by maintenance and included in rent
20. 30 day notice in writing is required from the first of each month for termination of rental contract, otherwise the deposit is forfeited.
21. The management of the park absolves itself from all liability or responsibility pertaining to loss of fire, theft accident or any other causes whatsoever.
22. Installation of satellite dishes requires a permit from the manager and an additional deposit of \$100.00. No holes shall be drilled into the house for mounting the dish or inserting wires. All wires and cables shall be run underground and all dishes and junction boxes shall not be attached to any house.

Date: _____

Tenant: _____