

**COUNTRY VIEW OFFICIAL
RULES AND REGULATIONS
2023 revision**

All tenants must comply with all terms and conditions of the Rental Agreement.

The following Rules and Regulations apply to all tenants.

1. It is managements desire to make life in Country View Mobile Home Park as enjoyable as possible. If you have any complaints or recommendations, please visit the office. Management reserves the right to enter onto any lot and into any house if an emergency condition exists, or for the safe execution of managements responsibilities.
2. All Tenants are required to keep their space clean inside and outside. Trash in the yard is not allowed. The following items are not allowed to be placed in the yard. No couches, tires, appliances, construction materials, washers, dryers, refrigerators, freezers, vehicles, motorcycles, etc.
3. Improper conduct of any kind is prohibited anywhere in Country View Estates. No public consumption of alcohol. No fighting anywhere in the park including on the streets or in yards. The use, sale, or possession of drugs is prohibited, suspicious activity at a house will be reported to the police and may be cause for eviction. Harassment of other tenants will be cause for eviction. Management reserves the right to evict anyone who refuses to comply with all of the Rules and Regulations.
4. Avoid excessive noise. Music or television should not be heard outside your home. Loud music from a car is cause for eviction anywhere in the Country View complex including the laundromat. You are responsible for the actions of anyone visiting your house, let them know the rules. No radio or TV antenna over 10ft in height will be allowed without special permission.
5. No overhauling or repairing vehicles in driveway, or street, or yard. No changing oil. All vehicles must be parked in the driveway and must have a current license and be in running condition. Inoperable vehicles will be towed.
6. Management will not enter into personal disputes between neighbors. Please call the local police to handle the situation.
7. Any inquiry concerning your home, lot, or experience in Country View should be directed to the office. Call the office at (580)338-5008 to request service. **Do not contact maintenance personnel in the park, they cannot help you without a work order from the office.**
8. The speed limit on all streets in the park is 15 MPH. The speed limit is enforced by local police and by Country View employees. Park employees can and will issue fines

for speeding and reckless driving. All vehicle violations carry a \$25.00 fine that will be added to your rent if unpaid.

9. Trash pickup is done by the City of Guymon. Their normal pickup days are Monday and Thursday. If the closest dumpster is full you must find another that has room. All trash must be placed in the dumpster. Tenants found placing trash outside the dumpster will be fined \$25.00 per occurrence
10. No outdoor clotheslines may be installed with the exception of a single collapsible circular type placed at the rear of the lot.
11. Children are expected to play in their section of the park under the supervision of their parent or guardian. Children playing in the street is dangerous. Unsupervised children will be removed from the office or laundromat. Repeated violations will result in the eviction of the child and parent/guardian.
12. No heavy trucks or 18-wheelers allowed on the streets within the mobile home park. No parking heavy trucks in driveway, yard, or alley.
13. All vehicles shall be parked in designated areas only. No vehicle shall be parked on the street overnight. No vehicles shall be parked or driven on the yard. Parking violations carry a fine of \$25.00 per day
14. No boats or trailers shall be parked on lot. Parking Violations carry a fine of \$25.00 per day
15. Absolutely no untagged motorcycles, go-carts, motor scooters, snowmobiles, or mopeds permitted in the park area. No minors are permitted to drive on park streets without a valid operator's permit.
16. No soliciting or peddling allowed anywhere in the mobile home park without management approval.
17. Garage sales, yard sales, driveway sales, or other are not allowed in the mobile home park without management approval.
18. All plants, trees, shrubs, walkways, and structures placed on your lot will become the property of the mobile home park and cannot be removed without specific permission from management.
19. No fence or other construction will be allowed on your lot without prior written approval by management. All fences shall be chain link with metal posts and be in good repair. Any lot that is fenced will require the tenant to maintain the yard inside the fenced area. This includes mowing and trimming.

20. General lawn planting will be done by maintenance personnel at the proper time. Mowing will be done by maintenance and is included in the rent.
21. **All Tenants must provide a notice of intention to terminate their Rental Agreement at least 30 days prior to leaving in order to be eligible for a return of rental deposit per the Rental Agreement.** _____ (Initial)
22. Management is not liable for any loss due to fire, theft, accident or natural causes.
23. Installation of a satellite dish on rented property requires written permission from management. All dishes must be mounted on a pole, not the house. Any holes drilled into the home or screws/bolts placed in the home will be considered damage to the house. Including but not limited to holes for wiring to pass through, screws or bolts attaching a dish to the home. The fine for attaching or allowing an installer to attach a satellite dish to the home is \$100.00 plus the cost to repair the home.

I acknowledge that I have received a copy of the Rules and Regulations and I agree to abide by them. I understand that anyone at my house/lot with my permission must abide by these Rules and Regulations, and I will be responsible for the5ir actions.

Tenant: _____

Date: _____

Management initials: _____