

# **Rules and Regulations for Mobile Home Communities**

## **A. GENERAL CONDITIONS:**

1. All Rules and Regulations will be strictly, but fairly, enforced. You will be adequately notified of any violation of the Rules and Regulations and provided with an opportunity to cure said violation. If any violation is not cured during the specified time, Owner/Manager will be forced to institute any/all legal remedies, including eviction.
2. Any interpretation, explanation, additions, deletions, and enforcement of these Rules and Regulations are reserved solely and absolutely to the Owner/Manager.
3. The Owner/Manager reserves the right at any time, to revise, add to, or change these Rules and Regulations in any manner that is deemed necessary for the continued maintenance of a fine residential community. Changes to the Rules and Regulations will be posted in the Echo Lake Office for review if possible, not less than Fifteen (15) days before the date on which the changes become effective. If you have any questions concerning any information contained herein, please feel free to contact the Management.

## **B. REGISTRATION:**

1. All families contemplating entering this Mobile Home Community must fill in an Application/Registration form. Information contained in the Application shall include but not be limited to:
  - a. The name and address of every occupant of the mobile home.
  - b. The name and address of the owner of the mobile home, if other than Resident.
  - c. Name and address of all lien holders maintaining a lien against the mobile home.
  - d. The serial number of the mobile home.
  - e. The license number of all residents' vehicles and the state issuing said license.
  - f. A registry of all school aged children who will be residing in the mobile home.
  - g. All pets are to be listed and described sufficiently to be identifiable.
  - h. All adult occupants of the household and the HomeOwner must sign this Application/Registration; cognizant of all the facts contained in the Application/Registration. Any person furnishing misinformation for purpose of Application/Registration is guilty of a misdemeanor. The Application/Registration sheet shall be available at all times for inspection by law enforcement officers and the information will be updated periodically, as required.

## **C. MOBILE HOME STANDARDS:**

1. Owner/Management must be given a 48-hour notice prior to any mobile home being moved into the Mobile Home Community.
2. No mobile home shall be allowed to be moved into or remain in the Mobile Home Community, which does not comply with the following minimum requirements, unless a waiver is obtained from the Owner/Manager:
  - a. All mobile homes must be a minimum of Twelve (12) feet wide.
  - b. No mobile homes should be over Ten (10) years of age when delivered to the Mobile Home Community.
  - c. All mobile homes must be built to the minimum requirements of the HUD Mobile Home Construction and Safety Standards currently in effect.
  - d. The exterior of all mobile homes, additions to the mobile homes, sheds, steps, porches, skirting and grounds must be in good repair and must be maintained in good repair at all times.

- e. All exterior- roofs, doors, windows, must be in good repair at all times. Proper window treatments must be used (no sheets, towels, blankets etc.)
- f. Window air conditioners must be braced to the mobile home with metal angle braces or chain braces. No bracing to the ground or cement work will be allowed.
- g. The Home Owner must provide proof of homeowner's and liability insurance prior to occupancy. The Home Owner shall provide Owner/Manager with proof of the continuation of said insurance thereafter upon request.

**D. SET-UP STANDARDS:**

1. Prior to an approved Resident/Home Owner occupying a mobile home, it must be completely and properly set-up by a reputable, licensed dealer or Service Company that is approved by Owner/Manager.
2. Set-ups must be completed in accordance with the Mobile Home Community set-up regulations and inspected and approved by the Owner/Manager.
3. The following set-up procedure must be completed prior to occupancy of any mobile home:
  - a. Wheels and tires must be removed; however, axles, hubs and springs must be left on the mobile home at all times.
  - b. All wheels, tires and axles must remain with the mobile home and must not be sold. Any Resident/Home Owner caught selling any tires and/or axles will be subject to immediate eviction.
  - c. All mobile homes shall be lowered to a suitable level prescribed by local codes and tied down with a device that meets local and state requirements. Hitches and tongues must be removed or skirted in the same type skirting material as is on the mobile home.
  - d. All mobile homes must be skirted with park-approved skirting. Such material must be vertical aluminum or vinyl. All mobile homes must be skirted within Thirty (30) days after occupancy of the mobile home.
  - e. All storage sheds must be a maximum of One Hundred (100) square feet. All sheds must be anchored to the base and kept in good repair in a neat and orderly condition at all times. Additional cement required to enlarge any shed pad is the direct responsibility of the Resident/Home Owner, but must have Owner/Manager's approval and must comply with both local and state codes before the original shed pad is altered.
  - f. Porches, steps and decks must be kept in good condition at all times. All steps must have a handrail on at least one side and/or be in compliance with all applicable regulatory requirements. Steps are required at two (2) entrance/exits.

**E. PARKING AND VEHICLES: (Towing of vehicles will be at vehicle owner's expense)**

1. Parking is provided for **two** vehicles at each mobile home lot.
2. No Parking is permitted on streets or lawns anywhere inside community. Vehicles found illegally parked on the streets or lawns will be towed away at owner's expense.
3. Trucks are not permitted to be parked on-site or in any other designated parking area within the Mobile Home Community except pick-ups or vans of  $\frac{3}{4}$  ton or less size designation. No trucks or vans shall be parked in the Mobile Home Community which have a designation of greater than  $\frac{3}{4}$  ton.
4. All motor vehicles must have current license plates and must be in running condition. No vehicles can be used for storage. Vehicles found to be in violation will be towed away at owners' expense.
5. Boats, trailers, RVs, campers, unmounted truck campers, off road 2, 3, and 4 wheelers, and snowmobiles must be kept or stored outside of the Mobile Home Community.
6. No vehicles are to be worked on at the home site or elsewhere in the Mobile Home Community. Flat tires must be fixed within 24 hours. **Tires must be disposed of and cannot be stored anywhere on the property.**

**F. PETS:**

The maximum height for any four-legged pet is 18 inches at the top of the shoulder when fully grown. Animals exceeding these specifications cannot remain in the Mobile Home Community. Pets are not allowed to run loose and must be kept on a leash when outside the mobile home. Pets found running loose will be picked up and turned over to the local authorities. Pet litter must be removed from the mobile home site daily. Exterior shelters, pens or dog-run are not permitted. Pets must be housed inside the mobile home. The Resident/Home Owner shall immediately repair damage to the yards caused by pets. The following breeds of dogs are not permitted in the Mobile Home Community: Pit Bulls, Dobermans, Rottweilers, or Shepherds. Proof of breed may be required if questionable.

**G. SAFETY AND CONDUCT:**

1. Resident/Home Owner hereby acknowledge that the Mobile Home Community, Owner/Manager of the Mobile Home Community are not responsible for any loss sustained by Residents/Home Owners due to damage or injury resulting from fire, theft, accident or any other cause whatsoever by Residents/Home Owners, or his/her/its guests or others. Residents/Home Owners hereby agree to release, indemnify and hold harmless, the Mobile Home Community and Owner/Manager from any such loss, damage, or injury.
2. All audible noises of any kind and/or nature shall be maintained at acceptable levels at all times as determined by Owner/Manager.
3. Children under the age of 18 years of age must be off of the streets by 9:30 P.M. Parents will be held accountable for children's actions. Residents'/Home Owner's children caught abusing and/or destroying the Mobile Home Community property or the property of other Residents/Home Owners will subject the Resident/Home Owner to immediate eviction. Owner/Manager reserves the right to change said age limit as deemed necessary.
4. Peddling, soliciting, canvassing, distributing literature by any religious group or any other form of commercial enterprise without the permission of the Owner/Manager is prohibited.
5. All traffic regulations will be observed and obeyed throughout the Mobile Home Community. A 10-mph speed limit will be enforced. No parking on the street, no loud music coming from vehicle. Violators shall be subject to immediate eviction. Residents/Home Owners shall be held responsible for his/her/its guest's actions.
6. Operations of mini bikes, motor scooters, dirt bikes, go-carts or snowmobiles are not permitted in the Mobile Home Community. Licensed motorcycles may be ridden to and from the Resident's/Home Owner's home site. Motorcycles must have quiet mufflers. No joy riding of any kind will be allowed in the Mobile Home Community.
7. Residents/Home Owners of each mobile home site shall be responsible for keeping said mobile home site free of fire hazards. NO OPEN FIRES OF ANY NATURE.
8. Vehicle parking is prohibited within 10 feet of any fire hydrant located within the Mobile Home Community. Keep vehicles off grass.
9. No firearms, Bow and Arrow, B-B guns, Pellet guns, fireworks, or projectile-shooting toy shall be discharged or used in the Mobile Home Community.
10. No swimming pools of any size. Swing sets are not allowed. No trampolines.
11. If central trash containers are located in the Mobile Home Community, all trash must be put into those containers and not on the ground. If any Resident/Home Owner is found throwing trash on the ground, they will be responsible for its clean up.

**H. RESALE:**

1. Resident's/Home Owner's Leasehold Interest in the mobile home sites is non-transferable. Mobile homes may not be rented or sublet by Resident/Home Owner. "For Sale" signs are not permitted on any mobile home site, in the window, or on the outside of any mobile home.
2. All mobile homes must be moved off the mobile home site at the time of sale or termination of the Resident's/Home Owner's Leasehold Interest in the mobile home site unless the new purchaser or owner has previously applied for his/her/its own Leasehold Interest and has been accepted by Owner/Manager. Any delinquent rents or other delinquent fees or charges must be paid current prior to removal of any mobile home from the Mobile Home Community, unless otherwise approved by Owner/Manager.
  - a. If any mobile home does not meet the Mobile Home Community specifications, it must be brought in conformance, or removed from the Mobile Home Community by the Resident/Home Owner.
  - b. Repairs required bringing the mobile home and any of its aforementioned attachments into conformance will be at the Resident's/Home Owner's expense.
  - c. All mobile homes must meet the standards as otherwise set forth herein.

**I. RULES VIOLATION:**

1. Violation of any of these Rules or Regulations will subject the Resident/Home Owner to immediate eviction. "The owner, operator, or caretaker of any Mobile Home Community may eject any person from the premises for non-payment or charges or fees for accommodations, for violations of law or disorderly conduct, for violations of any regulations of the State Board relating to Mobile Home Communities or any violation of any rule of the community which is publicly posted within the Mobile Home Community."
2. These Rules and Regulations shall be binding upon the parties hereto, his/her/its heirs, administrators, executors, successors, and permitted assigns.
3. In the event the Mobile Home Community determine any Resident/Home Owner to be in violation of these Rules and Regulations and deems it advisable to commence Tenancy Proceedings against such Resident/Home Owner in the court of proper jurisdiction, then any such Resident/Home Owner shall be responsible for and pay all court costs and attorney fees related to said proceedings.