



www.parkstonecommunities.com

Parkstone Communities Rules & Regulations

We want to thank you for living at a Parkstone Community. Every year we send out the Community Rules & Regulations (the “Rules”) as a reminder to our tenants. Please read the Rules, sign on the last page, and return the last page to the Management.

1. General

- Disorderly conduct, abusive language, noisy disturbances, or disregard of the Rules is prohibited.
- Parents are responsible for any damage caused by their children. Tenants are responsible for their guests and pets. Children, guests, and pets must always be supervised and must not be permitted to disturb the peace or property of other tenants or their occupants or guests. Children are required to play within their own yards or in designated play areas and not in the streets, parking areas, or yards of other tenants. Children should not be left unsupervised when playing near or performing activities near any body of water.
- Landlord and its agents and employees reserve the right to access all lots for inspection and maintenance. If a tenant also leases a community-owned home, then Landlord and its agents and employees also reserve the right to access the home for inspection and maintenance.
- Landlord and its agents and employees are not responsible for accidents, injuries, or loss of property by fire, theft, wind, trees, floods, or other natural acts that are beyond Landlord’s or its agents’ and employees’ control. Equipment and apparatus furnished on the grounds are solely for the convenience of Residents and all persons using same do so at their own risk.
- Landlord through its management team must notified immediately of any known hazardous conditions.
- Tenant, any member of Tenant’s household, or a guest or other person under Tenant’s control must avoid coming into close contact with any bodies of water or any other potentially dangerous conditions in, adjacent to, or near the community. Landlord and its agents and employees are not responsible for supervising or preventing harm related to any bodies of water or other potential dangers in the community. Tenant acknowledges and agrees that all bodies of water, including, but not limited to, retention ponds, rivers, creeks, and other drainage features are open and obvious dangers for which Landlord and its agents and employees has no duty to warn or take action to protect against.
- No firearms, BB or pellet guns, fireworks, or other weapons may be discharged within the community. There is a zero-tolerance policy for the discharge of any firearm, BB or pellet gun, firework, or other weapons.
- No chemical or petroleum liquids, solids, or gases may be disposed of in the community.
- Tenant agrees not to make or permit to be made any disturbing noises or commit any act that will unreasonably interfere with the rights, comfort, or convenience of other tenants and occupants of the community. Noise coming from within a manufactured home that can be heard outside the home is too loud and is disturbing.
- No sign of any kind may be displayed to the public view in the community without prior written approval of Landlord.

- Fireworks and open fire-pits are prohibited within the community.
- If roll-off dumpsters are provided onsite, no excessive dumping is allowed. Only household waste products are allowed in the trash.

2. Management Approval

- All prospective tenants must complete a Rental Application. Landlord and its agents and employees have the right to reject a prospective tenant for any reason not prohibited by law. If a prospective tenant provides false or misleading statements in the Rental Application, the Application will not be approved. If Landlord and its agents and employees learn that any statement on a Rental Application was materially false or misleading after the tenant moves in, the statement is grounds for Lease termination.
- No subletting, renting, or occupation by anyone not listed on the application or Lease will be **permitted without prior written approval of Management.**

3. Residency

- Maximum occupancy within a manufactured home in the community is limited to two persons per bedroom.
- Any person residing within a home for more than seven days will be considered a prospective tenant and must fill out a Rental Application and be approved to remain in the home and in the community.

4. Notice of Rule Violation

- Management will contact a tenant that has violated the Rules, either by a personal visit, a telephone call, email, or writing. If able, management will photograph the violation to save for records and include it in a tenant's file. The picture may or may not include the tenant's house or yard.
- Management expects that any violation that can be corrected will be corrected immediately. Failure or refusal to correct a violation or chronic repeated violations of the Rules may lead to fines, charges for the cost of curing the violation, or termination of the Lease.
- Management may assess a fine of up to \$75 for every violation of the Rules by a tenant or a tenant's family, agents, guest, employees, or invitees. Tenants must pay all fines within five days of receipt of notice of the fine.

5. The Site

- Landlord or its agents or employees may periodically inspect a lot, or the home on the lot if owned by the community.
- Tenants may not change, alter, or add fixtures to the lot without written approval of Management. Skirting, porches, awnings, and other additions, if approved, must be maintained in good repair by tenants.
- Tenants are responsible for obtaining all required building permits. Management may require the removal of any improvements or alterations made by a tenant that did not first obtain both the required building permits and the written approval of Management.
- Tenants must keep the lot free of trash, miscellaneous debris, junk, tires, furniture, or any construction material.
- If a lot is neglected, Management reserves the right to take over its care and bill the tenant the actual cost of maintaining the lot.

- Tenants are responsible for keeping the parking area of their lot, sidewalks, etc., cleared of any snow and ice.
- No Tenant has the right to alter or obstruct the construction, repair, or clearing of a community road by Management or those whom Management hires. All roads are private roads for the use of Management, tenants, occupants of manufactured homes in the community, and each's invitees.
- A Management-approved skirting must be placed around all manufactured homes by the home's owner within 30 days of the home's arrival in the community. Skirting must be solid throughout and in presentable condition. Skirting with visible holes in it is prohibited and must be replaced by the Tenant. If tenants do not have appropriate skirting, Management reserves the right to have skirting installed after the appropriate grace period above and to bill the tenant for the actual cost.
- Tenants are responsible for ensuring that their manufactured homes are tied down to prevent wind damage.
- Tenants are responsible for ensuring that their manufactured homes have blocking that contacts the ground and consists of solid concrete, solid block, or block with poured centers.
- Tenants must frost proof all their water pipes and utility connections. Any damage caused to the community water lines or water system because of frost or frozen water lines caused by a tenant's failure to frost proof their water pipes and utility connections will be repaired at the responsible tenant's expense. Management reserves the right to decide who the responsible tenant is, in its sole discretion.
- All delivery and pick-up vehicles shall turn around in the spaces provided for that purpose and not on individual lots.
- No pools greater than two feet high, trampolines, or swing sets are permitted in the community. Inflatable "baby" pools less than two feet high are permitted to be used during daylight hours but must be drained, deflated, and stored outside of public view at all other times.
- Gardens are allowed, but they must be kept under control and cannot be overgrown. Any tenant garden must be kept and limited to their respective lot and must not interfere with their neighbor.
- Any car canopy, canopy, or sun tent on a lot must be secured to the ground and taken down when not in use.

6. Storage Shed

Tenants are allowed to install no more than one storage shed on their lot. Tenants must obtain written approval, as it pertains to materials and location, from Management before installing or altering a shed on a tenant's lot. All alterations and installations must be in accordance with local, county, or state building codes. Shed size may not exceed 12 feet x 10 feet or be less than 8 feet x 10 feet. The height of a shed may not exceed the home's gutter line. Shed color must match or attractively accent the mobile home as solely determined by Management.

- Sheds must be maintained in good repair and must have siding on them.
- Sheds must also be anchored to protect against events of high winds.
- All toys, bicycles, tricycles, lawn care equipment, folding lawn chairs, garden tools, ladders, and other outside toys and equipment of any nature must be stored in a shed or a tenant's manufactured home when not in use.
- If any shed does not meet the specifications above, Management may ask tenants to remove their shed from the property.

7. Automobiles, Trucks, and Other Vehicles

- A maximum of two vehicles per lot will be allowed, and they must be parked in designated areas, not in the yard. Vehicles must not be parked in or along community roads, in the grass, or in undesignated areas on the lots. Automobiles may not be placed on jacks, blocks, or any other device in the community.
- No overhauling of vehicles or working on engines is allowed.
- The speed limit of 15 miles per hour must be observed, and drivers must be alert for children and pedestrians.
- Honking horns not necessitated by an emergency, loud noises, and speeding are not allowed.
- Non-Tenant vehicles are not permitted to be stored onsite and will be towed.
- Neither inoperable vehicles nor unlicensed vehicles may be stored onsite for more than seven days. Any non-operable vehicles onsite for longer than seven days will be towed. Failure to comply will result in a written warning and a \$25 fee charged as Additional Rent. Any failure by a tenant that results in a second warning within a 12-month period is a material breach of the tenant's lease.
- Routine maintenance or minor repairs on vehicles may be carried out on a tenant's lot, i.e., change spark plugs, replace fan belts, or repair a flat tire. Other repair or maintenance projects such as repairing or replacing an exhaust system, oil change, or rebuilding an engine are not permitted. Any vehicle dripping oil or gasoline must be repaired immediately. Tenants must immediately clean any such spill they cause, or Management will do so and charge the responsible tenant.
- No vehicle with a load capacity of more than one ton may be kept, stored, or placed within the community.
- As permitted by law, Management reserves the right to remove vehicles parked in violation of these Rules, and further reserves the right to remove inoperable vehicles or vehicles without current license plates. All costs incurred for removal will be charged to the responsible tenant as determined by Management in its sole discretion.
- The operation of trail bikes, mini-bikes, snowmobiles, off-road vehicles, go-carts, all-terrain vehicles, utility trailers, etc. is not allowed within the community. Such vehicles may only be stored on the tenant's lot if such vehicle can be stored within a shed or garage. Transportation of such vehicles to and from in and out of the community must be by trailer. The storage of boats, campers, motorhomes, and other forms of recreational vehicles within the community is strictly prohibited. Recreation vehicles may be loaded and unloaded but may not stay overnight. No person may sleep or live in any type of recreational vehicle. No form of recreational vehicle may be attached to any utility connection.
- No commercial work trailers, tractor trailers, travel trailers, boats, recreational vehicles (ATC, UTV, etc.) are allowed to be stored within the community.

8. Animals

- Unless allowed under federal, state, or local law, no animals, including mammals, reptiles, birds, fish, rodents, and insects, are allowed, even temporarily, anywhere on a lot or in the community unless authorized by management with prior, written approval. Management reserves the right to decide in its sole discretion what animals to approve. Tenants must remove any illegal or unauthorized animals within 24 hours of notice from Management or tenants will be in default of their lease.
- Tenants with a qualified disability are allowed an assistance animal. When allowed by applicable law, before Management authorizes an assistance animal, Management may require a written statement from a qualified professional verifying the disability-related need for the assistance animal. Animal deposits, fees, or other charges do not apply to assistance animals needed for a qualified disability.
- Tenants may not feed stray or wild animals.

9. Solid Waste Disposal, Storage, and Fire Protection

- All garbage must be in plastic bags within garbage containers. Garbage containers must be tightly covered and fastened to prevent their blowing freely in the community. Plastic garbage bags may not be left exposed outside of doors. The top must be on the trash can at all times.
- All garbage containers must be kept next to the home except for the day when the garbage container is picked up and emptied. On the day when the garbage container is moved to the street for pick up, the garbage container cannot be overflowing, and no trash can be left on the street next to the container.
- The space under a manufactured home may not be used for storage.
- Any cardboard or other large items must be torn apart, smashed, or otherwise compressed as much as possible.
- **VERY IMPORTANT:** The septic system may only be used for human waste, toilet paper, and typical wash water. Women's feminine products, grease, food, flushable wipes, and other trash must be disposed of in the garbage. If violations of this rule result in damage to the septic system, necessary repairs will be incurred at the responsible tenant's expense.

10. Acknowledgement of the Rules

- Before admission to the community, each tenant must sign and acknowledge that he has received and read a copy of the then-current Rules. Residents agree that they, as well as all other occupants residing in their home and all their guests, will abide by the Rules and all federal, state, and local laws and ordinances. Failure to comply with the Rules is a material breach of a tenant's lease.
- From time to time, the Rules may be changed. New or amended rules or regulations will be effective thirty (30) days after delivery and posting, unless such amended rules or regulations substantially modify Resident's use of the leased premises, in which case such amended rules or regulations will be effective upon written consent by the tenant.

11. Suggestions to Resident

- Have fire extinguishers at central locations in your mobile home where they are readily accessible.
- Have smoke detectors installed in your mobile home. Each person's safety is the concern of all persons in the community.
- For Management to provide everyone with a community in which everyone will be comfortable, please inform Management of any rules violations and make suggestions as to how Management can make our community better.