



PARK RULES & REGULATIONS

“Community Standards”

PURPOSE:

The purpose of these Rules and Regulations is to promote the convenience, safety, and welfare of the Tenants in the Mobile Home Park, to preserve Landlord's property from abuse, to make a fair distribution of services and facilities held out for the Tenants generally, and to facilitate the management of the Mobile Home Park.

APPLICATION:

The Rules and Regulations set forth herein apply prospectively from the date adopted as set forth above. Said Rules and Regulations shall apply uniformly to all Tenants without exception. Any Rules and Regulations herein adopted which affect changes in existing Rules and Regulations governing improvements or pets, shall preserve the status of those individual Tenants of the Mobile Home Park as of the date of the adoption of these Rules and Regulations. Any change in the status of these individuals after the date of the adoption of these Rules and Regulations must conform to these Rules and Regulations.

COMPLIANCE WITH LOT LEASE AGREEMENT AND REGULATIONS:

1. Tenants shall comply with all terms and conditions of the written Lot Rental Agreement entered into with the Landlord.
2. Tenants shall comply with all the Rules and Regulations set forth herein. Failure to comply with the Rules and Regulations set forth shall constitute a material breach of Tenant's Rental Agreement. The occurrence of such a breach shall entitle Landlord to terminate the Rental Agreement upon proper notice. Said breach shall also entitle Landlord to pursue any necessary and appropriate legal remedies available to Landlord.
3. CITY & COUNTY ORDINANCES: Every resident of Sunflower Village must observe all city and county ordinances and codes of the City of [REDACTED] County. The ordinances are a part of the Sunflower Village standards.

RENT:

4. **RENT:** Shall be payable on or before **midnight on the 7th day** of each month. Rent is late on the 8th day of each month. A late fee of \$25 is due for late rent. Late charges are deducted first from any payment with the balance applied to rent. All late charges will accrue. All rent shall be payable to [REDACTED] in the form of a check or money order shall be dropped off in the drop-box (located at the shop on the NW corner of the property. Drop-box is on the east wall of the shop).
- 5.

Any notices or rent can be dropped off in the drop box or mailed to:



6. A \$25.00 service charge will be imposed for all returned checks. If a personal check for rent is returned for insufficient funds or other reasons, Tenant shall have three (3) days to pay the rent due plus the applicable service charge. If the rent remains unpaid a three (3) day notice to quit shall be served and Landlord shall pursue its legal remedies to collect the unpaid rent and any damages incurred.

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7. Tenant shall be notified, in writing, of any rent adjustments at least sixty (60) days before the effective date of any adjustment. The effective date of any such adjustment shall not be sooner than the expiration date of the Lot Rental Agreement.

OFFICE HOURS:

8. Sunflower Village does not have a formal office. However, office hours for non-emergency communication are 8:00am -5:00pm Monday through Friday. The office is closed on Saturdays, Sundays, and all holidays. If it is an emergency, please call and leave a message any time.

COMPLAINTS:

9. All complaints must be in writing, mailed or delivered to the dropbox and signed by the Tenant.

ANIMALS:

10. Unless approved by Landlord in writing **NO PETS SHALL BE PERMITTED ON THE LEASED PREMISES.** If Tenant wishes to acquire a pet after residence has been established, Tenant shall obtain Landlord's written approval of said animal and register the same prior to the animal being brought into the Mobile Home Park or into the Leased Premises. No pet shall exceed, at maturity, 25 pounds in weight. At no time, shall a pet be allowed to run loose. All pets must be registered with the Mobile Home Park at the time of a Tenant's registration. Pets must have rabies shots and Tenant must provide Landlord with proof of rabies vaccination. Tenants are required to pick-up messes/waste after pets.
11. Free roaming or loose pets will be reported to City of [REDACTED] animal control officials. All pets need to be on a leash when walking or in a fenced area.
12. No pet may be left staked outside on ropes, chains, etc. and no pets shall be kept outdoors overnight.
13. No Tenant shall keep or otherwise maintain barnyard or domesticated farm-type animals or livestock on the Leased Premises or anywhere in the Mobile Home Park.
14. No Tenant shall construct runs, pens, dog houses, hutches, or other structures for the maintenance of any animal or pet on the Leased Premises or in the Mobile Home Park without written permission from the Landlord.
15. No aggressive breeds allowed in the mobile home park.
16. Limit 2 pets of any combination (cats/dogs/reptiles...) per home.

VEHICLES:

17. **THE MOBILE HOME PARK SPEED LIMIT IS TEN (10) MILES PER HOUR. THIS SPEED LIMIT SHALL BE OBSERVED AT ALL TIMES.** Tenants shall always operate their vehicles in a quiet and safe manner.
18. Tenants' automobiles shall be parked in the parking spaces provided for the Leased Premises. Only two (2) vehicles per mobile home site shall be permitted unless Tenant obtains the express, written permission of Landlord for additional vehicles. NOTE: THE PARKING SPACE PROVIDED IS A MAXIMUM OF 20 FEET BY 20 FEET (20' x 20'). TENANT'S VEHICLES SHALL NOT BE PARKED PARALLEL TO THE STREET, unless tenant obtains written permission from the Landlord. NO VEHICLES SHALL BE PARKED ON TENANT'S LAWN OR ON THE MOBILE HOME PARK'S COMMON AREAS. Guests' automobiles, if Tenant's parking space is occupied, may be parked on the street.
19. All vehicles brought into the Mobile Home Park or onto the Leased Premises must be operational and validly tagged for the current year. Only properly licensed, registered or otherwise street legal, vehicles shall be allowed in the Mobile Home Park. Vehicles with a model rating more than one and one half (1-1/2) tons shall not be allowed in the Mobile Home Park.
20. No vehicle of any type shall be overhauled, modified, repaired, disassembled or otherwise left in a general state of inoperability in the Mobile Home Park or on the Leased Premises for a period in excess of 24 hours, without written permission from the landlord.

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- 21. There shall be no motorcycles, motorbikes, minibikes, mopeds, go-carts, four-or three-wheel all terrain vehicles (ATV's), or snowmobiles operated in the Mobile Home Park or on the Leased Premises, except for travel to and/or from the Mobile Home Park entrance to the Tenant's Leased Premises.
- 22. Vehicles found to be in violation of this section shall be towed, without further notice, at the Tenant's or owner's expense.

YARDS AND GARDENS:

- 23. All Tenants shall plant and/or maintain a lawn. Yards shall be mowed, trimmed and free of trash and litter. All yards will need to be maintained with a grass height of 6" or less, including grass growing against the skirting. Tenants are responsible for mowing/trimming around the entire home (all 4 sides). Trees/saplings/weeds/grass need removed from skirting/flower beds. If neglected, the Landlord reserves the right to perform this maintenance and to assess the Tenant for costs incurred. A written violation notice will be given for the first offense. After the first notice, if the property is not maintained, the landlord will mow without additional notice being provided and charge \$40 to mow, \$20 to weedeat, \$20 to remove saplings/trees, \$20 to pick up trash, \$50 per each mattress or box springs, \$60 for refrigerators, \$60 for Air Conditioners, and \$40 for other large appliances/furniture. Any money paid will be applied towards reimbursing the landlords cost incurred first, then rent. No lawn mowing shall be allowed before 9:00 A.M. or after 9:00 P.M.
- 24. All landscape improvements/fencing or planting must be approved and receive the express, written consent of Landlord prior to commencing. Tenant shall be responsible for any damage to utilities both above and below ground caused because of digging by Tenant. Tenant is required to call 811 for locates prior to digging.

TRASH AND WASTE DISPOSAL:

- 25. All trash or other waste is to be deposited and kept in furnished container only. The use of trash bags is required.
- 26. Litter in Tenant's parking areas and yard must be picked up. Unsightly items, such as old refrigerators, stoves, other appliances, furniture, tools, lumber and similar items are not to be allowed in Tenant's yard and must be promptly removed and disposed of. If storage is needed, they need to be stored inside a shed.
- 27. Tenants shall not burn or bury trash, leaves, yard clippings or other waste on the Leased Premises or anywhere in the Mobile Home Park.
- 28. Trash collection in the Mobile Home Park shall occur on Friday of each week unless the schedule is altered due to holidays. All trash carts need to be stored on the side of the homes, not in front. All trash carts must be pulled back from the edge of the street the same day that trash is picked up. The carts can be put at the edge of the street Thursday after 5:00 pm. If trash carts are not moved back by Saturday at 8:00 a.m., the Landlord reserves the right to perform this maintenance and to assess the Tenant for costs incurred. A written violation notice will be given for the first offense. After the first notice, the Landlord will pull the trash carts back, without additional notice being given and a \$5 charge will be assessed to the tenant. Any money paid will be applied towards reimbursing the landlords cost incurred first, then rent.

OCCUPANTS:

- 29. Only one family may live in one house, unless written permission is obtained from the Landlord. Sunflower Village management reserves the right to limit new tenants to a maximum of 2 persons per bedroom (HUD guideline) or 6 persons per home whichever is less. Failure to comply could result in cancellation of Lease.
- 30. Tenant shall not sublease, assign, or sell the lease or space.
- 31. Only the Tenants on the lease are allowed in the home. Any new Tenant must first be approved by the park. A \$35 application fee will be required for anyone 18 years or older.
- 32. Management must be notified **in writing 30 days** in advance of a Tenant's intent to **sell** his or her mobile home. Sale of a mobile home by a Tenant is subject to the prospective buyer applying for and being approved to become a Tenant if the mobile home is to remain in the Park. Landlord/Owner has first right of refusal to purchase home.

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CHILDREN AND GUESTS:

- 33. Parents shall be responsible for the conduct of their children.
- 34. Tenants shall be responsible for the conduct of their guests at all times while the guests are in the Mobile Home Park or on the Leased Premises. Guests shall not bring pets into Mobile Park or onto the Leased Premises.
- 35. Guests visiting Tenants of the Mobile Home Park for a period of five (5) days or more shall register with Landlord.

TENANT'S DUTY TO MAINTAIN:

- 36. A Tenant shall maintain his or her mobile home and space in as good a condition as when the Tenant took possession; comply with all obligations primarily imposed upon Tenants by applicable provisions of city, county and state codes materially affecting health and safety; keep that part of the Mobile Home Park which the Tenant occupies and uses reasonably clean and safe; dispose of all rubbish garbage and other waste from the Tenant's mobile home space in a clean and safe manner; not deliberately or negligently destroy, deface, damage, impair or remove any part of the Mobile Home Park or knowingly permit any person to do so; and conduct himself or herself and require other persons in the Mobile Home Park with his or her consent to conduct themselves in a manner that will not disturb the Tenant's neighbors' peaceful enjoyment of the Mobile Home Park.
- 37. Upon termination of the Rental Agreement, the Tenant shall leave the mobile home and space in substantially the same or better condition than existed upon taking possession.
- 38. Tenant shall not drive any posts or do any digging for improvement purposes without prior approval of the Landlord. All awnings, steps, porches, storage sheds, garages, fences, car ports or other exterior improvements, require the express, written approval of the Landlord.
- 39. All storage sheds shall be placed in the rear portion of the leased premises.
- 40. All additions to the homes, such as skirting, porches, awnings, decks, and storage sheds must be kept repaired, painted and neat. All mini blinds and items in the windows must be kept repaired, NO TIN FOIL, BLANKETS, NEWSPAPER, SHOWER CUTAINS, WRAPPING PAPER, PLASTIC, BEDDING, or any other items cluttering the windows. Only blinds or curtains should be visible from outside the window.

MISCELLANEOUS:

- 41. **NO FIREARM SHALL BE DISCHARGED WITHIN THE MOBILE HOME PARK OR ON THE LEASED PREMISES.** The occurrence of any such act shall be reported to Landlord and the appropriate law enforcement agency.
- 42. Any maintenance or repair of water, sewer, electric or gas lines from the mobile home's service connection point to the mobile home is the responsibility of the tenant.
- 43. Tenants are responsible for all pest control.
- 44. Swimming pools, wading pools, kiddie pools, & trampolines are not allowed.
- 45. No outside fires are allowed except inside a container used for cooking or a firepit. Firepits will need to be at least 20' away from combustibles/trees/decks/homes. Burning in between homes will not be allowed unless you can maintain 20' distance to combustibles. Tenants will need to follow all [REDACTED] Laws and Ordinances. Permanent firepits/rings are not allowed, only portable firepits are allowed on the premises. Barrels, tubs, or any other type of container are not permitted. If firepits are to be used in the driveway, roads, or open areas, they need to be moved out/back each time and not permanently set up. The firepit must be protected with a spark arrestor screen having a maximum 1/2 inch metal openings secured across the top of the fire pit or located on the vent or chimney. Tenant must also have a garden hose, or fire extinguisher on the property.

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