

**WOODLAND ESTATES**  
**RULES & REGULATIONS**

**REGISTRATION, RENT, AND GENERAL REQUIREMENTS OF TENANCY.**

1. All new tenants must register at the park office and make payment as set forth in Rule 2 before said tenant will be permitted to move into the park. The registration form must be signed by, both, husband & wife when applicable, and the tenant must register all persons who will reside in the mobile home. If at any time the mobile home is vacated, arrangements must be immediately made to remove the mobile home from the park. No families will be accepted as tenants if they have or are expecting to have more than two children at the time they make application. Maximum of four (4) people per mobile home, two (2) of which will be adults, two (2) of which will be children.
1. At the time of registration and execution of the lease, the tenant must pay an amount equivalent to one month's rental payment plus \$100. One month's rental payment represents payment in advance for the first month's rent of the term of the lease, and the remaining \$100 represents a security deposit on the lot.
1. Monthly rental is due and payable in advance on the first day of each month. The tenant shall be granted a grace period of five (5) days for payment of said rent. After the expiration of the grace period, there shall be a late charge of \$25.00 to be made payable to the landlord.
1. Landlord requires that rent money be paid by check or money order. Checks or money orders are to be made payable to John R. Hoffer. Addressed envelopes will be provided to you for the purpose of mailing in your monthly rent. Receipt of payments past the 5<sup>th</sup> day will constitute a breach of the grace period. Any check returned due to insufficient funds must be replaced immediately with cash upon landlord's notification to tenant of bad check and a \$25.00 fee will be charged.
1. Only those persons who are registered as outlined in Rule 1 are permitted to reside in tenant's mobile home. Only lessee's immediately family is permitted to reside with the lessee. Children 21 years of age or older are not permitted to reside with the lessee, except where such child is a college student or is in the military service, is suffering from a permanent physical disability or has continuously lived with no interruptions with the parents since the signing of the lease, but will be charged an additional fee of \$25.00. A grandchild, niece or nephew is permitted to reside with the lessee only where lessee has actual and direct custody of such grandchild, niece or nephew and the parents of such grandchild, niece or nephew does not also reside with lessee, (Providing this does not exceed number of children allowed in Rule 1). Guests staying

with the tenant for a period of over 48 hours must be registered with the manager, and the length of stay must be approved. All guests must abide by park rules, and any infraction of the park rules will be considered grounds to require the guest to immediately leave the park. No subletting of mobile homes is permitted.

1. Tenants must register all vehicles with park manager. When a new vehicle is purchased, the tenant must register it with the manager. (Maximum of two (2) vehicles per mobile home).
1. Tenants are responsible for children residing or visiting with tenant, and tenant agrees to pay the cost of any damage caused by said children. Tenant shall not permit children residing or visiting with tenant to: (a) play in entrances or exits to the park, (b) ride bicycles in park after sunset or (c) trespass on the spaces leased to other tenants, including but not limited to, the sanitary sewerage area, well houses, maintenance sheds and offices.
2. With regards to pets, see attached PET AGREEMENT.

#### **MAINTENANCE OF SITES AND MOBILE HOMES**

1. Lot numbers must be secured and prominently displayed in front of the mobile home so that it can easily be seen from the street.
2. All mobile homes with more than one resident must have two (2) twenty (20) gallon trash cans with tight fitting lids to accommodate refuse removal. If there is only one resident in a mobile home, one (1) twenty (20) gallon trash can will suffice. All trash must be kept in these containers, and the containers must be placed to the rear of the mobile home where there will be as little visibility as possible from the roadway. Any trash that will not fit in these containers must be put in sealed plastic garbage bags and placed in an inconspicuous area. Lawns, patios, and areas around mobile home must be kept litter free. Patios will not be used as storage areas.
3. Lots must be kept trimmed, mowed, and free of all debris, by tenant occupying the lot. Tenants are responsible to rake and
4. remove all leaves. A service charge will be assessed if this work is done by the management because the resident failed to do so.
5. The tenant may plant annual plants, but no vegetable gardens will be permitted in the park. Shrubs may be planted by written permission only, and may not be removed by the tenant when the premises are vacated.
6. Once a mobile home has been placed on a tenant's space, any subsequent additions, or alterations must be approved, in writing, by the park manager prior to the commencement of the work.
7. No permanent improvements may be made on any lot without the written consent of the park management. In the event a tenant has been granted approval for additions or alterations to his home, said additions or alterations shall be performed during working hours and completed within the amount of time specified by the park management.
8. Drying of laundered clothes is permitted on umbrella-type drying lines installed at the rear of the home. Extended clotheslines are prohibited. The umbrella-type lines may be extended only when in use. At all other times these lines must be closed.

9. Residents are responsible to see that the heat tapes that are placed on water lines are in proper working order. Residents are responsible for the water lines between the water riser and the mobile home input connections. Residents are also responsible to have a check valve installed on the hot water heater.
10. Tenants are responsible for a working fire extinguisher in their homes at all times and must provide evidence of same, when requested by management. Each extinguisher shall have a capacity of not less than 2-1/2 lbs. And shall be maintained in operable condition.
11. If tenant will need an oil tank, said tenant must provide a 275 gallon tank for oil delivery at his own expense. The tank must be properly maintained at all times.
12. All mobile homes must be skirted within thirty, (30) days of occupancy. All materials for skirting must be approved by the park manager in writing prior to installation. There may absolutely be no openings in skirting on any side of the mobile home.
13. All storage sheds or patio covers must be approved by the park manager in writing prior to installation and must be maintained and painted at all times in subdued colors coordinating with the individual's home. Any storage sheds that are purchased from the date of these Rules forward will be of wood construction, professionally built (no homemade sheds will be permitted) with runners and will not exceed 8'x10' in size. Any blocks used under these sheds must be recessed into the ground so that the opening between the ground and the bottom of the shed does not exceed 4". All patio decks must be approved by park management in writing and must be fully skirted to match the mobile home.
14. Some storage will be permitted under your mobile home if there are doors on your skirting which allows easy accessibility. At no time may lawn mowers or any flammable materials be stored under your mobile home. Examples of types of items, which may be stored under your shed home are cement blocks, tires and lawn furniture.
15. Cement blocks will not be permitted to be used as steps into your mobile home. Only standard, sturdy, stairs, made of wood, metal or concrete will be permitted, and they must be maintained at all times.
16. All window air conditioners must be properly installed and correctly supported. Positively no props to the ground will be permitted.
17. Children's swing sets are not permitted. Outdoor activities must be limited to the extent that they do not disturb neighbors or damage neighbor's property.
18. No watering of lawns, washing cars, or wading pools permitted in park.

## **AUTOMOBILES AND OTHER VEHICLES**

1. The tenant may keep only two (2) licensed and operative vehicles in the park. Inoperative, unlicensed or unsightly vehicles and vehicles of non-residents that are brought into the park for storage will be towed away at tenant's expense.
2. Mini-bikes and other unlicensed motorized vehicles of this nature are prohibited in the park.
3. Only licensed drivers with valid licenses are permitted to operate motor vehicles in the park.
4. A speed limit of 15 MPH must be observed at all times.

5. There will be absolutely no storage of boats, campers, luggage trailers, snowmobiles and cars not in use in the park. If any of this equipment is brought into the park for the purpose of loading or unloading, it will be allowed to remain in the park for 12 hours only. Caps are permitted on pick-up trucks; however, large camping units will not be permitted.
6. Major repairs or blocking up of automobiles for repairs or storage are not permitted on park property. Minor emergency repairs, such as changing a flat tire, are permitted. Absolutely no changing of oil or removal of car parts will be permitted.
7. Normally, two automobiles per lot are permitted parked in spaces. In addition, one motorcycle per lot is permitted. Parking of any vehicles on lawn or patio areas is strictly forbidden. Tenants are responsible to see that guests do not occupy neighbor's parking area.
8. Excessively noisy or "hot" automobiles or motorcycles will not be tolerated in the park. No excess "revving" of engines will be permitted. All guests will be required to abide by this rule.

#### OTHER RULES AND REGULATIONS

1. No loud parties are permitted at any time. The playing of radios, television sets or stereos is prohibited after 10:00 PM if the sound from such units can be heard by adjacent homeowner. Any type of excess noise that is annoying to the neighborhood is prohibited at all times.
2. Only television antennas allowed in park. All other antennas are prohibited.
3. No peddling, soliciting or commercial enterprise is permitted in the park without first obtaining consent of the management. Any deliveries made to a tenant's private business must be made to the site of the business and not to the tenant's mobile home or on the grounds of Four Way Manor.
4. In the event a tenant wishes to sell his mobile home within the park, he must notify the park manager and request an inspection of his home, which will determine whether the home qualifies for resale within the park. Upon qualifications for resale within the park, the tenant must comply with local and state laws which require that the prospective purchaser be shown a lease and the rules and regulations. In addition, the park manager must meet the prospective purchaser in person and have him complete an application. This application must be reviewed and approved in order for the prospective purchaser to be accepted as a tenant in the park. If a tenant's mobile home does not pass the resale inspection and cannot be brought up to the resale inspection standards, the home must be removed from the park upon resale.
5. The driving of stakes or digging of holes in the ground anywhere in the park is prohibited (due to the possibility of damaging underground utilities).
6. Non-soluble items such as rags, cloth, hard paper, sanitary napkins, frying oil or fat, or items made of plastic or rubber must not be flushed down any drain or toilet facility. Tenants will be held liable for damage to the sewer systems caused by violation of this rule.
7. Tampering with the fuses or electric service to the mobile home is strictly forbidden.

8. Fires of any kind in the park are prohibited
9. Firearms are not to be discharged in the park at any time, nor are they to be carried in the park whether loaded or unloaded
10. Fireworks or other explosives are absolutely prohibited in the park at any time.
11. Drunkenness, use of, or selling of drugs, or immoral conduct, including profane or abusive language will be grounds for eviction from the park.
12. All hitches must be removed from the home when placed on the lot. Axles, wheels and hitches must remain under the home and cannot be sold to anyone for recycling or any other use.
13. Violation of any of the rules and regulations contained herein shall constitute grounds for eviction.
14. Tenant agrees to abide by the rules and regulations which may be promulgated by the Landlord pertaining to recreational buildings and recreational areas within the park.
15. The Landlord retains the right to modify these rules and regulations when necessary. All changes will be reported in advance by the Landlord.
16. Tenants are required to advise the office if they are leaving their mobile home for an extended stay. Please advise the date of departure and return. Said notification shall in no way, however, make the Landlord in any way liable or responsible for the maintenance and protection of the Lessee's mobile home. If the tenant is absent for longer than one month without advising the office, his mobile home will be considered abandoned, and the Landlord reserves the right to remove it from the lot to an appropriate storage area, charging the tenant the actual cost of such removal plus a storage fee.
17. Any mobile home that is stored for any reason in this park shall incur a storage fee per month equal to the normal monthly rental.

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Lessee

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Date

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Lessee

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Date

\_\_\_\_\_  
Lessor  
Woodland Estates

\_\_\_\_\_  
Date