

LOWRY GROVE

A manufactured housing community in St. Anthony Village where the
"Accent is on better living"

2501 Lowry Avenue NE

St. Anthony, Minnesota 55418

RULES AND REGULATIONS

1. **STATE LAWS:** Chap. 327, sect 327.10-327.28, 1961 and as amended

GENERAL:

- A. **RENTALS:** All who reside in the home, full description of the home, place of employment and occupation of each resident must be on file, as well as "person to notify in case of emergency". Current registration of all vehicles owned and / or operated by the Residents must also be on file at office. Park reserves the right to limit or restrict deliveries to Lowry Grove. Overnight guests are permitted; however, such guests and their vehicles, if any, must be registered at the office. Such registration may be effected by the use of phone answering service in office.
- B. **LOT MAINTENANCE:** Lots will remain under the direct control of the Management. Fencing of any area will not be permitted. NO shrubs, perennials or trees will be planted OR removed without permission of Management. Management shall be consulted before ANY drilling, digging or driving of posts, removal of and – Underground utilities MUST be protected. Privacy of others shall be observed; walking across lot areas of others is NOT permitted.
- C. **HOME MAINTENANCE:** Except in a case of emergency or where immediate maintenance is required, residents who fail to do repairs or maintenance to their home or lot as required by the rental agreement or the rules and regulations shall be given thirty (30) days notice to make such repair(s) or perform such maintenance. If such repair(s) or such maintenance is not done within the thirty (30) day period, management will make said repair(s) and/or maintenance and charge resident the cost, plus \$10.00. Said amount will be added to the next month's rental payment.
- D. **PLACEMENT OF HOME AND APPURTENANCES:** Homes shall be moved on or off all permanent lots ONLY by the PARK vehicle, homes will be skirted with Management approved materials, within 30 days of arrival and shall contain such access doors as the Management shall deem necessary ALL homes, cabanas, awnings, and storage sheds will be kept in good repair; maximum size storage shed (one per home) 5' X 10' X 6' and will be positioned on lot in accordance with management approval. ALL electrical and plumbing connections will be made by resident and shall comply with state and local codes with connections and winterizing done per PARK specifications. Homes shall be blocked per state code and shall comply with STATE SAFETY CODE.

- E. PARK POLICY:** No pets of any type will be allowed at Lowery Grove without the written consent of management. All pets shall be restrained in accordance with state law.
- F. REFUSE:** MUST be RECYCLED in accordance with VILLAGE ORDINANCES. Other refuse must be sorted, BURNABLES and NON BURNABLES, and placed in the respective containers.
- G. UTILITY ROOM:** Facilities are for residents and their guests ONLY. Please report anyone loitering to the office IMMEDIATELY. Public drying lines are located west of the building. Umbrella type drying lines ONLY may be installed on individual lots.
- H. RESPONSIBILITY:** The Management is not responsible for loss due to fire, theft, wind or accident.
- I. SALE AND EXCHANGE:** Management reserves the right to require the home to be moved within the park when ownership is changed. MANUFACTURED HOME LOTS are NOT transferable; Management reserves the right to (a) have purchaser make application for occupancy, (b) have resident complete "check out" list before leaving, (c) require qualified inspections of all heating and utilities before transferring ownership, and (d) requiring skirting or appurtenances be changed prior to consummation of sale.
- J. TRAFFIC:** State STATUTE PROHIBITS SPEED IN EXCESS OF 10 M.P.H. within the manufactured home park. Any toy or vehicle shall not exceed this speed, STOP and ONE WAY signs shall be observed. NO UNLICENSED AND/OR UNINSURED motorists allowed to drive on L.G. streets.
- K. VEHICLES:** Will be parked ONLY on space provided and so marked. They will NOT be washed, painted, or repaired on mobile home lot or parking space but only where agreeable with Management. Visitors will not park where they will interfere with other residents. No BOATS or RV's will be parked within residential area longer than 4 hours without special permission of Management. NO motorcycles or motor powered bikes will be operated under power within the park BARRED VECHICLES. ANY vehicle noisy or dripping oil or grease or any vehicle being parked or driven in careless or improper manner ANY VEHICLE not in daily use will NOT be left residents' parking space but in place designated by Management, otherwise residents shall be responsible for towing and storage charges
- L. VEHICLE PARKING:**
1. The resident must register all vehicles regularly kept in the community. The parking of vehicles shall be designated where by the park management. No mufflers, horn honking, leaking vehicles, or unlicensed vehicles allowed. No auto repair permitted. No double or lawn parking. Following a snowstorm or such other times as posted, ALL vehicles shall be removed to allow the removal of snow or necessary road repairs. If a resident and their guest(s) violate a parking or speed restriction, whether it be on public or private roads, management reserves the right to suspend the residents parking priveleges or remove the non compliant vehicle at the owners expense. Any unlicensed, unoperative, abandoned, improperly marked, or vehicles with expired tabs may be removed from the park at the owners expense and risk.

2. Residents are responsible for moving vehicles belonging to them or their guests for snow plowing, street cleaning, or when required by management. Vehicles left parked on the street during the day must either have a key available at the homesite or have a key left at the office in order that the vehicle be moved, if necessary. In the event of an emergency or necessity arises and no key is available, or if the vehicle is not in operable condition, management will have such vehicle commercially towed. Residents shall be responsible for all towing charges or moving their vehicles or vehicles belonging to their guests or invitees. Said towing charges shall be payable immediately and if not paid will be deducted from the next monthly rental payment.
 3. Vehicles, which are parked improperly or not parked in designated areas, will be towed at the expense of the resident.
 4. Guests of residents must park in the spaces designated by management.
- M. CHILDREN:** If your children damage park property, you will be charged for the repair of it. Children are not to ride a bike or walk through people's yards. Don't let your children abuse other people's property. You, the adult, are responsible for your children and THEIR behavior.
- N. NOISE:** Quiet will be observed after 10:30 PM; however there shall be no objectionable noise at any time. STEREO LOVERS take note!
- O. CABANAS:** "Entries" are prohibited. Cabanas and added rooms will comply with Village and Park SPECIFICATIONS.
- P. TERMINATION OF RESIDENCE:** 30 day written notice to vacate will be given prior to the FIRST of the month, at which time Residents will be given a "check out list" which shall be completed and returned to the office prior to departure.
- Q. CONDUCT OF BUSINESS:** LOWRY GROVE is licensed as a Manufactured Home Park and RV Development consisting of a number of private residences along with accommodations for recreational vehicles. This PARK or its address will not be used for advertising or the conduct of business of any nature in either manufactured homes or recreational vehicles.
- R.** Effective May 1, 2000, personal property taxes must be paid current to the county. Having delinquent Personal Property Taxes is a violation of park rules and regulations, and is cause for eviction.

My mail box number is _____ the box combination: turn index pointer to complete turns to the right, stop at _____; then back to _____, and open. Authorization must be on file at the office in order to give mail to someone not having the combination to open the box. Should you desire NOT to receive 3rd class mail, written statement to such effect must be given to office.

The number of people who may reside in a home shall be determined as follows:

| <u>Size of home</u> | <u>No. Of Rooms</u> | <u>People</u> |
|----------------------|---------------------|---------------|
| 552 sq. ft. | At least 5 | 1 |
| 672-900 sq. ft. | At least 6 | 2 |
| 900-1050 sq. ft. | At least 6 | 3 |
| 1050-1250 sq. ft. | Less than 7 | 4 |
| 1050-1250 sq. ft. | At least 7 | 4 |
| 1250 sq. ft or more | less than 8 | 4 |
| 1250 sq. ft. or more | at least 8 | 5 |

In determining the number of rooms in the home, additions or changes in the walls or structure of the home will not be considered.

If the number of persons in the home exceed the number allowed by the park (as set forth above) then the park at its sole discretion may terminate the Rental Agreement and require the resident (s) to vacate and move from the park upon giving the resident(s) a one year notice of termination. Said termination shall be without any obstruction by the park to relocate the residents.