

**PARK PLAZA ESTATES**  
**PARK RULES AND REGULATIONS**

**HOME MOVEMENT:**

All homes must be parked on or pulled from home sites under supervision of management. Before any home leaves park boundaries, all monies due in connection with park fees must be paid.

**GENERAL MANAGEMENT**

1. Tenants must register at the office upon arriving in the park.
2. Tenants must register all guests who are staying more than 48 hours.
3. All tenants must register mobile home, license, model and serial number.
4. Registration cards must be kept up to date concerning car and mobile home, license and serial numbers and additions to families.
5. Rents are not transferable and no space may be sublet.
6. Must approve the interested applicant, the ASP forms must be filled out. The price will be \$25.00 per adult.
7. Storing of boxes, lumber, paper and so forth under mobile home is prohibited unless mobile home is skirted. Reason for this: IT IS A FIRE HAZARD.
8. No waste gasoline or oils of any kind to be spilled on the street or mobile lot.
9. Mobile homes must be skirted, with materials approved by management.
10. Tenants will be directly responsible for any damage caused by unreasonable breakage, wear and tear on mobile lot.
11. ONE (1) SMALL DOG OR CAT ALLOWED IN THE PARK. Barking or other noise disturbing to neighbors will not be tolerated. Dogs must be kept on leash at all times. The pet fee is 4.00 per month.

**RENT:**

Rent is payable one month in advance and is DUE on the first day of each month and must be paid by the fifth day of the month.

If rent is not collected within the five-day collection period, a delinquency charge of \$20.00 on 6th of the month, plus \$1.00 per day will be added on each day thereafter until said rent is paid.

## **HOME AND HOME SITE GUIDELINES:**

Home and home site guidelines are established to ensure neatness, resale value, and desirability of your home and the park you live in, guidelines have been established as below.

Resident further agrees to all of the below listed rules and guidelines as a condition of occupancy to the above named mobile park.

1. All lots will be attractively maintained, free of litter, refuse or cluttering. Lawns will be cut and trimmed and shall not exceed three (3) inches in height; watering shall be done so as to promote healthy, attractive growth, but with conservation of natural resources, as determined by management and/or City resolution. Overnight watering is prohibited. Lessor shall have the right to enter the premises and remove or trim shrubs, bushes, trees, flowers and grass, and charge the cost to lessee if poorly maintained.
2. All mobile homes shall be ATTRACTIVELY MAINTAINED within the standards set herein.
3. Lot and home discrepancy notice shall be corrected within thirty (30) days, weather permitting.
4. Firewood shall be stored inside utility building only.
5. Food gardens are NOT permitted in yard areas.
6. All gasoline powered equipment with self-contained tank shall be stored in utility building, and not on the patio.
7. Storing BURNABLE MATERIALS under homes is prohibited.

## **COMPLIANCE CERTIFICATE:**

Upon pending sale of existing home in park (if mobile home is to remain), seller and buyer shall request from park management, a Compliance Certificate stating any and all changes necessary for standards existing at time of sale. All changes for compliance must be performed within thirty (30) days from date of sale, weather permitting.

## **SPEED LIMIT:**

In accordance with State Statute, Section 327.27, Subdivision 2, the speed limit within the park is established at ten (10) miles per hour. Unlicensed and uninsured motorists are not allowed to drive on park streets. ALL VEHICLES MUST BE INSURED, LICENSED, AND OPERABLE.

Parking of any vehicle(s) on grassed areas or home sites is prohibited.

Children are not permitted to operate and engine or motor powered two or four-wheel vehicles within the park. Mini or dirt bikes must be walked out of park without power.

Semi trailers, tractors, or heavy vehicles are not permitted on the streets or parking areas at any time.

No vehicle shall be raised or blocked up for repairs.

No loud mufflers or unnecessary horn honking shall be permitted

### **PARKING SPACES:**

1. Each residential home-site is provided with, and restricted to the use of two (2) off street parking spaces for licensed, operable, insured passenger vehicles only. Minor mechanical repairs (i.e., points, plugs, and tire changing and washing) are permitted in such spaces; oil changing and other work shall be done in designated area.
2. Residents shall at no time park vehicles on street except to load or unload parcels or passengers.
3. Guests may park on street while visiting.
4. Residents are responsible for their guests and will inform guests not to park in another resident's space without permission.

### **STREET MAINTENANCE / SEASONAL CONDITIONS:**

1. All vehicles must be moveable for snow plowing and street cleaning.
2. Inoperable, abandoned, or an improperly parked vehicle will be removed from its location at owner's risk and expense.
3. Storage of vehicles will not be permitted on park premises except on emergency basis.

### **BLOCKING AND HOOK-UP:**

Blocking the home for stability and hook-up to sewer, water, electric, gas, telephone and TV must be done in compliance with park standards. Such services, from point for connection to mobile home, are the responsibility of the resident.

### **CHILDREN:**

1. Residents are expected to have children, under their custody, in control and not trespassing on other residents' lots or spaces without expressed permission. Children under sixteen (16) years of age shall observe local curfews. Repeated violations by resident children after notice by park management shall be cause for immediate eviction.
2. No ball playing in the middle of the street. Reason for this is to protect other people's property.
3. Parents keep toys and cycles off road and on own property.
4. Parents are responsible for any financial responsibility due to their children's damage.

### **NOISE:**

Loud talking, the abnormal use of TV, radio, phonograph, or any noise, which may be disturbing, will cease between the hours of 11:00 PM and 7:00 AM. No person shall engage in noisy, unruly, or abusive conduct on the premises of the park and no person shall interfere with the quiet enjoyment of other residents. Report to office any consistent violators.

### **AUXILIARY BUILDING AND STRUCTURE:**

1. Any additions, structures or landscaping must have written approval of management before construction starts.
2. No changes in exterior or home space arrangement shall be made without prior written consent or approved plans by management; and any such changes must conform with existing codes, laws, ordinances and rules. Permits when required shall be obtained by lessee at lessee's cost.
3. Management reserves the right to approve or disapprove structural plans for any addition, which is to be erected or placed on the premises.

### **LAUNDRY:**

Only umbrella type clotheslines may be used. Clotheslines will not be allowed tied to trees.

### **DENSITY:**

Single wide units: 54 feet and under, two persons allowed.

Single wide units: 55 feet and above, 2 persons plus one person for every bedroom over one.

Doublewide units: Two persons plus one person for every bedroom over one.

### **STREET ADDRESS:**

Street address numbers are to be clearly posted on the street side of the mobile home in four-inch letters.

### **PROPERTY TAXES:**

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.

### **Statement of Policy**

The management of said mobile home court would like your stay to be a pleasant and memorable One. For this reason we must have the community by-laws set forth in the document. If we all Live under these rules, we are helping make this community more homogenous.

You have, by purchasing your home, joined the ranks of many. Along with it comes certain obligations and duties. Servicing of the home is the owner's responsibility. The mobile home court does not have any service facility of its own, but can assist in directing you to reputable service companies.

To many, owning your home is a totally new experience. Many questions will come to mind about mobile home living. Please do not hesitate to call the office. Our many years of experience and qualified staff will be able to give you the necessary information or guidance.

You will note that most rules are nothing more than common sense and not superfluous. Admittedly, there are some cases where the reasons may not be readily apparent or seem repugnant, but all cases cannot only be justified but also documented. In any planned community there must be guidelines or regulations to prevent deterioration. It, therefore, becomes the management's responsibility to protect and prevent a general decline of the neighborhood, which might otherwise create loss of value of your home and personal property.

THESE REGULATIONS MUST BE OBEYED AT ALL TIMES

THE MANAGER HAS INSTRUCTIONS TO ENFORCE THESE PARK RULES

Thank you,

***Park Management***