

# **VALLEY HAVEN MANUFACTURED HOME PARK**

## ***RULES AND REGULATIONS***

The following rules and regulations are intended for the comfort, welfare, safety of yourself and your visitors, and to maintain the appearance and reputation of our park. They may be amended from time to time to achieve this purpose with 60 days prior notice.

Because the property is privately owned, we are required by law to abide by certain standards. Many of our rules and regulations are based on what is required of us by law. The remainder is published to additionally protect life, property, and your privacy. Other information, restrictions, etc., can be found in the lease. You must sign both, the Lease and the Rules and Regulations. They are legal and binding. Thank you for your cooperation.

## ***ACCEPTANCE***

1. The management reserves the right to refuse admittance to Valley Haven Park. All applicants must fill out an application for rental form, submit with a non-refundable \$25 fee (per person age 18 and over), and be approved before being able to live at the park.
2. Any home sold within the park needs to have new owners approved before they can move in. Anyone buying a home and moving in without prior approval is trespassing. The sheriff will be called.
3. Any mobile home moved into the park must meet with the approval of the management, and meet All State Requirements.
4. You will not be permitted to rent your home out – all homes are owner occupied.
5. **DENSITY RESTRICTIONS: DEPENDING ON THE SIZE OF YOUR HOME, THE PARK CAN LIMIT THE NUMBER OF OCCUPANTS IN YOUR HOME.**

## ***GUESTS***

1. No more than 2 nights in a row. If you want to stay for a longer time, you must let the manager know. If any adult comes to live or visit with the resident for more than 14 days over the period of one year, the resident must have the adult come to the office to fill out an application to become a resident and to sign the lease (see Lease # 16). If you don't let the manager know, you may be asked to leave. First time a verbal warning, second time a written warning and a third time you will have to leave the park.

## ***PROTECTION***

1. You have the right to call the Police (952-445-1411) at any time there is a disturbance around your home. Please inform the caretaker (#28) when you have done this.

2. **STORM SHELTER:** Each resident has received an Emergency Plan Notice. Please keep it available for ready reference. See the Park Manager if you need another copy. Our laundry building is an approved storm shelter – please use it.
3. **PEDDLING AND SOLICITING:** None is allowed, of any type of product or service, including school fundraisers, without written consent of caretaker.

### ***CHILDREN***

1. **PARENT’S RESPONSIBILITY: *YOU ARE RESPONSIBLE FOR YOUR CHILDREN.*** If your children damage Valley Haven property, you’ll be charged for the repair of it. Don’t let your children ride bike or walk through people’s yards. Don’t let your children abuse other people’s property. ***YOU ARE RESPONSIBLE FOR YOUR CHILDREN AND THEIR BEHAVIOR.***

### ***PETS***

1. **NO DOGS are allowed.** Two (2) cats per home will be permitted but must be on a leash at all times while outdoors. Cats running loose or into trash need to be removed. One warning will be issued to the tenant. On the second justified complaint, the tenant will be required to dispose of the pet.
2. Guests can bring no pets into the park at any time. If guests expect to stay, they need to board the pet outside the park.
3. All cats must be licensed. Proof of updated vaccinations must be shown.
4. NO DOGS will be allowed after June 1<sup>st</sup>, 1995, with the exception of those already in the park.

### ***MOBILE HOME***

To keep our park and your homes in the best possible condition, please observe the following:

1. Steps, decks, porches and railings are to be kept painted and repaired.
2. Doors: All outside doors on entry and homes shall be kept in good condition so they can be closed.
3. Windows: Glass or screen to be replaced when needed.
4. Sheds: Existing sheds shall be kept in good condition and doors closed. Any shed built or erected after June 1<sup>st</sup>, 1995 shall be the wood barn type. Any shed dilapidated, in the opinion of the park owners, shall be removed or replaced by wood barn type.
5. Tie Downs: We prefer and recommend existing homes in park to have tie downs. All new and used homes moving in after June 1<sup>st</sup>, 1995 shall be tied down.
6. Water and sewer lines: Must be adequately heated and insulated by October 15<sup>th</sup>. Anyone allowing their water to run constantly will be charged and an additional \$15.00 fee per month. Tenant is responsible for all plastic piping to ground level hook-up, which is cast iron. Park is responsible from level (cast iron) on. Tenant is responsible for water lines from shut-off valve at ground level to home.

7. Insurance: All mobile homes should be adequately insured against fire, theft and other liability. The park is not in any way responsible for damage done to your home due to fire, theft, vandalism, weather conditions, etc. If your actions affect another person(s) or their home. You are responsible and liable.
8. Electric: Tenant is responsible for breakers and electric from meter to home.

## ***MOBILE HOME SITE***

1. **LOTS:** Maintenance of all properties leased from Valley Haven must be kept up to park specifications. Lawns must be kept free of weeds, mowed and trimmed all around your home. All trees, shrubs, etc. are property of Valley Haven and can be trimmed and / or removed, at any time, by the owners. All toys are to be kept in your yards and put away at night. Additional landscaping and shrubs may be planted only with written management approval, (trees need to be at least 3 feet from your home). Once planted, the growth becomes the property of Valley Haven Park. No driveways, porches, or other concrete asphalt like surfaces can be built unless with **WRITTEN** approval by the management.
2. **FENCES:** No fences extending from your home to another. Play yard fences will be permitted for your children. Approval must be granted first.
3. **GARBAGE SERVICES:** Dumpsters are provided at both ends of the park. The dumpsters are only to be used for regular household garbage. **NO** furniture, appliances, building supplies, yard debris, tires, car batteries, hazardous waste, etc., can be put in these dumpsters. Recycling, these containers are by the laundry building. Please use them and be sure the containers are rinsed out.
4. **WADING POOLS:** Not to exceed 12 inches in height, and must be behind a fence to prevent accidental drowning. Residents are totally responsible for any accidents. Pools must be emptied at nights, or tightly covered.
5. **UTILITIES:** All utilities, furnished by the park, will be billed directly to the tenant. These include (electrical and water/sewer charges). The tenant must make their own application for natural gas, phone, cable, etc. and pay all bills rendered by those companies.

## ***VEHICLES AND PARKING***

1. **LIMIT:** With (1) one licensed driver, (1) licensed, insured, operational vehicle per household. With (2) two licensed drivers, (2) licensed, insured, operational vehicles per household. An Instruction Permit is not a valid Drivers License. Minn.Stat. § 171.05, subd.1. Extra vehicles must be moved within (30) thirty days or will be towed at owner's expense. The rules may change and may be changed at any time (with a 2 month written notice). All vehicles must be in working order at all times so that they can be moved for snow plowing and other street work. All vehicles must have current tags, or they will be ticketed by the police and towed at the owner's expense. Any vehicle blocking the flow of traffic, or parked in a fire lane will be towed at owner's expense. All vehicles must be registered with caretaker (please inform her when you change vehicles). Any guest's vehicle that is in the park over 24 hours must be registered with the caretaker, or it will be towed.

We have very limited parking, so please park in a responsible manner to allow all of our residents space to park. There is to be no parking between houses, on grassy areas, or in any of the fire lanes. Anyone

blocking traffic will have his or her car towed. The parking lot must be passable for any and all emergency vehicle at all times.

2. **NO MAJOR** repair work of vehicles can be done in the park. Minor repairs such as points, plugs, or tire changes need to be completed promptly. No vehicles are to be left on ramps or jacks overnight.
3. **MOTORCYCLES, SNOWMOBILES & FISH HOUSES:** Snowmobiles cannot be operated in the park. You need to have a permit for your motorcycle. The permit will be issued only if the motorcycle reasonably quiet so as not to disturb other residents. Because of noise, motorcycles need to be operated in the park on idle. This also pertains to your guests and visitors. No fish houses allowed.
4. **SPEED LIMIT:** Speed limit at Valley Haven Park is 5 MPH. Violators will be banned from driving in the park. **PROTECT OUR CHILDREN AND ADULT RESIDENTS. REPORT VIOLATORS AND LICENSE NUMBERS OF VEHICLES TO THE OFFICE.** The driveways are one-way – the East Driveway is the Entrance, and the West driveway is the Exit. Observe all fire lanes.

#### ***NOISE / CONDUCT***

1. Excessive LOUD noises, such as stereos, radios, TV, car repairs, construction, car mufflers, profanity, and arguing that are disturbing to neighbors will not be tolerated. Specifically no disturbing noises between 10:30 PM and 7:00 AM (7 days/week). Be respectful of your neighbors.
2. **RESIDENT CONDUCT:** At no time shall a person engage in NOISY, UNRULY, and ABUSIVE, VULGAR TALK ON THE PREMISES OF VALLEY HAVE PARK. Any person or persons guilty of tampering with resident's cars, manufactured home, boat, trailer, motorcycle, snowmobile, or other resident's personal property will be subject to immediate conviction and / or eviction.
3. Alcoholic beverages are restricted to your home and immediate yard area. No alcoholic beverages will be permitted on the driveway / parking lot, laundry building / storm shelter, and any of the public areas.
4. **COMPLAINTS:** All complaints, suggestions and recommendations must be written, signed, dated, and then presented to the caretaker or owners.

#### ***RENT & UTILITIES***

1. All rent is due in the office on the first of the month, and must be paid in full. Any payment received after the 5<sup>th</sup> day of the month will be charged a late fee of \$20.00 on the 5<sup>th</sup>, and then \$1.00 per day thereafter until paid in full. This also includes holding checks and post-dated checks. All payments must be made by check, or money order. Electrical and water/sewer charges will appear on your rental statement monthly. Please recycle.
2. 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.