

# RULES AND REGULATIONS

## Fieldstone Mobile Home Community

Lot # \_\_\_\_\_

This is an addendum to the Rental Agreement between Fieldstone Mobile Home Community, LLC hereinafter referred to as Landlord and \_\_\_\_\_ hereinafter referred to as Tenant.

### **RENT PAYMENTS:**

All Rental payments must be received by the Rental Office on the first of the month. Rent can only be accepted in the form of certified funds (cashiers check or money order). No Cash can be accepted.

### **MAINTENANCE / REPAIR REQUEST (For rented homes)**

All maintenance repair requests are to be reported to the on-site Manager either by telephone, in writing, or in person. It is our sincere intention to make your home as enjoyable and comfortable as possible so we ask that you please report any problems as quickly as possible so that we may be able to schedule the work immediately. Normal requests will be handled Monday thru Friday 1-5pm and weekends 8-5pm, however emergencies such as no heat, no water, frozen pipes and disturbances after 10:00 pm will be handled as soon as possible.

### **LOCK-OUTS / LOCKS CHANGED (For rented homes)**

In the event that you are locked out of the home during office hours, you will be able to obtain a loaner key at the office. During off hours, please call the office and leave a message. Your call will be returned as quickly as possible. Please note there will be a \$25.00 charge for any lockout during off hours. Also note that only Tenants whose names appear on the lease agreement will be allowed keys or access to the Home at any time unless written permission has been received at the on-site office. Any resident that requests a lock change due to any personal reasons must pay a \$25 fee before the locks will be changed.

### **PROPERTY UPKEEP**

No waste receptacles or other articles of personal property shall be deposited on lots or parking areas. All such articles deposited or left on such areas will be considered abandoned and removed/disposed of by Landlord at a \$20.00 charge. No signs, signals, illumination, advertisements, notices, antennas, or aerials, awnings, foil, paper wiring or any other equipment or lettering shall be in any manner affixed or exposed inside or outside of the Home, property, or buildings.

Lawns or Parking pads are not to be used as storage areas. No outside storage is allowed unless it is in a management approved storage container.

Garbage and refuse should be sealed in plastic bags and placed in provided dumpsters. Boxes should first be broken down, then thrown away.

### **PLUMBING AND GARBAGE DISPOSALS**

Toilets, sinks, wash basins and garbage disposals shall be used only for the purposes that they were intended. Foreign objects, paper towels, excessive tissue, disposable diapers, sanitary napkins, etc., will easily clog any plumbing fixture. Items such as fibrous vegetables, coffee grounds, paper, dishcloths, bottle caps and utensils will clog or cause damage to garbage disposals. Please note that Tenants will be charged for unplugging plumbing fixtures or repair of garbage disposals due to misuse. Tenants will also be charged if any foreign item is found to clog or damage the sewer system in the park.

### **APPLIANCES AND EQUIPMENT (For rented homes)**

Tenant shall properly use and operate all electrical heating, plumbing and other fixtures and appliances and assume all costs incurred in their repair resulting from misuse, abuse or negligence in reporting the problems. The following appliances accompany this lease:

Refrigerator \_\_\_\_\_  Stove \_\_\_\_\_  Shed \_\_\_\_\_  Fire Extinguisher \_\_\_\_\_  
 Dishwasher \_\_\_\_\_  Ceiling Fan \_\_\_\_\_  Other \_\_\_\_\_

### **VEHICLE AND PARKING REGULATIONS**

Speed limit is not to exceed 10 mph and obey all traffic rules and courtesies. Special caution is expected in areas where there may be children or animals.

Any vehicle that is not in operable condition, have current registration and tags or that has not been moved within a 1-day period will be considered abandoned and towed off the property. No more than 1 vehicle per adult with a max of 3 vehicles per mobile home unless approved by management.

Recreational vehicles such as campers, boats, and trailers must be parked off of the main roads. If there is not enough space on lot and it proves to be an inconvenience to other Tenants, vehicle owner must make alternate arrangements for storage. A \$10 per month recreational storage fee will be added to rent amount.

No vehicle of any kind may be repaired on premises.

Violation of any regulation at any time will result in ticketing and/or towing of the vehicle at the owners' expense.

### **RECREATIONAL FACILITIES**

Use of all community recreational facilities shall be restricted to Tenants and their guests, provided that this does not interfere with other tenants use of any facility. Guests must be accompanied at all times by the tenant. Recreational facilities are used at your own risk. Management reserves the right to deny anyone access to the facilities based on conduct or past violations.

### **NO TRESPASSING / NO USE OF FIREARMS**

Fieldstone is a posted No Trespassing area. Violators will be ticketed, towed and prosecuted. Management reserves the right to deny anyone access to the premises. Fieldstone is within the City limits. It is against the law to discharge any firearm. This includes BB guns and any kind of air gun.

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Agent for Fieldstone Mobile Home Community, LLC

\_\_\_\_\_  
Date