

NEW LEIPZIG DEVELOPMENT ASSOCIATION
NEW LEIPZIG, N.D. 58562

October 10, 2020

To: Tenants of New Leipzig Development

This letter is to express several reminders for all tenants.

If you have an animal, which must have been approved through the manager, you must be sure that you are picking up any droppings immediately and disposing of them properly, from your animal, when you take them outside.

With winter coming, please be sure you utilize the off-street parking and do not leave your vehicle on the street, as doing so hinders snow removal and creates a hazard.

Another reminder is that there is **no smoking** in the buildings, nor within 20 feet of the building, as explained below. **Also, North Dakota Century Code 23-12-10-2 Smoking Restrictions:**

Smoking is prohibited within twenty feet (6.10 meters) of entrances, exits, operable windows, air intakes, and ventilation systems of enclosed areas in which smoking is prohibited. Owners, operators, managers, employers, or other persons who own or control a public place or place of employment may seek to rebut the presumption that twenty feet (6.10 meters) is a reasonable minimum distance by making application to the director of the local health department or district in which the public place or place of employment is located.

We are asking that all tenants clean up after themselves inside and outside of the building. Please do not leave any debris or toys, bikes, etc., out on the lawn or sidewalk as the caretakers are not responsible to clean this up. It also creates a trip hazard.

We have asked the Sheriff's Department for reports of all complaints that are arising at the New Leipzig Development Apartments in the past few weeks and going forward. If we feel that you have violated your lease agreement and/or rules of occupancy, we will start eviction proceedings. If you would like an extra copy of your lease or rules of occupancy, please contact Robin and she will send a copy to you.

Section F Part 2b states the following:

- a. Any conduct of the Tenant which disrupts the livability of the project by adversely affecting the health and safety of any person or the right of any person to the quiet enjoyment of the project, or which has an adverse financial effect on the project.

Please be respectful and considerate of your fellow neighbors and the apartments. Your setting an example of respect for others is appreciated! Thank you!

Sincerely,

Martin F. Schock

Martin Schock
President
New Leipzig Development Association

Handbook Letter 203 (3560)

REFERENCE: HB-2-3560 Chapter 4

PURPOSE: Notice to Tenants (Members) of Proposed Rent (Occupancy Charge) and Utility Allowance Change

NOTICE TO TENANTS (MEMBERS) OF PROPOSED RENT (OCCUPANCY CHARGE) AND UTILITY ALLOWANCE CHANGE

Date Posted 10/10/2020

You as a tenant (member) are hereby notified that, subject to Rural Development approval, rents (occupancy charge) and utility allowances will be changed effective 01/01/2021 (at least 60 days from this posting or other timeframe if required by State law)

New Leipzig Development Association (Project Owner Name) has filed with Rural Development, United States Department of Agriculture, a request for approval of a change in the monthly rent (occupancy charge) rates and/or utility allowances of the New Leipzig Development Association (Name of apartment complex) for the following reasons:

- 1 Water bills went up \$4.00
- 2
- 3
- 4 Planned rent (occupancy charge) changes are as follows:

Unit Size	Present Rent (Occupancy Charge)		Proposed Rent (Occupancy Charge)		Amount Changed
	Basic	Note Rate	Basic	Note Rate	
Efficiency					
1-Bedroom					
2-Bedroom					
3-Bedroom					
4-Bedroom					
5-Bedroom					

Planned utility allowance changes are as follows:

Unit Size	Present Utility Allowance	Proposed Utility Allowance	Amount Changed
Efficiency			
1-Bedroom	\$ 73.00	\$ 77.00	\$ 4.00
2-Bedroom	\$ 71.00	\$ 75.00	\$ 4.00
3-Bedroom	\$ 41.00	\$ 45.00	\$ 4.00
4-Bedroom	\$ 102.00	\$ 106.00	\$ 4.00
5-Bedroom			

(Use where applicable such as when only basic or note rate rents and/or utility allowances are changing and the tenant is receiving rental assistance) Since you receive subsidy, your contribution for rent (occupancy charge) and utilities will not be changed so long as your income and household composition remain unchanged.

All materials justifying the proposed changes have been reviewed by Rural Development and will be made available to you and other tenants (members) to inspect and copy at (insert site manager address): Robin Ulrich
 during the hours of (insert date(s) and time(s)): Make appt. call 701-209-0185.

You may submit comments or objections in writing to the Rural Development Servicing Official during the 20-day period immediately following the posting of this notice. Comments or objections should include reasons or information you feel should be considered by the Rural Development Servicing Official. Your comments or objections must be filed prior to 11/20/2020 with the Rural Development Servicing Official, Steve Lervik 2493 4th Ave W Area B, at the Servicing Office located at Dickinson, N.D. 58601.

These comments will be reviewed by the Rural Development Servicing Official and forwarded to the Rural Development approval official who will decide if the change(s) should be approved.

If Rural Development approves the rent change as presented in this notice, no further notice will be made and the new rents will become effective upon the date given above. If the approved change cannot be made effective by the date shown above, an additional 30 day notice will be posted and the tenants will be notified in writing. The new rents and utility allowances will be effective at the next rent due date following the 30 day notice period.

By Robin Ulrich
 Borrower/Borrower's Representative