

4D Mobile Home Estates Rules

Lessee agrees to be responsible for their family and guests to abide by all of the following park rules which apply to each rental space. Lessee will be responsible for any damages caused by any of their family or guests. Rules apply to all residents and guests of the property.

1. **All streets and common areas of 4D Mobile Home Estates are private property.**
 - Only those persons listed on the rental application and/or lease shall be permitted to occupy the lessee's premises.
 - In the event that someone will be moving in, it is necessary to contact the property manager and add them to your rental application. If a home is subleased the original lessee is responsible for the rent and the conduct of the new tenant. Any sub-lease tenant is subject to the rules of the park.
 - Visitors/guests are allowed to enter 4D Mobile Home Estates only by invitation of the Lessee(s) as identified on the current lease.
 - **Visitors/guests must register with the park manager on or before entry to the property. Failure to register will be considered trespass and the guest may be asked to leave the property.**
 - Lessee agrees to abide, and to insure that Lessee's family, guests, or invitees abide by all 4D Mobile Home Estates Rules. Lessee is responsible for the conduct of all family, guests, or visitors.
 - Loitering or walking through the yard area of the other tenants is prohibited.
 - Lessee and/or their guests must not create noise so as to disturb the neighbors. This would also include music with offensive language.
 - All outdoor activities, music, basketball, etc., may not continue after 10:30 p.m.
2. **Vehicles and parking**
 - Speed limit not to exceed 10 MPH. Lessor will be responsible for their guests adhering to posted speed limits.
 - A maximum of two motor vehicles is allowed per space.
 - Visitors may park in vacant parking spaces if available or at the spaces provided by the maintenance building.
 - Parking is not allowed on the street or any grass area.
 - Outside of minor preventative maintenance, no motor vehicle repairs shall be done on the premises. No vehicle shall be parked on the premises, which is not in operating condition, with current registration and current inspection.
 - The use of motorcycles, mini-bikes, scooters, ATV's, go-carts, etc. for sport or recreation is not allowed.
 - Boats, trailers and other recreational vehicles must be parked in designated parking spaces.
3. **Pets**
 - No pets are allowed inside a rented home without written permission from 4D MHE.
 - No pet is allowed which weighs over 20 pounds and is a full or mixed breed of animal which is known to be aggressive. Ex. Rottweiler, Pit-bull, German Shepherd, Doberman, etc.
 - Pets are not allowed to run free and must be secured or on a leash. Pets cannot be permanently attached to a chain or leash. Tenants are encouraged to install a fence or kennel but must submit a plan and list of materials to be used.
 - Residents will be responsible for any damage caused by their pets to include spilled trash. Refusing to repair damages could result in loss of any security deposits.
4. **Trampolines and swimming pools are not allowed unless they are contained in a fenced area.**
5. **Yard Maintenance**
 - Each Lessor shall water, mow, and trim their yard area as necessary. All lots are to be kept neat and clean.
 - Other than yard furniture, BBQ pits, and toys, personal belongings cannot be kept outside.
 - After posting notice that yard work is required, 4D will perform the necessary maintenance and bill the Lessor according to the work performed.
6. **All trash must be kept in a container to be supplied by the City of Floresville.**
 - **Trash containers can only be kept on the street on the day of pick up.**
 - Loose trash bags, boxes, or other containers are not allowed.
 - Lessee is responsible for picking up any trash that is scattered or spilled.
 - No furniture, appliances, or debris not acceptable for weekly garbage pick up can be left on the property.

- After posting notice that trash removal/pick up is required, 4D will perform the necessary maintenance and bill the Lessor according to the work performed.
7. No addition shall be made to the mobile home. Storage buildings or carports must be approved in writing by the management. No aluminum foil, sheets, blankets, or flags shall be placed upon any windows of the homes. No internet/TV dish or antenna can be installed on a leased home without written permission from 4DMHE
 8. Skirting must be repaired or replaced should it become damaged or unsightly.
 9. A wooden deck may be built for the front and rear entrance only. No other deck shall be built on the lot. Chain link fencing is allowed but must be approved by 4D. No digging is allowed before obtaining approval from 4D so as not to interfere with buried utilities.
 10. Trees, shrubs or other plants may be planted but must remain on the premises at the termination of the lease.
- 11. New Home Installation**
- All homes must be leveled, blocked, and tied down within 24 hours of arrival.
 - All homes must have a skirt installed around the entire perimeter of the mobile home within 30 days of moving the home in. Skirting materials such as vinyl, aluminum or materials that match the home must be used. Materials and color must be approved. Corrugated tin, unpainted metal, fiberglass, plywood, lattice, fence pickets, etc. are not acceptable materials. Get management approval before purchasing skirting.
 - A licensed contractor shall perform all utility hook-ups.
 - The City of Floresville Compliance Officer shall perform inspection of the electric and plumbing connections.

Tenant Signature _____

Date _____

Tenant Signature _____

Date _____

email address _____