



ALTON MOBILE HOME PARK

F A M I L Y O W N E D S I N C E 1 9 7 4

LAWRENCEBURG, KY 40342

LEASE, AGREEMENT AND REGULATIONS

THIS LEASE AGREEMENT made and entered this the _____ of _____ by and between _____ (tenant 1) and _____ (tenant 2) hereinafter referred to as tenant, and ALTON MOBILE HOME PARK, LLC, located at 1140 Alton Station Rd. Lawrenceburg, Ky 40342, Lot # _____ with its main office in Ohio County, Kentucky.

WITNESSETH:

THAT WHEREAS, the landlord is engaged in the business of managing a Mobile Home Park on Highway 512 or Alton Station Rd. in Anderson County, Kentucky, and

WHEREAS, tenant is desirous of renting a mobile home lot from the landlord for the purpose of locating thereon a mobile home for residence purposes only, and

WHEREAS, it is necessary and desirable in the conduct and operation of the Park to establish rules and regulations for the operation of said Park for the benefit of all persons now residing or who may hereafter reside in the Park so that the Park may be conducted and maintained in a clean, safe, and proper manner for the benefit of all tenants of the Park.

NOW THEREFORE, in consideration of the tenant being permitted to use said Park, they agree to abide by and strictly comply with with the following rules and regulations and to such further rules and regulations as may hereafter be prescribed by the landlord for the occupants thereof or by County Ordinance or other proper authority.

The landlord reserves the right and it is clearly understood by the tenants that they agree to remove their mobile home from Alton Station Mobile Home Park, LLC. within 30 days of written notice if asked to do so by the landlord. It shall not be necessary for the landlord to specify any reasons for asking any tenant to leave and when requested to leave the tenants are to voluntarily leave the Park and to leave the area occupied by their mobile home in a clean and proper condition.

All Park lots are rented on a monthly basis, and the tenant agrees to pay \$250.00 on the 1st of each month. There is a \$200.00 deposit for the lot, which may be returned if the lot is left in good condition. Rental payments are to be **Mailed** to: AMHP, 382 Knob Hill Dr. Beaver Dam, KY 42320 or **Venmo**: @Stewart-Gash-1. There will be a \$35.00 charge for returned checks. An additional charge for each person exceeding three (3) adult occupants will be 20.00 per month.

If rent is not paid within five (5) days after the due date there will be a \$5.00 per day penalty from the due date. All rent is due the first day of each month.

Tenants having additional adult persons in the mobile home must register them with the main office and a background check completed.

All mobile homes must be underpinned and numbered (front left side of home) within 2 months from the date of lease. A storage building is highly recommended to be purchased and put in the back of property since items are not allowed to be stored under the mobile home or left lying around.

Tenants are responsible for setting up their own utilities.

For the mutual benefit of the landlord and tenants, the following regulations shall remain in effect at all times

1. All mobile home spaces are rented to persons signing the contracts. Any resident making a sale of the mobile home must have a new tenant *previously* approved by Management, otherwise, on the sale of the mobile home, the lot must be vacated. Anyone on the waiting list will have priority over anyone purchasing a mobile home already parked. Tenants agree that no mobile home will be rented. All tenants of ALTON MOBILE HOME PARK, LLC. **must** be owners.
2. Speed limit will be rigidly enforced at 10 miles per hour. There is a 2 vehicle limit per mobile home. Vehicles are to be parked in driveways at all times. Parking on the side of the street only when necessary and for a short period of time. No vehicles on grass or patios. No loud mufflers. Vehicles not being used regularly must be removed from the park. No repair work on motor vehicles allowed in Park without prior permission. No truck larger than pickup will be allowed in Park overnight. Mini bikes, dirt bikes, ATVs are not allowed in the Park. Motorcycles and boats must have consent of Management.
3. If using a garbage can outside, it must have a fitted top. Cans are to be placed on the patio or in the rear of the mobile home. Trash in garbage bags and broken down boxes goes to the dumpster and must be disposed of properly INSIDE of the dumpster. You must carry off any other items to the landfill.
4. Tenants are cautioned and urged to be careful of electric wires, objects left on the ground, and other such hazards and the conditions of walks, drives and steps. The Park will not be responsible for injuries to persons or to property, or for property lost by Park tenants, invitees, or guests, fire, windstorm or other casualty. The tenants assume the risks or hazards which may be created by other tenants in the Park.
5. Small house pets (Small dogs weigh under 24 pounds) only are permitted in the Park. No excessive barking of dogs will be permitted. Pets may NOT be tied or pinned outside the mobile home and enclosed porch or allowed to run loose. Pets must be on a leash.
6. Water lines connected with the mobile home shall be of material approved by the plumbing code. Each mobile home shall be connected to the Park sewer system at each lot.
7. Shrubbery, flowers, or other vegetation needs approval before planting or pulling up.
8. No awnings, shelters of any kind are to be erected without written consent of the landlord and shall not be anchored in the patio. Only the umbrella type clothesline will be permitted.
9. Lots must be kept free and clean of rubbish and bottles, etc. No excessive storage under mobile homes. Grass must be kept cut regularly. If it becomes necessary for management to mow your lot there will be a \$35.00 charge. We do not furnish mowers or tools of any kind. All improvements must meet Park requirements.
10. Any damage or stoppage to sewer line before it reaches the main line shall be repaired at your expense and promptly. Sewer lines must be kept air tight and free from leaks.
11. No selling or soliciting in this Park without first obtaining consent from Management.
12. No rebates will be made on prepaid rent until the tenant has occupied this lot for at least three (3) months; after that time rent will be prorated to the time of departure.
13. Tenant agrees to provide the Park in writing fifteen (15) days prior to removal of mobile home from the Park.
14. Do not paint any objects on patios unless sufficient paper or other covering is used to protect the patio from paint stains. Do not use salt on the patio because salt will ruin the concrete.

15. The tenants further agree to abide by any additional verbal rules and regulations which may in the opinion of the landlord be necessary in the operation of the Park so that the same may be a desirable, attractive and proper place for persons to live.

16. Landlord is responsible for property taxes on the real estate, and the tenant shall be responsible for any taxes against the mobile home. Tenants shall be responsible for insurance obtained for damage to the mobile home or contents.

17. Tenant agrees that the landlord shall have the right to enter the premises at reasonable hours of the day, for the purpose of inspection of the premises.

18. No behavior by Park tenants or guests that would be characterized as a nuisance will be tolerated, including but not limited to loud music, parties, and the like. You, as the tenant, are responsible for the behavior of your guests.

We are operating one of the finest Mobile Home Parks in Kentucky. These rules and regulations are for the benefit of all and to make this a desirable place to live. To have this, the rules and regulations must be observed. Any second violation of a rule and you will be requested to move. Please keep this form available for your review.

IN TESTIMONY WHEREOF, witness the hands of the parties hereto in duplicate, this the days and year first above written.

ALTON MOBILE HOME PARK, LLC.

Chaundra Young, Property Owner/Operator: X

Tenant 1 Signature: X

Tenant 2 Signature: X