



Elk River Community – Tiny Home Community.

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Guidelines For Living at  
ELK RIVER COMMUNITY, A Tiny Home COMMUNITY



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### Guidelines For Living at ELK RIVER COMMUNITY. A Tiny Home Community

THANK YOU for choosing ELK RIVER COMMUNITY, A Tiny Home Community, as your place of residence. Please carefully read the guidelines below.

The following Guidelines for Living at ELK RIVER COMMUNITY, A Tiny Home Community, have been established by Management and are considered an addendum to your Lease/Rental Agreement. Failure to comply with said Guidelines For Living at ELK RIVER COMMUNITY, A Tiny Home Community, may, at the discretion of Management, be grounds for termination of the Lease/Rental Agreement.

These GUIDELINES are established so that we can keep the Community a desirable place that all will want to live and play. By following these guidelines, you will have a very nice community that you can be proud of and call home. It is definitely to your benefit to follow these guidelines.

#### **1. RENTAL PAYMENT:**

Rent is due on the LAST day of each month before. Please observe what is in the lease/rental agreement.

#### **2. PROPER NOTIFICATION OF VACANCY:**

Please observe what is in the lease/rental agreement.

#### **3. VACANT/ABANDONED HOMES:**

If Management suspects that the leased home has been abandoned, Management reserves the right to enter and secure the home. Please observe what is in the lease/rental agreement.

#### **4. ASSIGNMENT:**

No Assignment of tiny home will be allowed. Please observe what is in the lease/rental agreement.

#### **5. OCCUPANTS:**

Only individuals who have been approved by Management through the application process and whose names are reflected on the Lease Agreement/Rental Agreement may occupy the home. Any individual(s) who occupy a home longer than a week period of time will no longer be considered a “guest”. They will be required by Management to fill out an application and go through the approval process to have their name added to the Lease Agreement/Rental Agreement. If their application is declined by Management, they will be required to move out immediately. The number of occupants allowed will be determined by the number of bedrooms. Generally two (2) people per bedroom will be allowed. If additional occupants are approved by Management, Management reserves the right to charge \$100.00 per person per month.

#### **6. REFUSAL OF ADMITTANCE:**

Management reserves the right to refuse admittance and accommodations to anyone without stating reasons and may decline to allow any spaces to be occupied by and to accept further rental from any person or persons not desired.



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### 7. UTILITIES:

Residents are responsible for their utilities and will need to contact the appropriate Gas, Water, Cable, Electric, and Telephone. If Resident is unsure of whom to contact, Management will assist in providing them with the appropriate phone numbers to call.

### 8. PERSONAL PROPERTY:

We highly require that you get renter's insurance to insure your personal items. Please observe what is in the lease/rental agreement

### 9. APPEARANCE OF HOME/GROUNDS UPKEEP

All tiny homes come skirted. All skirts, roofs and siding on homes must be kept in good condition. It is the responsibility of the resident(s) to make repairs as needed to the skirting. Each tiny home space must be kept neat, clean and free of rubbish and clutter. Each resident will be responsible for mowing and weed-eating their lawn regularly. Management will send out a warning notice if the lawn and/or weeds exceed 6 inches in height. If Management is forced to mow/weed eat, the resident will be charged \$200.00 per occurrence. Any windows that are broken or cracked must be replaced within 30 days. All steps, decks and entrances must be sturdy and safe. Any item which is deemed the responsibility of the Resident that is not taken care of, including, but not limited to, garbage, lawn mowing, yard maintenance, mildew and moss on homes, etc will be considered in violation of the Rental Agreement and Guidelines for Living. If appropriate measures are not taken by Resident(s) to correct any such issue, eviction action may be taken. Management strives to maintain a high degree of grounds maintenance. Management requests your help in maintaining our high standards. Keeping this high standard of grounds upkeep will only make living in ELK RIVER COMMUNITY more enjoyable and desirable.

Below are other more specific guidelines:

- a) The tiny home will not be painted a different color. A special paint was used by the manufacturer. We want to keep the integrity of the home and the community.
- b) No wading/swimming pools allowed.
- c) Awnings, storage sheds, fences, porches, carports, tiny home foundations coverings, antennas, walk ways, and all other improvements must be checked and approved in writing by management BEFORE same may be erected, installed or maintained in the community.
- d) SATELITE DISHES. Satellite dishes are NOT allowed to be installed on the tiny home and in the community.
- e) Storage shed(s) on site are available for rent.
- f) TRASH CONTAINERS. We have a COMMUNITY Trash container on site. ONLY household trash will be allowed. Anyone caught dumping construction materials into the dumpster will be asked to leave immediately. This is not up for any debate.
- g) CHILDREN SWING SETS. This is NOT allowed.
- h) PLAY GROUND type - equipment (basketball goals, trampolines, etc) will not be allowed in the community.
- i) The tiny home will have a unit number on the home. This will not be removed. It is for your safety. Emergency services must be able to identify your unit with ease.
- j) No foil, sheets, blankets, or any other window covering that detracts from the appearance of the home is allowed.
- k) PORCHES. NO Additional porches will be allowed to be constructed and attached to the tiny home.
- l) Window Units (for heating and cooling) are NOT allowed.



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- m) No clothes lines will be allowed.
- n) **SEPTIC SYSTEM.** Resident will be given a HOW TO TAKE CARE OF THE SEPTIC SYSTEM. Resident will be responsible for the section that affects their home. Any repairs on their section of the septic system will be at the expense of the resident. Any repairs done to the MAIN line is the responsibility of Management. The resident will be given instructions as to the proper care of the septic system. The resident is expected to follow the instructions as to how to take care of the septic system. Part of the instructions will include but not limited to the following: do not dispose of disposable diapers, heavy paper, sanitary napkins/tampons, dental floss, grease or any other harmful items in the septic system. ONLY human waste (pee and poo) and toilet paper is allowed to be flushed down the septic system, NOTHING ELSE.
- o) There will be no tampering of any utilities connection. If there are any issues please contact the appropriate utilities department.
- p) Because of underground utilities, residents must obtain permission from the management before doing any digging or driving rods or stakes into ground.
- q) Resident is responsible for any plumbing issues inside the tiny home. Resident will winterize the tiny home as needed. Any damage because of frozen pipes will be repaired by the resident at the resident's expense. Please observe what is in the lease/rental agreement.

### **10. ENTRANCES HALLWAYS, WALKS AND LAWNS:**

Common entrances, common driveways, sidewalks, lawns, and other public areas should not be obstructed or used for any purpose other than entering and exiting. No articles of any kind may be stored in the common entrances, driveways, walks or lawns. **No Easy Set or Metal Framed pools or any kind of pools will be allowed.**

### **11. HAZARDOUS MATERIAL:**

No goods or materials of any kind or description, which are combustible or would increase fire risk shall be stored on the premises. Storage of such items will cause the immediate termination of the lease agreement and the resident will be asked to leave the premises immediately.

### **12. STORAGE OF ITEMS/GARBAGE:**

No items may be stored outside your home. This includes, but is not limited to inappropriate furniture (couches, recliners etc), bicycles, toys, lawnmowers, swing sets, etc.. All garbage must be disposed of in the garbage dumpster provided on site.

### **13. WINTERIZATION:**

All homes must be properly if the resident plans to be gone for the winter months. If it is deemed necessary, Management reserves the right to shut off all utilities to stop leaks. Resident must ask for assistance from Management if the resident is not familiar with this process.

### **14. WATER/SEWER LINES:**

Any damage, stoppage or breakage to water lines from the meter to the home is the resident's responsibility and shall be properly and promptly repaired at the resident's expense.

### **15. PLUMBING:**

Resident is fully responsible for the maintenance, repair of the tiny home plumbing system.



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### 16. PETS:

No pets allowed except with the permission of Management and Management reserves the right to meet the animal and request proof of rabies and current vaccination. There is a two pet maximum per home/lot. All pets must be under twenty-five pounds and cannot fall under the breed restricted list. Please contact Management for a list of breeds which are not allowed in the community. In addition, there will be no livestock (including chickens) allowed in the community. All owners must take responsibility for their animals and pick up after them. All animals are required to be kept inside (no chaining outside). Animals are required to be leashed at all times when outside. Noisy or unruly pets, or those which Management receives complaints on will not be permitted to remain in the community. Residents shall abide by the animal state law of Alabama. If there is a pet park on the premises, it is encouraged to use that park but also pick up after your pet.

### 17. SPEED LIMIT/PARKING/VEHICLES:

It is highly encouraged that you, as a resident of ELK RIVER COMMUNITY. A Tiny Home Community, to watch your speed as you enter the road into the community. Please drive carefully and watch out for children. Cars are to be parked in your designated driveway and not on the grass or other residents parking space. No loud mufflers. No major repairing of cars in the community. Cars must be in operable condition and possess current tags and insurance. The determination of whether a vehicle is abandoned or inoperable shall be within the discretion of Management, but a vehicle will be deemed inoperable if it is not “street legal”. All vehicles must be periodically moved to prevent build-up of dirt and debris. All vehicles on jacks, without wheels, or with flat tires are NOT allowed in the community and will be removed without hesitation at owner’s expense if not repaired or removed after notice.

Any vehicle larger than a pick-up truck including but not limited to Recreational vehicles, Truck Tractors or any trailers will not be permitted without authorization from Management. Please remember not to park on empty lots or pads as tiny homes may come in at any time. Any vehicles not conforming to these rules will be towed at the owner’s expense. No unsightly, damaged, run-down, inoperative vehicles, diesel rigs, large trucks or large commercial vehicles (over 3/4 ton) or equipment may be stored or parked in the tiny home community.

Vehicles dripping gasoline, oil, or her fluids or substances must be kept out of the property until repaired in order to prevent damage to the soil/environment. Oil and other drippings must be removed immediately by the resident. A drip pan may be used if it is cleaned frequently.

No more than 2 vehicles are allowed on each lot. A written approval from Management is needed if more than 2 vehicles will be parked on the premises.

Vehicle owners agree to insure vehicles against all perils because the community is not liable for loss, damages, theft, or any act of God.

### 18. MOTORCYCLES, MINI BIKES, ETC:

All state regulations that apply on the street will apply in the community. All vehicles including motorcycles and mini-bikes, must be property licensed, and all operators must be licensed as well. **No All-Terrain Vehicles (ATV’s), including children’s models, will be allowed in the community.** No one underage is allowed to operate a motor vehicle of any type on and around (including the public road) the grounds of the community at any time. All motorcycles and mini bikes must be parked appropriately as required in the guidelines. NO VEHICLES ALLOWED INSIDE THE HOME.

### 19. DISTURBING NOISE:

Your family, invitees, licensees and guests shall have due regard for the peace, comfort and enjoyment of all other



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residents in the community. Your home is *your* home, free from interruption by Management, unless you or your guests disturb other residents in the community. **Televisions, stereo units, radios, car stereos and musical instruments are not to be played at such a volume or time that they will annoy your neighbors. Vehicles equipped with boosted car stereo systems are not to be played loud enough to be heard inside other homes and may not be played while driving through the community.** At no time shall a Resident be permitted to create, sustain, or encourage any type of noise or noisy activity which disturbs any other resident. Drunkenness or immoral conduct will not be tolerated. No alcoholic beverages may be consumed in any common area. If you indulge in alcoholic beverages, please do so inside your home. Management reserves the right to eject, without notice any person or persons who become objectionable, create a disturbance or become a nuisance. Management shall be the sole judge of such conditions and the need for such action. The peace, comfort and enjoyment of your home is of utmost importance and we expect that ALL residents of the community will take this seriously.

### 20. CONDUCT:

The Resident(s) is responsible and liable for the conduct of your family, invitees, licensees and guests. Acts of these persons in violation of the Lease Agreement/Lot Rental Agreement or one of these or future items in the Guidelines for Living at ELK RIVER COMMUNITY, A Tiny Home Community, may be deemed by Management to be a breach by you which may result in termination of your Lease Agreement/Rental Agreement. Children must be kept on individual lots and properly supervised at all times. The conduct in the community of such children, pets, guests, invitees etc, is the sole responsibility of the resident. Management is not responsible for damage, injury or loss by accident, theft or fire to either the property or person of resident, children or their guests. This will be considered full notification that you are using the community/community property and/or equipment at your own risk. Resident(s) will be held liable and charged with all damages caused by them, their pets, guests, invitees etc and the resident assumes all such responsibility. It is the policy of this community that harassment or intimidation of a resident, management or guest because of that person's race, color, national origin, religion, sex, disability, familial status, or any other state protected classes will not be tolerated and could be grounds for termination of residency. **Any illegal drug activities on the premises is grounds for immediate termination of the Lease Agreement/Rental Agreement and resident will be asked to leave immediately.**

### 21. FIREARMS/WEAPONS:

No usage of firearms or weapons of any kind are permitted in the community. This includes and not limited to knives, items used in martial arts training (swords, nunchucks), BB guns, bows and arrows, guns, rifles, etc **and are not to be displayed openly in the community. Open carry for firearms is not permitted within our community.** Any violation of this policy will be taken very seriously and immediate eviction will result. Weapons will not be tolerated under any circumstances. Our communities are family communities. The safety of our families is taken seriously by Management.

### 22. SAFETY:

No dwelling or area outside the dwelling may be used for illegal activities. The Resident understands that without notice they may be immediately evicted for the first violation of any properly promulgated Guideline (rule or regulation) or written lease provision which is found to endanger the life, health, safety, property or peaceful enjoyment of the community or its occupants. No dwelling or area outside the dwelling may be used for any illegal activities. This is a ZERO TOLERANCE rule.

### 23. RIGHTS OF MANAGEMENT:

The rights of Management contained in these Guidelines are cumulative and should Management fail to exercise any right at any time, it shall not serve to void any other rights. Any waiver by Management should not be interpreted as a further waiver of that or any other Guideline. These Guidelines are in effect at all times with or without resident's signature of receipt on file. **These Guidelines may be revised or updated without notice by**



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**Management.** Resident agrees to abide by these Guidelines and any additional Guidelines which may be shown in a conspicuous place in the community and which may, in the opinion of Management be necessary in the operation of the tiny home community so that the same may be a desirable, attractive and proper place for people to live.

### **24. ASSIGNMENT, SUBLET:**

In the event that the resident's lease is a month to month lease, resident is expected to give Management a 30 day notice to vacate. SUBLETTING IS BE STRICTLY PROHIBITED.

### **25. GREENSPACE:**

ELK RIVER COMMUNITY. A Tiny Home Community have neighbors that own land. NO DUMPING ALLOWED AT ALL TIMES. Management will prosecute all violators to the fullest extent of the law.

### **26. INSPECTION OF TINY HOME:**

Management has the right to inspect the tiny home as often as deemed necessary with a 48 hour notice to the resident. The resident will be cooperative with Management in showing the property. Refusal to allow the inspection will result in evicting the resident from the community. This will also result in loss of all monies already paid by the resident.

### **27. MODIFICATIONS TO TINY HOME:**

STRICTLY PROHIBITED to make any structural modifications to the tiny home. If the resident wants to make a modification, Management MUST approve first in writing BEFORE any modification is made.

### **28. MISCELLANEOUS GUIDELINES:**

Yard Sales are NOT allowed unless approved by Management.

ALL Parents should have children supervised.

Small children should be home after dark.

NO BURNING of anything will be allowed on the property.

Always be respectful of other residents.

NO ITEMS will be stored under the tiny home. No exceptions.



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• **EMERGENCIES ONLY – 256.559.4155**

BUYING HOMES/LEASING/SELLING HOMES – 256.469.3099

We take our properties very seriously and we are delighted to help you in any way we can.

Thank you for being part of our family!





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### Guidelines For Living at ELK RIVER COMMUNITY, A Tiny Home Community

By signing below, resident(s) agree that they have received a copy of the Guidelines For Living at ELK RIVER COMMUNITY, A Tiny Home Community. Resident(s) agree to abide by the guidelines listed in the previous pages and understand all remedies available to Management to enforce said guidelines.

**Management reserves the right to add or change these Guidelines as necessary without notice and any changes made become effective immediately.**

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Resident (Signature)

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Resident (Signature)

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Resident (Printed)

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Resident (Printed)

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Date

Mailing Address: \_\_\_\_\_

Mailing Address if Different from above:

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