

COMMUNITY RULES AND REGULATIONS
9698 Campbell Road Sauquoit, NY 13456
Updated For Balance of 2024 and 2025

These Rules and Regulations are binding on all Residents, their guests and visitors, and Community management of this Manufactured Housing Community. The Community Owner has promulgated these Rules and Regulations to preserve uniformity and quality of standards, convenience, health and safety and enjoyment of all persons with an interest in this Manufactured Housing Community.

INSURANCE

**A copy of resident homeowners' insurance must be submitted to Ampere, LLC at:
Box 238
Rye, New York
10580**

RESIDENTS

All adults residing in a home must be named on the lease.

HOME APPEARANCE AND CODES AND CONNECTIONS

Exteriors of all homes and the lot upon which they are located must be kept clean and neat. All connections for utilities must be kept in safe, leak proof and operating condition always. All homes must be in compliance with local municipal and state fire and safety and building codes.

LOT MAINTENANCE

All lot sites must be maintained by the Resident in a clean, well-kept, and attractive fashion. The Community Owner may take over care of any neglected lot site and bill the Resident for services rendered at \$50 per hour. Residents will maintain any

lawns, flowers and shrubs on their lot site in an orderly, trimmed and will keep all trash, debris, boxes, barrels, brooms, ladders, and other equipment out of sight.

Each homeowner shall keep the home site neat and free of litter. Storage under the home or on the site of boxes, cans, bottles, trash, garbage, equipment or objects which constitute a fire or health hazard, or an unsightly appearance is prohibited. Fluorescent or outlandish colors of homes, sheds or decks are also prohibited. Swimming pools, wading pools, hot tubs, spas, automatic lawn sprinklers or hose connected water toys, inflatable pools, and car-washing are prohibited.

Outside storage is prohibited around the home site except for portable grills, or permanent type lawn furniture such as wooden picnic tables and chairs or wrought iron seats. Outside furniture shall be kept in good repair and painted. All tools, lawn mowers, toys and bikes, etc. shall be kept in the utility shed when not in use. Garden hoses shall be kept on hose reels or hangers and shall be attached to the home or shed, stored inside the shed or stored in a free-standing hose storage container. Garden hoses shall be shut off and stored inside for the winter.

Swing sets, trampolines, tents, screenhouses and canopies are also prohibited in the Community unless tenant provides a copy of homeowner's liability insurance naming Community Owner as co-insured.

LOT USEAGE

Lot sites are to be used for residential purposes only and in a manner that does not disturb the peaceful enjoyment of any other residents of the Community. Loud noises, parties, disturbances to the detriment of other Residents shall be cause for eviction.

Repairing or washing of motor vehicles may not take place on lot sites or in driveways or streets of the Manufactured Housing Community.

Unless stored behind skirting, storage is not allowed under any mobile home.

GUESTS

Residents shall be fully responsible for the acts of their guests.

No guest may stay with a Resident more than a total of 7 consecutive days or total of 30 days in a calendar year. Guests include any family of the Resident's mobile home other than the Resident and his or her spouse and minor children.

ANNOYING CONDUCT

No Residents or their guests may engage in any conduct within any home, at any lot site, or anywhere in the Manufactured Housing Community that may reasonably be determined to constitute a substantial annoyance to other residents or ownership. This includes verbal or written obnoxious, annoying, aggressive messages, signs, gestures or other similar behavior.

The selling, possession or use of illegal drugs and the driving of vehicles under the influence of drugs or alcohol within the Community is prohibited.

NO COMMERCIAL USE

Residents are prohibited from conducting a commercial enterprise of any kind in the Community.

No tag sales or auctions are permitted in the Community.

MOTOR VEHICLES

Without the written permission of the Community Owner, Residents shall not keep more than two motor vehicles in the Community.

The only acceptable vehicles are passenger cars, SUVs and pickup trucks in good repair and appearance.

They should be properly parked in the driveway or designated parking area so as not to obstruct the roadway. No parking of motor vehicles is allowed on grass areas, roads or open lots.

Unregistered vehicles, vehicles parked on the street or other unauthorized places, or junk vehicles, may be towed at Resident's expense 72 hours after written notice.

Vehicles not permitted in the Community include commercial vehicles, recreation vehicles, trailers, motor scooters, boats, ski mobiles, motorized go-carts, and motorized bicycles. Boats may not be stored in the Community.

No vehicles are to be repaired in the Community.

Speed limit for motor vehicles in the Community is 5 miles per hour.

SNOW REMOVAL

The Resident shall be responsible for snow removal from his own driveway and sidewalk; cars shall be removed from access routes during snowstorms to permit plowing.

RUBBISH AND TRASH REMOVAL

The Community Owner shall provide trash disposal or collection centers for exclusive use of the Manufactured Housing Community residents. Residents are prohibited from disposing of mattresses, box-springs, furniture, large appliances, tires and batteries, large objects, and the like in the trash containers.

LAUNDRY MACHINES

Clothes washing and drying machines shall be used only to launder the clothes of the family where said machines are located.

RUNNING WATER

The Resident shall immediately repair unnecessary running water problems within their home (for example a leaking toilet) and, if it becomes necessary for the Community Owner to rectify said problems because of the failure of the Resident to

do so, then the Resident shall be responsible for the reimbursement of the Community Owner for reasonable expenses incurred in correcting said problem.

OCCUPANCY

No home shall be occupied by more than two persons per bedroom. No vacant spaces are to be used for any purpose unless agreed to by owner.

FIREARMS

The discharge of any firearm, bow and arrow, airgun, or any type of weapon that shoots any type of projectile with force is prohibited within the Community

FENCES

Fences are not allowed except with prior approval of the Community Owner.

PETS

No animals are allowed except no more than one small, quiet, domesticated dog or two indoor cats. All pets shall be licensed and inoculated as required by local authorities. Dogs present prior to current Ampere LLC ownership are exempted. NO ADDITIONAL DOGS OVER 40 POUNDS ARE ALLOWED. NO PROHIBITED BREEDS ARE ALLOWED. PROHIBITED BREEDS WHETHER FULL OR MIXED INCLUDE BUT ARE NOT LIMITED TO: Pit Bulls, Doberman Pinchers, Akita, Rottweiler, German Shepherd, American Bulldog. Contact owner for full list.

Any dog must be on a leash and under control of its owner at all times when it is outside the home.

No pet shall be chained or tethered outside of the home.

A dog shall be leashed when walking and it is the Resident's responsibility to pick up any waste left behind by their pets.

No pet shall be fed other than inside the mobile home. No feeding of wild animals is permitted in the Community. Outside food brings other animals.

Dog houses or dog runs are not allowed.

Dogs or cats found outside the home without a collar shall be considered feral and will be turned over to the local animal control officer.

TREES

We are continuing to monitor and clear any trees that pose a risk or danger to Community residents. If any trees hit power lines, the utility company should be notified. Community owners notify the utility from time to time to trim trees as necessary. Also note any healthy trees that may fall due to weather events can be dangerous and destructive. **It is the responsibility of the resident to carry insurance for any potential damage to their home.**

HEAT TAPE

In the fall, all homes must be checked for heat tapes, to see that they are in working condition. Residents who do not put their heat tape on in preparation for the cold weather to keep plumbing from freezing will be responsible for repairing all damages caused by leaking or broken water pipes.

SUBLETTING

All homes shall be owner occupied. No mobile home is to be rented or sublet to anyone else under any circumstances unless approved by Landlord in writing.

RIGHT OF ENTRY

The Community Owner or its agents or employees may enter the lot site on which the resident's mobile home is located to inspect and maintain utilities, to protect the Manufactured Housing Community and its residents, and to maintain the lot site in accordance with the Community rules when the resident fails to do so. No entry may occur without 24 hours' notice to the Resident except in the case of an emergency or when delivery of prior notice is impracticable.

SHEDS, ETC.

No outside structures are permitted without the prior approval of the Community Owner as to size, location, material and color. All such structures shall be built to local code and permits obtained where required.

EXCEPTIONS

Reasonable exceptions to these Rules and Regulations may be allowed in the sole discretion of the Community Owner for good cause shown. All requests for an exception by the Resident and all exceptions granted by the Community Owner shall be in writing.

AMENDMENT TO COMMUNITY RULES

These Community Rules may be amended by the Community Owner at any time. Amendments will become effective only after Residents of the Community have received written notice of the amendment from the Community Owner. The effective date of any amendment shall be at least 30 days from the date written notice is received by the Residents of the Manufactured Housing Community.

NOTICE

These Rules and Regulations are a part of your Rental Agreement, and a material violation of these Rules and Regulations shall be reason for termination of Resident's Lease.