

# RANCHERO VILLAGE RULES AND REGULATIONS

REVISED 1/29/2024

Ranchero Village has park rules so that the residents will know what is expected of them. Adherence to these rules is required of all Ranchero residents. It will ensure that we all have a pleasant stay at Ranchero Village.

## RULE:

- (1.) City, County, and State laws are enforced in the park. You shall not use the park or your lot for any illegal purposes, or in any manner to create a nuisance or trespass. Conducting a business within the park is prohibited. Good neighbors make the entire park a better place to live.
- (2.) LET IT BE KNOWN TO ALL RANCHERO VILLAGE RESIDENTS: THIS PARK IS PRIVATE PROPERTY. AS SUCH, RANCHERO SALES HAS EXCLUSIVE RIGHTS TO SELL MANUFACTURED HOMES WITHIN THE PARK. NO OUTSIDE SALES COMPANIES ARE ALLOWED. IF YOU CHOOSE TO SELL YOUR HOME YOURSELF YOU MAY PUT AN 8X10 FOR SALE SIGN IN YOUR FRONT WINDOW. BUYERS MUST PASS A BACKGROUND CHECK AND BE APPROVED BY MANAGEMENT. BACKGROUND CHECKS ARE \$25.00 PER PERSON.
- (3.) This is a senior park for people for people at least 55 years of age. We will accept couples where one person is over 55 if the other is at least 40 years old. Children and adults under 55 are not accepted as permanent residents but may visit and stay with a resident for up to two weeks per season. Residents will be charged a \$10.00 fee per week per person for any guest who stays longer than two weeks.
- (4.) Ranchero amenities are here for the use of Ranchero Residents and their overnight guests. Ranchero Village amenities are not open for use to the public. Residents MUST accompany any guest under 18 while using ANY amenities. Name badges should be worn at all park functions.
- (5.) Fences and outside clotheslines are prohibited. Absolutely no personal laundry can be hung outside your units. Only bathing suits and towels are allowed to dry outside.
- (6.) Branches and clippings must be placed in front of the mobile, on your lot, where it can be seen. If you have a large amount of clippings, please save some for the following pick-up day. Large cactus and tree limbs must be cut in 2 ft. sections. Clippings will be picked up on Wednesdays, weather permitting. Please keep your clipping pile to 4'x4'x4' to avoid a back-up in the overflow area. Take your garbage anytime to the dumpsters located next to the bullpen and the dog park.

- (7.) No vehicle repairs are allowed in the park. The speed limit is no more than 15 mph and will be enforced. NO ATVs are allowed. All golf carts MUST have lights or flashers after dark. Only licensed drivers are permitted to drive golf carts. Any driver under 18 MUST be accompanied by the golf cart owner. For purposes of identification of your golf cart, place your lot number on your cart where it is visible. If walking after dark, please wear reflective clothing or carry a light, for your safety.
- (8.) No parking on the grass for more than 2 days. All golf carts and cars MUST have concrete, rocks, or patio blocks underneath for permanent parking.
- (9.) Pets MUST ALWAYS be on a leash and in your control. We have a pet park where you may exercise your pet. It is sprayed for fleas and bugs monthly. No pet fences or outdoor pets are allowed. You must clean up after your pet. There is a maximum of two (2) pets 25lbs or under per lot. Pets are not allowed in any buildings, the pool area, or other residents' yards. DO NOT FEED STRAY ANIMALS.
- (10.) Alcoholic beverages are strictly prohibited in recreation areas. The owners have approved personal alcohol consumption at Thanksgiving, Christmas, Easter dinners, and Friday dances only.
- (11.) Mobile homeowners must maintain their lot by either doing the work themselves or hiring someone to do the work for them. This includes lawn mowing, spraying weeds in rock areas, tree and shrubbery trimming, tending to fallen fruit and the washing and upkeep of one's mobile home on the outside. THIS INCLUDES THE SUMMER MONTHS. A charge of up to \$250.00 (as deemed by management) will be assessed each time the park has to attend to a lot that is overgrown.
- (12.) One must obtain Management's approval before planting trees and bushes. No castor bean plants may be planted. Before construction of any additions to your mobile home, you must obtain Management approval, and conform to building ordinances, as well as submit plans and drawings of said addition to the office for approval. TV dishes over 18" in diameter are not permitted, and dishes must be installed on the back of the home.
- (13.) Out of respect for your neighbors' privacy, please avoid cutting through lots. Evening "Quiet Time" in the park from Sunday through Thursday begins at 10:00 p.m. Evening "Quiet Time" in the park on Friday and Saturday begins at 11:00 p.m.
- (14.) Outside contractors working in Rancho Village must be insured, bonded, and carry Workman's Compensation insurance, and register at the office every time they enter the park.
- (15.) No RV will be allowed to park between mobile homes on vacant lots, or on streets except to load or unload. Parking for loading and unloading is limited to not more than 3 days, after which time RV rent will be charged. When an RV is parked on the street for three days, the slide(s) must be pulled in after dark. Effective November 2025 the storage in the bullpen will be \$30.00 per month. Only 1 space per lot and your lot number must be displayed.

(16.) All rents and fees are due the first of each month. A late charge of \$15.00 will be added after 5 days past due, and a fee of \$25.00 will be assessed for all checks returned due to insufficient funds or any other reason. Payments will be applied first to any past due amounts, including but not limited to late charges, check charges, and utility bills owed by the tenant. Once those items are paid, any remainder is applied to past due rent, if any, and then to currently due bills.

(17.) The Owners and Management absolve themselves of all liability and responsibility for any loss, property damage, fire, theft, etc. of any resident's person or property.

As in all things, common sense prevails. Thank you for choosing to be part of the Rancho Village family!

RESIDENT: \_\_\_\_\_ LOT #: \_\_\_\_\_

RESIDENT: \_\_\_\_\_

MANAGEMENT: \_\_\_\_\_ DATE: \_\_\_\_\_