

Community Rules and Regulations at a Glance



These general rules are intended to preserve the safety, comfort, and cleanliness of our mobile home communities. Compliance with these standards is mandatory for all tenants, their guests, and visitors. Please refer to the below for a the complete comprehensive rules and regulations.

1. Quiet Hours: 9:00 PM – 8:00 AM daily.
2. Trash: Must be kept in proper containers and disposed of weekly. No outdoor accumulation of debris.
3. Pets: Permitted only with prior written approval. Pet Addendum required. No aggressive breeds. *See Separate Pet Policy*
4. Vehicles: Limit 2 per home unless otherwise approved. No inoperable or unregistered vehicles.
5. Parking: Only in designated areas. No parking on lawns or common areas.
6. Yards & Exteriors: Must be kept clean and mowed. No clutter, excessive personal belongings, or unsafe storage.
7. Additions/Modifications: All decks, awnings, fences, and external changes must be approved in writing by management.
8. Behavior: No disorderly conduct, loud music, or harassment of other tenants will be tolerated.
9. Subletting: Not permitted without landlord approval and lease addendum.
10. Smoking: Prohibited in community buildings. Cigarette butts must be disposed of properly.
11. Fires: No open flames, bonfires, or campfires are allowed
12. Guests: Guests may not stay more than 10 consecutive days or 20 total in a 365 day period.
13. Hazard Trees: Do not remove or trim trees without prior approval. Report hazardous trees to management.
14. Inspections: Management may conduct periodic inspections with proper notice.
15. Illegal Drug Use: The use, sale, manufacture, or possession of illegal drugs or controlled substances is strictly prohibited anywhere within the park, including inside rental units, tenant-owned homes, common areas, and outdoor spaces.

Violation of Rules may result in written warnings, fines, or termination of tenancy in accordance with Washington State law.

Comprehensive Rules & Regulations

OTHELLO MOBILE COURT

70 E. JUNIPER ST. OTHELLO, WA 99344

DEFINITION OF COMMUNITY RULES & REGULATIONS

These community rules are part of your rental agreement and apply to all residents, their households, and their guests. Each resident is responsible for making sure family members and visitors understand and follow these guidelines. The term “Management” refers to the park owner, their representatives, or the on-site manager.

GENERAL POLICIES AND COMMON AREAS

Keep it tidy: Entryways, yards, patios, and balconies should be kept neat and uncluttered. Outdoor furniture is fine if it’s meant for outside use, but please don’t leave trash, boxes, laundry, broken furniture, or dead plants in these areas.

Noise levels: Respect quiet hours between 9:00 pm and 8:00 am.

Guests: You are responsible for your guests. Make sure they understand and follow community rules while they are here.

Food & trash: Don’t leave garbage, bottles, or pet food outside your unit. It attracts pests and wildlife. Use designated containers for trash and recycling.

No temporary structures: Tents, bounce houses, pools, trampolines, hot tubs, and similar items are not permitted in yards or common areas. If Management needs to remove one, the costs may be charged to the resident.

Respect shared entrances and driveways: These areas are for coming and going only—please don’t block or use them for storage.

Alcohol: Drinking is not permitted in common areas or parking lots unless Management has given written approval.

Structural safety: Don’t do anything that could weaken or damage the structure of your unit or any common building.

Modifications: Any changes to your unit exterior or shared spaces—like putting up awnings, signs, satellite dishes, or air conditioners—require written approval from Management. Unauthorized items may be removed at the resident’s expense.

Plant care: When watering plants, always use trays under pots to prevent water damage.

Commercial use: Common areas cannot be used for business activities, though Management may occasionally use them for community or promotional purposes.

Requests for repairs: If you need maintenance inside your home, please complete a repair request form from Management so we can track and schedule it properly.

INSIDE YOUR HOME

Keep clear paths: Always leave at least a three-foot walkway open to important areas like kitchens, bathrooms, bedrooms, and doors so everyone can move safely.

Guests: Visitors are welcome, but if someone plans to stay longer than 14 total days in a 365-day period, please check in with Management. They may need to apply as an approved resident.

Noise: Enjoy music, TV, or instruments at a volume that doesn't carry into your neighbors' homes.

Wall hangings: Use removable products like Command strips or nano tape for hanging. Please don't use nails or screws that puncture the walls unless Management has given the go-ahead.

Flammable items: Don't keep fuels, stacks of old papers, or anything highly flammable inside your home.

Appliances: Never use your oven or stove as a storage space, and don't leave it running while unattended.

Stacking items: If you stack boxes or belongings, make sure they are stable and under 3 feet high to avoid accidents.

Windows: Curtains and blinds should look neat from outside. Reflective foil or similar materials aren't permitted unless Management has approved them.

Unauthorized people: For everyone's safety, anyone not approved to be in the community may be asked to leave by Management.

Storage near heat: Keep belongings at least a foot away from heaters, vents, or sprinkler heads.

Trip hazards: Keep cords out of walkways and avoid placing items in a way that could cause tripping.

Household storage: Don't store food, paper goods, or fabric directly on the floor—use shelves or bins instead.

Painting or remodeling: Any painting, wallpaper, or staining should be cleared with Management before starting.

Signs and banners: Posting signs, banners, or large decorations on the outside of your unit or around the community requires approval.

Doors: Don't block or disable doors from opening or closing fully.

Who can live here: Only the people listed on your rental agreement are allowed to live in your home.

INSURANCE

Personal belongings: Management is not responsible for any personal items left in shared areas or anywhere else on the property. Please keep your belongings secure.

Insurance coverage: Residents should avoid storing or doing anything in their home or common areas that could cause insurance problems for the community, such as raising rates or risking cancellation of coverage.

Follow the rules: Actions that violate city, county, state, or federal laws—or that could jeopardize building insurance—are not permitted.

INSURANCE REMINDER: THE PARK'S INSURANCE POLICY DOES NOT COVER THE CONTENTS OF RESIDENT'S UNIT OR PERSONAL LIABILITY. IF RENTAL AGREEMENT DOES NOT REQUIRE, WE RECOMMEND THAT RESIDENT OBTAINS A RENTER'S INSURANCE POLICY. IF RESIDENT DOES NOT HAVE THIS INSURANCE, WE STRONGLY URGE RESIDENT TO CONTACT THEIR INSURANCE AGENT.

SECURITY/SAFETY

Stay alert: If you notice anything suspicious, contact the police first and also let Management know.

Use your locks: Always lock your doors and windows, and make sure shared entry doors close securely behind you.

Keep access private: Don't share keys, entry codes, or access cards. If one is lost or stolen, report it right away so it can be re-keyed or reset. Costs for replacement or re-keying will be charged to the resident.

Respect shared entryways: Never prop open locked doors or allow unknown individuals to enter.

Lockouts: Management does not guarantee lockout services. If assistance is provided after office hours, a \$100 fee may apply.

FAIR HOUSING AND RESPECT FOR OTHERS

It is against federal, state, and local fair housing laws for any resident or guest to harass, threaten, or intimidate others based on race, national origin, religion, disability, gender, marital status, family status (including the presence of children), source of income, sexual orientation, gender identity, or any other legally protected category.

Management will take all reports of this type of behavior seriously and respond as needed, which may include ending the tenancy of the person responsible. Written reports with details are preferred, but complaints will be accepted in any form. Management will never retaliate against anyone for bringing forward a concern or report.

UTILITIES AND GARBAGE - EVERYDAY GUIDELINES

Recycling: Please recycle whenever possible. Break down cardboard boxes before putting them in bins so there's space for everyone's use.

Large items: Furniture, broken toys, or bulky household items don't belong in or near dumpsters. Residents are responsible for arranging removal of these items.

Hazardous materials: Never put burning items, chemicals, or anything dangerous into trash containers.

Trash storage: Garbage should never be left outside or around your home. Keep it inside until it's ready for collection.

Curbside bins: Trash or recycling containers should only be visible on collection day and stored out of sight the rest of the week.

Bagging: All trash should be tied or sealed in bags before going into the container. Wrap wet garbage to prevent leaks and odors.

Dumpster diving: For health and safety reasons, going through or removing discarded trash or recycling is not permitted.

Utility responsibility: Residents are responsible for using utilities appropriately and paying bills promptly if charged separately.

Meter safety: Do not tamper with water, gas, or electrical meters, or with any utility lines or systems.

General reminder: Keep shared trash and recycling areas neat for the next person—treat them like part of your own home.

PARKING AND VEHICLES - EVERYDAY GUIDELINES

Speed limit: Drive slowly and carefully. The community speed limit is 5 mph, and reckless driving isn't tolerated.

Guest parking: Guest spaces are for short visits only. If a guest needs to park longer than 24 hours, check with Management first.

Recreational vehicles: Boats, trailers, campers, or other large vehicles can't be parked on the property without Management's approval.

Vehicle condition: Cars that don't run or aren't insured aren't allowed on the property. They may be towed at the owner's expense.

Repairs: Quick, minor repairs are okay if finished within four hours. Major auto repairs aren't allowed on-site.

Towing: Cars parked in the wrong place may be towed immediately at the owner's expense.

Parking space upkeep: Keep your assigned parking spot tidy and free of trash or clutter.

Registration: All resident vehicles must be registered with Management before parking in the community.

OTHER

Smoking courtesy: If you or your guests smoke, please use proper containers for cigarette butts. Do not toss them on the ground, in flowerpots, or in parking areas.

Respecting neighbors: Smoke can travel. If your smoking bothers others, Management may ask you to take steps such as smoking outdoors only, reducing the amount you smoke, closing windows/doors, or using an air filter.

Community harmony: If there’s ever a conflict between these community guidelines and your rental agreement, the rental agreement is the document that takes priority.

**** Violation of the Community Rules and Regulations may result in warnings, fines, or termination of tenancy, as allowed under state law. Management may take corrective action (including maintenance or removal of violations) at the Resident’s expense if compliance is not achieved after notice, where applicable. These rules may be amended with proper notice, in accordance with state and local laws.****

ACKNOWLEDGEMENT AND SIGNATURE

I/We, the undersigned, acknowledge that I/We have been given a copy of the River Village Community Rules and Guidelines for Unit #: _____. I/We have read, understand, and agree to follow these rules as a condition of residency.

Printed Name	Signature	Date
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____