



RULES AND REGULATIONS FOR CEDAR HEIGHTS

The following rules and regulations of Cedar Heights are believed by Management to be necessary in order to have a peaceful, neat, and attractive housing community. In addition to these rules, we urge the Tenant to observe all local, state, and federal health, welfare, and safety laws, and be courteous and considerate of others residing in the community. You will find the Management will be cooperative, and will do everything reasonable or practical to make your living in this community pleasurable.

RENT FOR LOTS #1-97: The monthly rent is \$320.00, and is due on the 1st of each month for which month it is due.

RENT FOR LOTS #100-220: The monthly rent is \$340.00, and is due on the 1st of each month for which month it is due.

LATE FEE: A late fee of \$30.00 will apply if the rent is paid after the 5th of the month for which month it is due.

SECURITY DEPOSIT FOR LOTS #1-97: \$320.00

SECURITY DEPOSIT FOR LOTS #100-220: \$340.00

The security deposit is to be retained by the Landlord during the term of the Rental Agreement and renewals thereof. At the expiration of the lease term, the sum shall be returned to the Tenant, provided however, that the Landlord may withhold from the security deposit such amount as may be necessary (a) to remedy Tenant's default in the payment of rent or other funds due to the Landlord pursuant to this Rental Agreement; (b) to restore mobile home space to the condition at the commencement of the tenancy, normal wear and tear excepted; and (c) for other purposes as allowed by law.

HOMES AND LOTS must be kept in good repair and condition. To maintain a clean, safe, and attractive community, residents are responsible for keeping the exterior of their manufactured home, lot, and any accessory structures in good condition and free from conditions that detract from the appearance of the community. Residents shall comply with the following requirements:

- Homes, skirting, awnings, carports, steps, decks, porches, storage sheds, and other exterior improvements must be in good repair and approved by Management. Peeling paint, damaged siding, loose skirting, broken windows, deteriorated steps, missing trim, or other visible exterior defects must be repaired or replaced within a reasonable time by the Tenant.
- The exterior of each home, including siding, skirting, trim, doors, decks, porches, steps, and other exterior surfaces, shall be maintained in good repair and kept clean. Dirt, mildew, mold, algae, and similar discoloration shall be removed as needed. Management may require a resident to power wash or otherwise clean the exterior of the home if excessive staining, mold, mildew, or algae is present.
- Fences are not allowed.
- Seasonal and holiday decorations are permitted during the applicable season but shall be removed within a reasonable period after the holiday or season has ended. Yard decorations that have become faded, damaged, or unsightly shall be removed promptly.
- **LAWNS, DECKS, PORCHES, AND PATIOS MUST BE KEPT IN GOOD CONDITION AND FREE FROM GARBAGE, JUNK, AND STORAGE. STORAGE IS NOT ALLOWED UNDER OPEN DECKS, OPEN STEPS, OR SIMILAR AREAS.**
- Window coverings visible from the street or neighboring lots shall consist of curtains, drapes, shades, or blinds that are clean, properly installed, and maintained in good condition. Blankets, sheets, towels, cardboard, aluminum foil, plastic, paper, damaged or broken blinds, or other materials not intended as permanent window coverings are not permitted as visible window coverings.
- Exterior tape, plastic sheeting, tarps, or Visqueen-type products are not allowed in or around the home and lot. These products are not allowed to enclose windows, sheds, porches or carports, nor to be used to cover miscellaneous items in the yard.
- Items such as tools, building materials, etc. should be stored in a shed when not in use.
- Window air conditioners, if used, must be installed in windows not facing the street/curb and supported by brackets attached to the home only.
- Porches and decks may not be enclosed unless they are screened-in porches/decks. Please call the office for approval before building. Homes with preexisting enclosed porches may remain until ownership of the home has been transferred to another party or with Management approval.
- Skirting must be installed on all homes and must be in good repair. Skirting must be pre-finished metal, vinyl, or a type of material approved by Management, and the installation must meet the approval of Management.
- Approved anchor systems installed as required by Iowa state law are mandatory for all homes. All homes must have wheels and axles.
- Management may require corrective action when exterior conditions become unsightly, create a nuisance, or adversely affect neighboring properties or the appearance of the community. Residents who fail to maintain the exterior of their home or lot as required may receive written notice requiring the condition to be corrected.

LOTS remain under direct control of Management. The Tenant is responsible for the appearance of the lot, lawn, sidewalk, curb, and parking areas.

- Landscaping, trees, shrubs, and flowers are permitted, but must be maintained by the Tenant. All landscaping must be kept trimmed and neat.
- Please contact Management for approval before planting any TREES.
- **LAWNS MUST BE KEPT MOWED, TRIMMED, AND WEED-FREE** by the Tenant.
- Please water your lawn when needed to keep it green and healthy, but please do not waste water by irrigating for long periods of time. Water usage is the main factor in determining the lot rental fee.
- The Tenant is responsible for **SNOW AND ICE REMOVAL** on the lot, sidewalk, and parking spaces.
- Laundry may be hung outside only on an umbrella type clothesline, which should be installed at the rear of the lot.
- Each lot may have only **ONE SHED**. Once a home that includes multiple sheds has been transferred to another party, the number of sheds on the lot must be reduced to one. Electrical service to sheds must be installed from the home to the shed UNDERGROUND by a **LICENSED ELECTRICIAN**. Extension cords may not be used to supply electricity to sheds.
- **FIRE PITS OR OPEN FLAME DEVICES, OPEN BURNING, HOT TUBS, POOLS OF ANY SIZE, AND TRAMPOLINES ARE NOT ALLOWED.**

DIGGING is not allowed WITHOUT CONFERRING WITH MANAGEMENT FIRST. This is due to numerous underground lines that exist such as electric, gas, TV, and telephone lines. State law requires Management to inform you that digging can be hazardous or even deadly to your health and property. To protect underground utility lines and ensure the safety of all residents and the community, residents must contact **Iowa One Call** (call 811 or submit a locate request online) before beginning any digging, excavation, or ground disturbance on their lot.

- Allow the required time for underground utilities to be located and marked before any work begins. Dig carefully around marked utility lines and follow all applicable Iowa One Call requirements. Any damage to underground utilities or community-owned infrastructure resulting from unauthorized digging or failure to comply with Iowa One Call requirements shall be the responsibility of the Tenant. The Tenant may be held liable for all repair costs, damages, and any resulting claims.
- The Tenant is responsible for arranging utility locates for any project involving digging, including but not limited to: installing mailboxes; planting trees, shrubs, or large landscaping; installing decks, patios, or sheds; or any other activity that disturbs the ground.

PETS/ANIMALS are not allowed unless they are INDOOR, HOUSE-TYPE pets.

- PETS MUST NOT BE ALLOWED TO CONSTANTLY BARK OR DISTURB, IN ANY WAY, OTHER RESIDENTS.
- THE ONLY TIME ANIMALS ARE ALLOWED OUTSIDE IS WHEN THE OWNER IS ALSO PRESENT OUTSIDE AND THE ANIMAL IS LEASHED.
- OUTSIDE ANIMAL HOUSES OR CAGES ARE NOT ALLOWED.
- LEASH CABLES FROM TREE TO TREE, LEASH ANCHORS, AND PET RUNS ARE NOT ALLOWED.
- Pets are not allowed to dig or otherwise damage the lawn. Lawns must be kept free of animal waste.
- Pets are not allowed to roam or to be on other residents' lots.
- ALL PETS MUST BE REGISTERED AT THE OFFICE. If you are contemplating acquiring a pet after your residence has been established, it is necessary to obtain approval of said animal PRIOR to admittance to Cedar Heights. The Landlord reserves the right to be the sole judge of which pets may reside in the community. This is for the well-being of all residents.
- PLEASE DO NOT FEED STRAY OR WILD ANIMALS.

SPEED LIMIT must be observed for the safety of all residents. The speed limit is 10 mph.

PARKING is available IN FRONT OF YOUR HOME AND LOT ONLY. There is space for approximately two vehicles. Vehicles are not allowed on lots or lawns. Cedar Heights has some designated spaces for the parking of guest vehicles and/or recreational vehicles, boats, trailers, etc. Please contact Management in advance for a permit for these spaces.

VEHICLES must all be operational, in good exterior repair and appearance, and have a current license. WRECKED, DAMAGED, RUSTED, NON-OPERATING, OR MULTI-COLORED VEHICLES ARE NOT ALLOWED. Only street-legal vehicles are allowed on Cedar Heights property. Recreational vehicles such as ATVs and snowmobiles are not permitted.

WATER AND SEWER SERVICE is furnished. Water service has the most direct relationship with your lot rent fee. PLEASE do not be wasteful with water service. DO NOT RUN WATER TO PREVENT FREEZING OF PIPES in the winter. DO NOT WATER YARDS ALL DAY OR NIGHT. During freezing weather, a heat tape must be installed on the water line and down into the water outlet. PLEASE ENSURE HEAT TAPE IS INSTALLED AND IS OPERATING CORRECTLY BEFORE WINTER MONTHS. Cedar Heights is not responsible for material or workmanship related to utility connections, or for winterizing and frost proofing of same.

GARBAGE AND RECYCLING SERVICES and bins are provided by the City of Camanche. Garbage will be picked up every Monday. Recycling will be picked up every other Monday. Please check the City of Camanche website (www.camancheia.org) for schedules, recycling instructions, and for signing up for text alerts. Garbage and recycling bins should be placed curbside on Sunday night or early Monday morning (before 6:00a.m.). Bins should be placed 5 feet apart from any other bin or obstacle. The hinge should be facing away from the street toward your home. BETWEEN PICK-UPS, PLEASE STORE BINS AWAY FROM THE CURB AND OUT OF SIGHT (preferably in your shed).

YARD WASTE is picked up by Cedar Heights on Tuesdays. Branches, leaves, and grass clippings may be put out curbside EARLY on Tuesday mornings (keep stored out of sight until Tuesdays). Leaves and grass should be put in 30-40 gallon garbage bags (not small grocery bags). Sticks/branches should be placed in a plastic tub (no larger than a 35 gallon tub). NO GARBAGE of any kind should be included in yard waste.

MEDIA SERVICES such as satellite dishes, antennas, etc., must be located at the rear of the home or mounted on the roof. Please contact our office prior to placing new media services for guidelines. Wires connecting media services originating from the ground to the home must be buried underground. Wires connecting media services originating from the roof of the home must be placed behind a corner piece of trim to the bottom side of the home or enter the home under the soffit. Wires may not be mounted to the exterior siding of the home, but rather should be installed behind the home's skirting and brought into the home through the floor.

INSURANCE for the duration of the Rental Agreement covering 100% of damage, loss, or expense resulting from acts of God, weather, vandalism, theft, fire, water, tornado, rain, explosion, and negligible acts of third parties to Tenants' property kept on the lot, must be procured and maintained by the Tenant. Tenant agrees not to hold Landlord, its agents or employees, liable for personal injuries, property damage, or loss from other cause whatsoever, except for damage, loss, or expenses as shall have been occasioned by the sole negligence of Landlord.

UNLAWFUL USE of the mobile/manufactured home or mobile/manufactured home space is not permitted. The Tenant shall not undertake any illegal activity, especially the use, transfer, possession or creation of illegal drugs, in or about Cedar Heights property.

WEAPONS AND PROJECTILE DEVICES are not permitted. For the safety of all residents, the discharge of any firearm, BB gun, pellet gun, air rifle, airsoft gun, paintball gun, bow and arrow, slingshot, or any other projectile weapon or device is strictly prohibited anywhere within Cedar Heights, except as otherwise permitted by applicable law.

CHILDREN are welcome in the community and should be supervised by a parent, guardian, or other responsible adult at all times. Children may play within their own lot or on the lot of another tenant only with that tenant's permission. For their safety, children are not permitted to play in roadways, driveways, parking areas, or other areas that may present a hazard, and they should not roam the community without appropriate supervision. The tenant is responsible for the conduct, safety, and supervision of their children, household members, and guests while they are within the community.

PEDDLING, DOOR-TO-DOOR SOLICITATION, AND THE OPERATION OF COMMERCIAL BUSINESSES OR ENTERPRISES within Cedar Heights are prohibited unless prior written approval has been obtained from Management.

OCCASIONAL GARAGE OR YARD SALES are permitted on the tenant's leased lot, provided they comply with all applicable local ordinances and community rules. Signs advertising garage or yard sales may be displayed only on the tenant's leased lot. Signs may not be placed in community common areas, along roadways, at entrances, or on utility poles, trees, or other community property.

TENANT RESPONSIBILITIES shall include:

- Maintain the leased lot in substantially the same condition as it was at the commencement of the tenancy, ordinary wear and tear excepted;
- Comply with federal, state, county, and municipal laws, ordinances, and codes affecting the health, safety, and welfare of the community;
- Comply with all terms and conditions of the Rental Agreement and the Rules and Regulations;
- Keep the leased lot and any areas of the community used by the Tenant in a clean, safe, and sanitary condition;
- Properly dispose of all garbage, rubbish, and other waste generated on the leased lot in a clean, safe, and lawful manner;
- Refrain from intentionally or negligently damaging, defacing, destroying, impairing, or removing any portion of the community or its facilities, and not knowingly permit any occupant, guest, or other person under the Tenant's control to do so; and
- Conduct themselves, and ensure that all household members, guests, invitees, and other persons on the premises with the Tenant's permission, conduct themselves in a manner that does not interfere with the health, safety, rights, or peaceful enjoyment of the community by other residents.

MANAGEMENT RESERVES THE RIGHT to:

- Perform any maintenance that is neglected by the Tenant, and to bill the Tenant for such maintenance at a reasonable rate plus materials, if necessary. Any maintenance performed on a tenant's home or leased premises shall be deemed additional to rent and do upon receipt.
- Enter onto the lot and home space for inspection and make necessary or agreed repairs or improvements, supply necessary or agreed services, or exhibit the home space to prospective or actual purchasers, creditors, tenants, workers, or contractors.
- Enter a home owned by a tenant if such access is necessary in an EMERGENCY SITUATION.

SUBLEASING A HOME OR LOT IS PROHIBITED. Only one family may occupy a home. No person shall occupy the leased premises except those persons listed on the registration form executed by the Tenant.

RESALE of a home by Tenant is permitted, however, if the purchaser wishes to keep the home within Cedar Heights, all prospective purchasers and adult occupants must submit an application, satisfy the community's residency requirements, and receive written approval from Management before occupying the home or assuming the lot rental agreement. If a prospective purchaser is not approved for residency, the sale of the home may still occur; however, the home may not remain in Cedar Heights under the ownership of the unapproved purchaser. In that event, the purchaser shall remove the home from Cedar Heights within the time permitted by applicable law or any written agreement with Management. As a condition of allowing a home to remain in the Community following a sale, Management reserves the right to require that any home determined to be in poor condition, substantially deteriorated, or not in compliance with community standards be repaired, renovated, or removed from Cedar Heights within a reasonable period of time, not to exceed ninety (90) days, unless otherwise agreed to in writing by Management.

IOWA MOBILE HOME TAXES must not be delinquent.

ANY CHANGE IN INFORMATION contained in the Registration Form will be communicated to Management by Tenant within ten (10) days.

MANAGEMENT RESERVES THE RIGHT TO MAKE CHANGES, ADDITIONS, DELETIONS, or amendments to the Rules and Regulations governing Tenant's use and occupancy. Notice of such change(s) will be given to Tenants thirty (30) days before they become effective.

FAILURE TO COMPLY with these Rules and Regulations, the Rental Agreement, or applicable provisions of the Iowa Manufactured Home Communities Landlord and Tenant Law (Iowa Code Chapter 562B) may constitute a breach of the Rental Agreement. If a violation occurs, Management may issue the notices required by applicable law and, if the violation is not timely corrected or otherwise resolved, may pursue termination of the tenancy and any other remedies available under Iowa law, including an action for possession of the leased lot.