***Rules and Regulations***

**The information on this website is designed to assist our residents and visitors in our Park.**

MAILING ADDRESS

90 W. Madison Ave. Ste E-314
Belgrade, MT 59714

Phone 406-941-2729
 406-941-2123

PETS ALLOWED IN PARK

Pets are the responsibility of the owner. The maximum number of animals per mobile home is 2 dogs per unit or 3 cats. The fee per pet is $5 per month. Dogs need to be controlled, a fenced area is required and leashes when out of fenced area. A $50 nonrefundable deposit per dog will be required before move in. Picking up your animals waste is owners responsibility. Pinnacle Estates has a primary responsibility of safety in our park for our residents and visitors. (Please reference fee schedule for additional assessments for pets). Certain types of dogs are prohibited, **NO** dogs over forty (40) pounds! The following is a list of dogs **NOT** allowed:

***Pit Bull Terriers, Great Danes, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chows Chows, Doberman Pinschers, Akitas, Wolf-Hybrids, Mastiffs, Cane Corsos***

Dogs and cats are not allowed to roam the neighborhood! If a pet is found roaming outside of their yard law enforcement will be called to collect them. We understand that dogs will bark from time to time but constant barking will not be tolerated. Please be respectful of all neighbors!

QUIET TIMES

Being respectful of your neighbors needs to be the premise of living in this great park. Everyone works different schedules, and have different health needs. Quiet times in the park are from 9pm till 7am daily. During this time please refrain from large gatherings, and any loud music that can be heard outside of your mobile home. At anytime loud music that can be heard in your neighbors home is prohibited, this includes loud music from vehicles.

COMPLAINTS

Complaints from residents must be submitted in writing either through the website or directly to our Park Manager, Crystal Ingram phone 406-941-2729 or \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. We would appreciate it if you could explain the reason for your complaint and we will do our best to respond to your complaint on a timely basis.  However if the complaint has something to do with a disagreement with a neighbor, we do advise you to try and work out your differences and come to an agreement yourselves. If  you feel that this is an issue that won’t ever come to an accord,  please do submit in writing your complaint.

PERMISSIBLE MOBILE HOMES AND COMMERCIAL USE

Pinnacle Estates and Extended Stay RV’s management intends on maintaining a first class living environment for residents and visitors. Maintenance of all homes and RVs is required. Mobile homes cannot be over 10 years old to be considered for a lot, and cannot be poorly maintained. Broken windows, window coverings, decks needing repair, skirting in disrepair, garbage left around homes, lawns not maintained etc….will not be permitted. Respect and privacy for one another is necessary in maintaining a good community environment. If your lot or home is in need of repair or maintenance you will be notified. You will be given **60 DAYS TO REMEDY** the situation. If repairs are not complete you will receive another notice and a penalty of $5/ day will be assessed until satisfactory repairs or maintenance is complete. If after another 60 days repairs are not complete eviction process will begin. Residents are not permitted to use their mobile home for commercial use, without prior approval. No commercial signs are permitted. Daycares are not allowed.  Babysitting is limited to providing care for children who live in the residence.

SKIRTING YOUR TRAILER

Skirting all trailers immediately when moving into the park is required. This is the responsibility of the resident. UNIFORMITY of skirting is required. Approved materials:  Insulated Vinyl, Concrete Siding or Fiberglass Rock Panel. Mobile Homes moving into the Park need all skirting installed within 45 days of moving into park. Measurements of framing material on the bottom of the skirting is either 2”x4” or 2”x6” treated wood.

UTILITIES

Each Mobile Home tenant at Pinnacle Estates and Extended Stay RV is responsible for their garbage, electric, TV, internet etc…The park provides water, sewer, mailboxes, snow removal on common roads, and road maintenance. Extended Stay RV renters will have provided garbage, water, sewer, electricity and road maintenance.

**DUE DATE FOR RENT AND METHOD OF PAYMENT LOT RENTAL**

Mobile Home residents living in the park will make monthly lot rental payments to:

Stockman Bank
204 W. Bell Street
Glendive, MT 59330

Each tenant will be provided a payment “coupon” book. Lot rent payments will be deposited at Stockman Bank by the 5th of each month. Please keep your receipts when you make your deposit, in case of questions. If a lot rental payment is late **after the 5th a $10 per day fee will be assessed**.

VEHICLES

Tenants have been assigned two designated parking spaces for their vehicles at their lot. Parking in another assigned empty lot is prohibited. There will be no storing of any recreational vehicles such as boats, RV's, Personal watercraft, ATV's, UTV's or any “project” vehicles. Furthermore there will be no major repairing of vehicles on the property. Additional vehicles may be stored in either a shed or at a storage facility.

LANDSCAPING AND GARDENS

Residents are welcome to landscape but are required to speak to management before hand. Residents may have gardens, however it is highly recommended that garden beds be raised. Residents are responsible for their own landscaping which includes but is not limited to; mowing, trimming, watering and weeding. If a resident is unable to mow or trim their lawn, management will proceed to do it, and the tenant will be billed in the amount of $25. Its required that all lawns be mowed at least every two (2) weeks sometimes every week depending on rain amounts. If a resident does not mow their lawn in a timely manner, management will mow and the resident will be billed a $25 fee to cover costs associated with services.

STRUCTURES ON PROPERTY

Structures are not meant to be a permanent fixture! Any decks, fire pits, etc. that are placed by the tenant in case they decide to move the home, must be able to move the structures with the Mobile Home. As for any additions on the home, permission must be placed in writing with Pinnacle Estates to review.

SHEDS AND STORAGE

Proper placement of any sheds must be four feet from the home and be located in back of the Mobile Home. Sheds must have a 4/12 pitch gable roof, and roofing materials to match the mobile.  Construction must be wood framed with siding to match the mobile.  Plans, and placement location must first be discussed with Management.

GARBAGE CANS

Garbage removal is the financial responsibility of Tenants.  Garbage cans may be put at the end of the tenants drive no earlier than the night before Garbage pick up, and must be removed promptly once the tenant is home. Garbage cans may not be left at the end of the driveway or in front of the home. Kurtz Sanitation has agreed to pick up garbage for tenants of Pinnacle Estates, please review copy of contract with rules provided by Kurtz Sanitation as provided at the time of signing of lease agreement. If you need an additional copy please contact Crystal Ingram.

POOLS

Wading Pools are allowed but will need to be drained, and stored during the winter months. Pinnacle Estates, Management and Staff are not responsible for any accidents related to the individuals pools! Please be responsible! Wading pools cannot be larger then 8’x8’, and no more then 24’ inches deep.

DECKS AND TEMPORARY STAIRS

Temporary stairs in the front of the Mobile Home are to be replaced with a deck within one year from move in date. Decks are to be constructed in a way so they can be moved with the the mobile. All decks need to be approved by management before constructed.

VISITORS

Visitors are welcome!! Any visitor staying over 3 weeks will need to have a background check completed. The background check is conducted by SmartMove a company affiliated with TransUnion. This will be done online at [http://www.pinnacleestatesandrv.com](http://www.pinnacleestatesandrv.com/) and is located under the option. Anyone who will be living permanently or temporarily is required to complete the background check, and management will be notified in writing with the information on the person wanting to live in the home.

EXTERIOR HOME REPAIRS

Please notify management in writing of any exterior repairs being made to the Mobile Home.

MOVING/ SELLING OF MOBILE HOME

Should tenant decide to move their home they will notify management in writing thirty (30) days prior to moving. Tenant is welcome to sell their home but must notify management in writing at least thirty (30) days prior to listing. Management is not responsible for showing tenants home. Before closing, new buyers are required to complete and pass the SmartMove background check.

SPEED LIMIT

Posted speed limit is fifteen (15) miles per hour. All tenants need to be mindful of children at play and other tenants who may be out and about in the park.

MAIL BOXES/ KEYS

Pinnacle Estates requires a $45.00 deposit per key which will be returned to the tenant at the time of key return. (The mail box key is $45.00 to buy and have made by the postal service.)