

Pinnacle Estates Rules and Regulations

Pinnacle Estates of Glendive LLC and Extended Stay RV

These rules help residents and visitors maintain a safe, clean and respectful community. They apply to residents renting a park-owned home or a mobile home lot, as appropriate to their tenancy. Read them with your rental agreement; applicable law governs any conflict.

Park Management

Diane Leath | 406-941-2123

Mailing address: Pinnacle Estates of Glendive LLC
90 W. Madison Ave., Suite E-314
Belgrade, MT 59714

Pets Allowed

Pets are allowed with management approval and additional pet charges. Before bringing a new pet into the park, discuss it with Diane Leath at 406-941-2123. This applies to prospective and current tenants, whether renting a park-owned home or a lot.

- **Approval and charges:** Diane will provide fees and restrictions in writing. Discuss breed, size, number of pets and any history of aggressive behavior. Certain dog breeds or types are restricted. Dogs that threaten people or other animals are not permitted as pets.
- **Control:** Dogs must be securely contained in a fenced area or kept on a leash under the control of a responsible person. Dogs and cats may not roam the park.
- **Cleanup and noise:** Pick up pet waste promptly. Repeated or prolonged barking that disturbs neighbors is not permitted. Residents are responsible for supervision and damage caused by their animals.
- **Safety:** Report loose or threatening animals to Diane. Contact animal control or law enforcement when needed; call 911 for an immediate emergency.

Disability-related requests involving service or other assistance animals should be directed to Diane. Requests will be considered under applicable fair housing law, including required exceptions to pet charges and restrictions.

Quiet Times

Quiet hours are 9:00 p.m. to 7:00 a.m. daily. Avoid loud gatherings and music audible outside your home during these hours. At any time, music, vehicle stereos and other noise must not unreasonably disturb neighbors.

Complaints and Concerns

Submit complaints in writing to Diane Leath. Call 406-941-2123 for submission instructions, or use the website contact form. Include your name, lot number, the concern, relevant dates and the action requested. Management will review and respond as promptly as practical.

Discuss ordinary disagreements respectfully if comfortable doing so. Report threats, harassment and safety concerns directly to management. Call 911 for an emergency.

Permissible Mobile Homes

Older mobile homes are welcome when they are safe, well maintained and approved by management. There is no fixed age limit. Approval is based on the home's condition, suitability for the lot and compliance with applicable installation and safety requirements.

Before bringing a home into the park, contact Diane for approval of the home and its placement. Management may request recent exterior photographs and a review of its condition before delivery. Apply these standards to homes already in the park as part of ongoing upkeep.

- **Roof and exterior:** Keep roofing weather-tight and in good repair. Maintain siding and exterior finishes; repair loose or missing panels, deterioration and peeling paint. Keep the exterior clean.
- **Windows and doors:** Repair broken glass, damaged frames and doors. Maintain windows and doors in working condition. Temporary coverings are not a permanent substitute for repairs.
- **Steps and decks:** Keep porches, steps, decks and ramps structurally sound, with secure surfaces and handrails where required. Keep entrances and exits clear.
- **Skirting and utilities:** Maintain complete skirting and safe utility connections. Report leaks, exposed wiring and other hazards promptly. Installation and repairs must meet applicable requirements.

Grounds and Garbage

Every lot must be clean, orderly and well kept. These standards apply whether you rent a home or a lot.

- **Lawns and landscaping:** Mow regularly during the growing season, control weeds and trim shrubs. Keep walkways clear and avoid blocking access to neighboring lots or utility equipment.
- **Garbage:** Keep household trash in sturdy containers with secure lids and arrange regular removal. Do not leave loose garbage, open trash bags or litter around the home or lot.
- **Junk and bulky items:** Do not accumulate discarded furniture, appliances, tires, scrap metal or construction debris outside. Arrange prompt disposal of bulky items through an appropriate service.
- **Outdoor items:** Use outdoor furniture in good condition. Store tools and equipment neatly when not in use. Do not use decks, porches or yards as junk storage areas.
- **Structures and access:** Obtain written management approval before adding or substantially changing sheds, fences, decks or other exterior structures. Required permits and utility access must be maintained.

Vehicles and Parking

- **No junk vehicles:** Abandoned, wrecked, dismantled or permanently inoperable vehicles may not be stored on lots or elsewhere in the park. A temporarily disabled vehicle requires written management approval and an agreed repair or removal date.
- **Vehicle condition:** Vehicles kept for use must be operable and have current registration as required by law. Repair fluid leaks promptly and clean up spills properly.
- **Parking:** Use designated parking areas. Keep roads, emergency access and utility access clear. Do not park on neighboring or vacant lots without permission.
- **Repairs and storage:** Major vehicle repairs, vehicle dismantling and storage of vehicle parts are not permitted on lots. Discuss storage of boats, utility trailers or extra campers with Diane. RV rentals remain subject to their separate rental arrangements.

Skirting Requirements

Mobile homes must have complete, uniform skirting in good condition. For newly installed resident-owned homes, complete skirting within 45 days after the home is moved into the park, unless Diane approves a different deadline in writing.

- **Materials:** Approved materials include insulated vinyl, concrete siding and fiberglass rock panels. Other materials require written management approval. Discuss the installation plan with Diane before beginning work.
- **Installation:** Install skirting securely using suitable framing and applicable installation requirements. Maintain necessary ventilation and access to utilities.
- **Upkeep:** Replace missing panels and repair damaged skirting promptly. Keep the area beneath the home free of accumulated rubbish and combustible storage.
- **Park-owned homes:** Report skirting problems to Diane for repair arrangements. Responsibility for repairs follows the rental agreement and applicable law.

Repairs and Management Notices

Residents who own their home are responsible for its upkeep and their obligations under the lot rental agreement. Residents renting a park-owned home must promptly report needed repairs to Diane; responsibility is determined by the rental agreement and applicable law.

For ordinary nonurgent upkeep concerns, management will provide written notice identifying the problem and a 60-day period to correct it. Contact Diane promptly if an extension is needed. Safety hazards, urgent repairs and other violations may require a different response. Any further enforcement, charges or termination must follow the rental agreement and applicable legal requirements.

Commercial Use

Commercial use of a home requires prior management approval. Commercial signs and daycare operations are not permitted. Babysitting is limited to children who live in the residence. These provisions are subject to applicable law.

Utilities and Park Services

- **Mobile home residents:** The existing service arrangement provides water, sewer, mailboxes, snow removal on common roads and road maintenance. Residents are responsible for garbage service, electricity, television and internet, except where their written rental agreement states otherwise.
- **Extended Stay RV renters:** The existing service arrangement includes garbage, water, sewer, electricity and road maintenance. Confirm the services and charges that apply to your particular rental with Diane and your written agreement.

Rent and Payment Instructions

Pay rent on the due date and by the method stated in your written rental agreement. Obtain current payment instructions from Diane Leath at 406-941-2123. Confirm the payee and destination before sending funds. Charges must follow the rental agreement and applicable law.

Distribution and Changes

Management will provide these rules and changes in writing, with notice required by the rental agreement and applicable law. Website updates do not replace required tenant notices.