

**RIVERSIDE ESTATES  
AN ADULT MOBILE HOME COMMUNITY  
6200 Arrowhead Drive, Fennville, Michigan 49408  
616-836-9355 CELL PHONE**

**PARK RULES & REGULATIONS**

It is not the intention of the park management to be unduly restrictive, but rather to establish and maintain a pleasant residential environment. We solicit your cooperation, as it is the resident's responsibility to do his/her share in helping to keep this a pleasant, safe, and desirable community. Consideration of your neighbors can only work to everyone's advantage. Compliance with Park Rules and Regulations will be monitored and enforced on a consistent basis. Rules can be modified from time to time by a decision of the management. If a tenant is in violation of a park rule or regulation, management will inform the tenant by written notification. Such notification will also be kept in the tenant's file. If tenant receives three notices of violation, then management's rights under the Default/Remedies Section of the lease shall be triggered.

**GENERAL**

**Safety:** Each mobile home site shall be kept free of fire hazards. Combustible materials must not be stored under or adjacent to your home -- this includes lawn mowers, gas cans, and snow blowers. All combustible material may be stored in your shed. Each mobile home shall be equipped with at least one fire extinguisher (minimum rating: 2A-10-BC) and one smoke detector as required by state law, however, two smoke alarms are required if your home has one bedroom up front and one in the back. No guns, including B-B guns, may be fired on the park property. No snowmobiles, dirt bikes, three- wheelers, four-wheelers, or recreational vehicles may be run in the park or behind the park. No bike riding on the park grass or on individual lots.

Sirens and shelters are not available to Tenants during severe weather. It is Tenant's responsibility to monitor radio and/or T.V. for severe weather warnings and to seek appropriate shelter if necessary.

**Rent:** Rent is due on or before the first day of each month and is paid in advance. For security reasons, all rents and/or fees due the park must be paid in the form of a check or bank money order. No late charges will be added if rent is paid by noon on the second. **If rent is not paid by noon on the second of each month, a late fee of \$50.00 shall be due. If rent is not paid by the 14<sup>th</sup> of the month, then a late fee of \$150.00 shall be due. If rent remains unpaid after 30 days, then a late fee of \$250.00 per month will be due.** Rents are to be paid at the park office or mailed to 6200 Arrowhead Dr., Fennville, MI 49408. A \$75 fee will be charged in the event management receives a bad check for payment of rent. **Late fees will also be assessed until the check clears or a new one is issued.** According to state law all tenants must sign a lease or a

waiver of a lease. If a signed lease is not received by Feb.1<sup>st</sup> of the lease year, management reserves the right to raise the monthly rent at anytime in any amount.

**Selling:**

Your mobile home must be inspected and approved by management before you offer it for sale (a reasonable inspection fee may be charged at that time). Prospective Buyers who intend to reside in the park must make application to and be approved by management prior to the purchase. This application will involve a credit check and a background check. No mobile home or lot may be subleased. Residents may resell their home on its site within the park so long as the home meets the park specifications. If the home does not meet park specifications, home must be removed from the park. All homes being sold within the park must be consistent in the appearance with the majority of the homes throughout the park. The home and skirting must be well kept, free of dents and/or cracks, and be professionally painted. All tongues (hitches) must be removed. All skirting must be in good repair and consistent in color, texture and materials. All steps, handrails, porches, decks, awnings, carports, outbuildings shall be neat, clean and tidy as well as properly constructed. Homes, steps, handrails, porches, decks, awnings, carports, outbuildings not complying with park specifications must be removed at the time of resale. The exterior additions to the home, shed, skirting, step, porches, carports, etc. must be in excellent repair and have an "as new" appearance. Refer to Lot & Home Maintenance section - Steps, Decks, Porches & Awnings.

**Subleasing:**

All homes must be occupied by the owner and the owner's family. No mobile home or lot may be rented or subleased. No mobile home may be sold via land contract or note held by seller or a third party other than a lending institution without written approval of management.

**Moving Out:**

Park resident must give management a thirty (30) day written notice of their intent to move a home from the park. When a time and date is set for the home to be pulled from the park, the manager must receive a minimum notice of 72 hours. No home will be permitted to leave the park if all rents and/or fees have not been paid to date. Resident/Owner is responsible for any and all damages to the lot and/or park at the time of such removal.

**Pets:**

No dogs or cats or other pets are allowed in the park without the approval of management. No pets will be allowed to run loose or be kept outside unattended. Your pet must be kept inside your home. Whenever your pet is outside, it must be on a leash with someone attending it. No outside doghouses are permitted. There is a limit of two pets per home. There is a monthly charge for keeping pets (see management for current charges). Noisy or unruly or aggressive pets, or those about which management receives complaints will not be allowed to remain. Any pet that bites anybody will be removed from the park. Pets must be removed at the request of management within two days of notification. All pets must have proof of Rabies vaccination. A copy of the Rabies Certificate shall be submitted to management upon demand but no less than once per year at lease signing. Owners and their guests will be responsible for cleaning up after their pets

on their lots as well as the common areas. First offense = warning, second offense = \$50.00 fine, third offense = \$100.00 fine, fourth offense = removal from park.

**Excessive**

**Noise:**

Loud parties, talking, radio, television, stereo or such other noise capable of disturbing a neighbor are not allowed at any time. "All Quiet" will be in effect from 10:00 p.m. on weekdays and 11:00 p.m. on Fridays and Saturdays until 8:00 a.m. in the morning. **Offensive language and conduct will not be tolerated and will result in a violation notice given to the offender.**

**No Business:**

No business or commercial enterprise of any kind shall be carried on in any mobile home in Riverside Estates an Adult Mobile Home Community. Exceptions to this may be considered, but only with prior authorization by park management.

**Garage/Yard  
Sales:**

No garage sales or yard sales will be permitted without prior written consent from management.

**Antennas:**

No satellite dish or antenna of any kind shall be installed without management's approval. All antennas or satellite dishes will be placed where recommended by management. Cable T.V. is available through an independent cable company servicing Riverside Estates Mobile Home Community.

**Air  
Conditioners:**

Window air conditioners must be braced to home with metal angle braces. No wooden bracing, bracing to the ground, or concrete work will be allowed.

**Mobile Home  
Size & Style:**

All mobile homes must conform to minimum requirements and must be approved by management.

**Concrete:**

In the event a home being brought into the park requires additional concrete for the setting of the home, sidewalks, patios, garage floors, or pads for sheds, the cost will be the Tenants responsibility. All additional concrete work must be pre-approved in writing by management.

**Occupants:**

No more than four (4) individuals may reside in each mobile home. Anyone who resides in a mobile home for more than a total of fourteen (14) days in the calendar month is considered a permanent resident for purposes of this rule. **(Guests remaining over 48 hours must register with management).** Children and young adults under the age of 21 cannot be permanent residents of the home.

**Children:**

Parents and tenants must remember that they are responsible for the safety of the children that live in or visit their home and lot. Parents and tenants are

responsible for any destruction or damage caused by their children or visiting children. Children are not allowed to play in the streets unsupervised.

**Guests:** Guests remaining over 48 hours must register with management. Park residents will be held responsible for the actions and conduct of their guests. Guests causing disturbances will be required to leave the park.

**Fireworks:** No fireworks are allowed at any time unless approved by management.

**Prohibited on Sunday:** Hauling mobile homes in or out of the park is not permitted or allowed on Sundays.

**Complaints or Suggestions:** Any complaints or suggestions that you may have regarding the park or residents in the park must be in writing and signed by you. You can leave the letter in our office door slot or mail it to the park manager at 6200 Arrowhead Drive, Fennville, Michigan 49408.

**Applications:** All reservations are made subject to a personal interview, financial and criminal background check, and approval by the management. Management reserves the right to return advance payments and to require the lot be vacated within thirty (30) days without giving a reason.

**Liability:** Resident waives all claims against the management and Ownership for damages to goods or for injuries to persons (resident and/or guests) on or about the premises from any cause arising at any time, including, but not limited to, loss of personal property, mobile home parts or equipment, damages from water, snow or ice, or damage from or by water, gas, electric, or sewage systems. The resident will indemnify the management on account of any damage or injury to any person, or to the goods of any person arising from the use of the premises by the resident or arising from the failure of the resident to keep the premises in good condition as provided herein.

**Insurance:** Each resident must maintain insurance on their home and improvements including but not limited to steps, porches, sheds, and docks. This insurance shall include liability insurance of not less than \$100,000. Resident must provide management with a copy of this insurance policy on demand but no less than once a year at lease signing. Failure to provide this evidence of insurance shall trigger Lessor's rights under the Default/remedies Section of the lease.

**Lease:** All residents will be offered a one (1) year lease and are required by state law to sign a lease or a waiver of lease. Failure to sign a lease or waiver of lease shall trigger Lessor's rights under the Default/remedies section of the lease. **If resident elects to sign the waiver of lease instead of the lease, resident agrees that the monthly rent can increase at any time and in any amount.**

## **LOT AND HOME MAINTENANCE:**

**Painting:** The paint on the outside of all homes, sheds, decks, porches, fences, storage buildings, and carports must be in good condition. In the event a home, shed, deck, porch, fence, storage building or any other structure on your lot is in need of paint, Tenant shall repaint with original factory color or white. In the event the Tenant chooses to repaint using any color other than the manufacturer's color or white, Tenant shall receive written approval from management prior to repainting any portion of the above mentioned. No spray painting will be permitted without proof of liability insurance.

**Lot Maintenance:** Your lot must be neatly mowed, trimmed, weeded, raked and sprinkled when necessary. Each mobile home site shall be kept clean, neat and free from all items, such as toys, bikes, tools etc. These items must be kept in your home or in your storage shed when not in use. Vegetable gardens are not permitted without management's written approval.

Tenant is responsible to keep trees and bushes trimmed in such a way that they are not endangering or on rubbing Tenant's home or neighbor's home.

All personal property including but not limited to steps, sheds, air conditioning units, LP tanks, etc., must be placed on the lot where management decides is the most appropriate location.

Each Tenant is responsible for the removal of snow and ice from the sidewalks on and around their lot. Management does not assume responsibility for icy walks and streets.

**Lawn Mowing:** Tenant is responsible for keeping lot trimmed and mowed on a regular basis on both sides of the home. Lawn mowing shall not begin before 8:00 a.m. and shall be done in such a manner that your grass is not blown against your neighbor's home or into the street. Tenant is responsible for trimming around home, sheds, walkways, landscaping, etc. Lawns must be kept neat and tidy at all times.

**Snowplowing:** All Tenants are asked to assist the snow plower as such as possible at the time the snowplowing is being done by moving their car to allow plowing as close as possible to the sidewalks. **During the winter months, park management reserves the right to have any vehicle that is not clearly being used on day to day basis towed and removed from the park at the owners expense if that vehicle is interfering with the snow plower's ability to do their job properly.**

**Exterior Condition:** Any damages incurred to the exterior via storm, vandalism, regular wear, and tear, etc., must be repaired within thirty (30) days. It is to the advantage of the homeowner to wash his home every spring and fall.

**Neatness:** Every resident is expected to do his or her share in helping to keep the park (including parking area) clean and neat at all times.

**Construction:** Any construction done on the lot including but not limited to the home, sheds, decks, porches, fences, storage buildings and driveways must be pre- approved by managements written approval prior to commencing construction. Failure to do so will result in request for removal. Construction waste is not allowed in Park's refuse container without permission from management. There will be a \$100.00 fine for each occurrence.

**Steps, Decks,  
Porches ,Gutters  
Awnings:**

All steps, decks, porches, awnings , and gutters must be approved by management. All steps, decks, porches and awnings must be updated and/or approved by management at the time a home is sold. No decks, steps or walkways shall be covered by indoor/outdoor carpeting. At the time a home is sold, steps and/or decks must be brought up to park standards unless current steps and/or decks are approved in writing by management. If gutters are installed on your home, please direct the flow of water to the street as much as possible.

**Fences:** No fences may be erected without permission from management.

**Lot Number:** All mobile homes must clearly display the lot number and street address on the front of the home. Each number shall be easily readable from the street, numbers no less than 2" high and no larger than 6" high.

**Signs:** No signs are permitted within the park, with only two (2) exceptions:  
1. For Sale sign on the inside of the front window not to exceed 12"x16"  
2. Approved "Child Watch" sign located inside the front window.

**Skirting:** Each home must have management approved skirting installed within thirty (30) days after the home is placed on the site by a reputable, licensed, and insured company. All dented, broken, or missing skirting must be replaced immediately.

**Wheels &  
Tie Downs:**

The wheels on the mobile home must be removed and the home lowered as far as possible -- frame approximately 16" above the slab. Set-up must be done by a reputable dealer or service company to ensure a high quality of workmanship. The set-up company must be licensed and insured. Set-up will be inspected by park management. Axles, hubs and springs must be left on the home at all times. Homes must be tied down in accordance with local and state codes. Park management is not responsible for the inspection and approval of tie downs. Your installers and set-up crew will be completely responsible for proper tie-downs. All hitches are to be removed from all homes.

**Winterizing  
Home:**

Plastic placed on outside of windows is not permitted. All exterior water lines must be wrapped with a UL approved heat tape. Tenant acknowledges that tenant is responsible for the exterior water line from inside the home to 30 inches below the ground level.

**Storage Sheds:** Storage sheds must be approved by management. No metal sheds are allowed. All existing metal sheds must be removed at the time the home is sold regardless of the condition of the shed. All sheds must be placed where

management requests. If shed is not placed properly, shed must be moved to correct location or removed.

**Underground  
Wire, Gas Lines  
etc.:**

Each resident is cautioned against driving rods, stakes, piping etc., into the ground or digging in an area without first checking with all the utility companies as well as management. There are many types of underground installations that could be damaged by indiscriminate action. Residents responsible for such damage will be billed for the necessary repairs. Residents are also responsible for any damage caused by their contractor or worker. **CALL MS. DIG**

**Sprinkling:**

Position lawn sprinklers so that the water does not hit against a neighbor's home and DO NOT leave sprinklers unattended. Management suggests the use of a timer when watering so that water is not wasted.

**Fireplaces:**

Park residents having a fireplace in their home must store wood for such in their storage shed or at the rear of the home in a neat and orderly fashion. If smoke from wood burning stoves or fireplaces becomes offensive to neighbors, resident may be asked to refrain from using their fireplace or wood burner.

**Clothes Line:**

Outdoor clothes lines are not allowed.

**Water & Sewer  
Service:**

Your water and sewer service are included in the monthly lot rental. Sewer lines above ground level are the responsibility of each mobile homeowner. Sewer lines must be tightly secured so there will be no drainage on the ground. Do not place disposable diapers, sanitary wipes or napkins or other inappropriate items in your toilets. If you should flush these items or similar items down the toilet, and a sewer problem result, you will be responsible for the expense of repairing the damage. The resident is responsible for the water line inside the home and outside the home to 30 inches below ground level. Effective 01/01/2017, the State of Michigan requires any water softener to be equipped with an Air Gap and that any exterior hose bib (faucet) be fitted with a backflow preventer. Tenant is responsible for reporting any installation of a water softener to management. Management will periodically inspect all homes, as directed by the State of Michigan, to assess compliance with this mandate.

**Garbage  
Services:**

Your garbage service is included in the monthly lot rental. All garbage is to be put inside the dumpsters. No garbage will be allowed on the individual lots -- management will remove all trash from the lots at the resident's expense. Children under 12 are not allowed to haul garbage to the dumpsters. All garbage must be placed inside the dumpsters -- small children are unable to reach the dumpsters. **Cardboard boxes and other large items must be broken down into 4ft x 4ft pieces to conserve space in the dumpster.** Appliances and large items of furniture must be removed from the park at Tenant's expense. No appliances or large pieces of furniture are to be disposed of in or around the dumpster area. Construction waste is not allowed without management

approval. Paint, oil, solvents, gasoline or any other volatile substances are not allowed in the waste disposal area. Contact your local recycle center to dispose of the items. A fine of \$100.00 per occurrence will be assessed for each violation.

**Propane Gas:** All homes in the park must use LP Gas (propane) for heating the home. Electrical heat will not be allowed without management approval.

**Use of Water:** Tenants shall not waste water, nor allow hoses or lawn sprinklers to run unattended. Sprinklers must be positioned in such a way that water does not hit neighbor's homes. It is suggested that you turn your water main off if you leave your home unattended for any period of time. Tenant will be responsible for any damage to their home, lot or seawall, caused by water that has leaked from their home or waterlines from 30 inches below ground level into their home.

**Leaking  
Faucets, etc.** Allowing your water to run to prevent freezing is not allowed and leaking faucets must be repaired immediately.

## **VEHICLES**

**Cars & Trucks:** A limit of two (2) Vehicles will be allowed per lot. Vehicles will be parked in the tenants assigned parking spaces and not in the spaces that are reserved for guests. If a tenant has a need for additional vehicles to be kept on park property Tenant may (a) Request permission of another park tenant to use their vacant space. This permission shall be written and signed by both parties and approved by management and will be revocable upon one days notice from any of the parties or management or (b) Request of management in writing that additional vehicle will be allowed to be stored on park property. If management shall allow this request then an additional parking space will be assigned to tenant by management. The rent for this additional space will be \$15.00 month and due with the monthly rent payment. This approval may be revoked at any time by the management for any reason whatsoever with 7 days notice to tenant. There will be no major mechanical work allowed on vehicles in the park (including oil changes). Vehicles that are not used on a regular basis must be removed from the park within seven (7) days after notification from park management. All vehicles must have current license plates and inflated tires at all times. Management reserves the right to ask Tenant, with a two week written notice, to move from the park any vehicle that is dented, smashed, rusted or unsightly. If such vehicle is not removed after notice is given, management reserves the right to have the vehicle towed from the park at the vehicles owners expense. During the winter months, park management reserves the right to have any vehicle that is not clearly being used on day to day basis towed and removed from the park at the owner's expense if that vehicle is interfering with the snow plowers ability to do their job properly. Vehicles will not be permitted in the park that create excessive noise or have defective mufflers. All vehicles with oil leaks must be removed from the park. Large commercial trucks will not be permitted to be kept within the park. Management may allow winter storage of cars in the park's storage area by permit only. This permit will be subject to space



availability and will be only for vehicles that will not be used during the winter season. If a permit is granted to tenant, tenant agrees to furnish management with keys to the vehicle and further grants management permission to move or relocate the vehicle as management sees fit. Tenant agrees tenant is responsible for all costs associated with moving of this vehicle and assumes all liability associated with the vehicle. Tenant also acknowledges that the storage lot is not plowed, and that vehicle may not be available for use during the storage period. Management agrees that winter storage of a permitted vehicle will be at no additional charge to the tenant as long as the vehicle is removed from the storage area by April 15<sup>th</sup>. After April 15<sup>th</sup>, normal storage fees will be assessed

**Motorcycles:** No motorcycles shall be allowed within the park without a written special permit from park management.

**RV's, Trailers,  
Motor Homes &  
Boats, etc.**

Boats, travel trailers, motor homes, boat trailers etc. are not permitted to be stored on park property without written permission of management. Under no circumstances will they be stored on, in front of, or in back of your lot. The storage area that is available has limited space. Tenants must submit to the management a request for storage space for any of these items. Such request shall include the date submitted, the description of the property and the registered owners of the property. Also to be included with the request is proof of current registration, title and insurance with liability of not less than \$100,000.00. Upon receipt of this request management will decide within 14 days if permission will be granted. Management reserves the right to approve or disapprove any request for any reason what so ever. If the request is granted, management will assign a space for the property listed on the application only. Management reserves the right to reassign a different space to tenant if the need should arise. Tenant agrees that any personal property stored on Park Property will be properly maintained, Licensed, titled and insured. All tires will be in good repair and be inflated properly. Tenant also agrees to keep the area around the stored item free of debris, litter and weeds. All winter covers must be in good repair. Winter covers cannot be put on before October and must be removed no later than May 1<sup>st</sup> of each year. If tenant wishes to keep property covered during the rest of the year then a fitted summer cover shall be used. This cover must be approved by management. All boats must be kept on an operable trailer. If tenant shall place a lock on a trailer then management must have a key to the lock. Tenant also agrees to give management permission to move their property at any time if the need should arise. Tenant further agrees that if any expense is incurred in moving their property tenant will reimburse management within 10 days of notification. Storage fees will be set by management each year and are payable by June 1<sup>st</sup> of lease year. Tenant agrees that no refund of storage fee will be allowed if the item in the permit is removed from park before the end of the permit. The term of the storage agreement will be from June 1<sup>st</sup>, of lease year to May 31<sup>st</sup> of the following year. **If the storage fee is not received by 6/02 then a late fee of \$50.00 will be due. If the storage fee is not received by 6/15 then a late fee \$250 will be due for each month that it remains unpaid.** The storage area is not an area that is snow plowed during the winter months. If you need access to your boat, trailer or RV throughout the winter, we ask that it be stored off park property. Temporary storage of a RV may be allowed on an individual basis subject to availability and managements sole discretion. The cost for this storage shall be determined by management.

**Parking:** There is ample space to park two (2) cars on each lot. Parking in front of a neighbor's lot, double-parking, or parking on the lawn is **STRICTLY PROHIBITED**.

**Speed Limit:** The speed limit in the park is a maximum of 10 MPH. Tenants driving in excess of this speed limit will be required to keep their vehicles outside of the park. Tenants shall be responsible for their guest's observance of the speed limit and parking regulations. For everyone's safety, please help police the speeding problem whenever possible.

#### **ENFORCEMENT OF RULES & REGULATIONS:**

**Written**

**Approval:** Any and all indications of park approval throughout these rules and regulations shall mean approval to be given in writing.

**Violations:** If residents violate one or more of the foregoing restrictions, management shall have the following remedies in addition to those provided by law: (1) management may request a resident to remove the home located thereon within a maximum of thirty (30) days; (2) management shall have lien upon the mobile home and any property located in the park premises of a resident being evicted to secure the payment of any sum which may be due under this lease agreement.

**Liquidated  
Damages:**

In a contested action to terminate a tenancy for "just cause", the prevailing party shall receive the following as "liquidated damages" as allowed under the Michigan Mobile Home Commission Act, MCLA 125.2328C and the Michigan Summary Proceedings Act, MCLA 600.5785:

One Hundred Fifty (\$150.00) Dollars for an action in District Court.

Three Hundred (\$300.00) Dollars for each appellate level.

These "liquidated damages" are intended to reimburse the prevailing party for its expenses incurred in connection with the termination action and shall not be construed as a penalty. The payment of these "liquidated damages" shall not preclude either party from recovering their actual additional damages resulting from personal injury or physical damage to personal or real property caused by the other party or from recovering any unpaid rent or charges under the lease, if any is in effect, or these rules and regulations.

**No Waiver:** The failure or delay by management in enforcing any rules or regulations shall not be deemed a waiver on the part of the park management to enforce each park restriction. No park restrictions shall be deemed to have been waived unless such waiver is in writing.

**Amendment:** These park rules may be amended from time to time upon thirty (30) days written notice.

**BUYER'S AND RESIDENTS HANDBOOK:**

Buyer's and Resident's Handbooks are available through the State of Michigan Manufacturing & Housing Division upon request by writing to the division at: P.O. Box 30222, Lansing, Michigan 48909, or by calling, 1-517- 334-6203.

**GENERAL INFORMATION:**

- |  |     |                |
|--|-----|----------------|
| 1. Fire/Sheriff/Police/Ambulance       | 911 |                |
| 2. Riverside Estates Mobile Home Comm. |     | (616) 836-9355 |
| 3. Consumer Power Emergencies          |     | 1-800-477-5050 |
| 4. Saugatuck Township                  |     | (269) 857-7721 |
| 5. Fennville Schools                   |     |                |
| Elementary School                      |     | (269) 722-3850 |
| Middle School                          |     | (269) 722-3550 |
| High School                            |     | (269) 722-3450 |
| 6. Cable T.V. Company                  |     | (269) 429-3209 |

**EMERGENCY PHONE NUMBERS:**

CALL 911

If you need further assistance, you can call

Heidi Bale- 616-836-9355  
Jeff Vickers- 269-208-1829  
Scott Vanderlip- 616-239-9758

**NOTICE**

We have learned through a recent experience that some electric hot water heaters fill from the bottom of the heater and in the event the park water supply is down for repair or any type of emergency, these heaters drain themselves and, consequently, the heating element may be damaged. Therefore, if you have an electric hot water heater in your home and the park water supply is turned off for repair or any type of emergency, we must ask that you assume the responsibility of turning your electric hot water off immediately to avoid burning out your heating elements. Not all electric heaters are designed this way. You may want to check or have someone determine for you which type of water heater you have in your home. If you are home at the time the water system is shut down, your notice would be the absence of water at your tap, which should remind you to shut off your electric water heater. However, if you are not at home when the water system is down, you run the risk of your heating elements burning out. With this type of water heater design, this problem would exist even if you were in the city and the city water supply went down in the event of an emergency. If your water heater is designed in this manner, it would be your responsibility to have the water heater altered to avoid draining in the event the water system is turned off. The park owners cannot be responsible for damage to water heaters of this design! Park management suggests that you turn your water heater off if you will be away for an extended period of time.

**Receipt of Rules and Regulations of Riverside Estates Mobile Home Park for 2023**

I/We acknowledge receiving a copy of the park rules and regulations for Riverside Estates an Adult Mobile Home Community. I/We have read and agreed to all the terms and conditions of these rules and regulations. I/We acknowledge that this acknowledgment counts for all revisions, current and future. I/We understand that any breach of these rules and regulations shall be just cause for eviction and liability for damages including attorney fees.

From time to time the park rules and regulations may change or additional rules may be added. The changes or additions will be posted at the park office and a copy of these changes and/or additions will be sent to each Tenant at least thirty (30) days before these changes and/or additions become effective.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant:

\_\_\_\_\_  
Tenant:

\_\_\_\_\_  
Lot Number

\_\_\_\_\_  
Phone Number

EMAIL \_\_\_\_\_

**KEEP THIS COPY FOR YOUR RECORDS**

**Receipt of Rules and Regulations of Riverside Estates Mobile Home Park for 2023**

I/We acknowledge receiving a copy of the park rules and regulations for Riverside Estates an Adult Mobile Home Community, for the current rental term. I/We have read and agreed to all the terms and conditions of these rules and regulations. I/We acknowledge that this acknowledgment counts for all revisions, current and future. I/We understand that any breach of these rules and regulations shall be just cause for eviction and liability for damages including attorney fees.

From time to time the park rules and regulations may change or additional rules may be added. The changes or additions will be posted at the park office and a copy of these changes and/or additions will be sent to each Tenant at least thirty (30) days before these changes and/or additions become effective.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant:

\_\_\_\_\_  
Tenant:

\_\_\_\_\_  
Lot Number

\_\_\_\_\_  
Phone Number

EMAIL \_\_\_\_\_

***PLEASE SIGN AND RETURN THIS PAGE TO  
US ON OR BEFORE JANUARY 1, 2023  
PARK RULES & REGULATIONS***

