

## RULES AND REGULATIONS

1. Rents are due and payable one month in advance. After five (5) days, there will be an automatic thirty-dollar (\$30.00) Late Charge, and ten dollars (\$10.00) per day thereafter; on the tenth (10th) day of the month EVICTION NOTICES can be served. Please be aware that Rent Checks returned NSF will carry an additional charge of \$25.00, plus Late Fee of \$30.00 and \$10.00 a day until the amount is paid in full.
2. Utilities: Your rent payable to Country Lane Mobile Park is inclusive of water and electric (up to \$150.00 per month). It is important that even though these utilities are included in your rent that you are careful about conserving and keeping the usage reasonable. The Resident is responsible for the payment of any electric bill over \$150 per month and will be notified by Country Lane Mobile Park on or around the 5<sup>th</sup> for electric overages for the previous month. An electric deposit of **\$50.00** is due at the signing of this agreement.
3. One storage building is permitted, see Management for maximum size, subject to Management approval in writing.
4. Any alterations or additions (self-construction or manufactured) to the exterior of RV or lot - such as steps, skirting, porches, awnings, etc., will not be permitted without written consent of Management.
5. No storage will be permitted underneath or around RV. Prohibited items include such things as boxes, lumber, etc. Washers, dryers, freezers, or other appliances must be kept inside.
6. Residents are responsible for individual landscaping and care of lot, both front and back. Resident shall maintain the space in a clean and orderly fashion up to lot line. If not maintained, Management will maintain and invoice resident accordingly.

**BEFORE USING ANY GARDEN EQUIPMENT, SUCH AS ROTOTILLERS CHECK WITH MANAGEMENT REGARDING UNDERGROUND UTILITIES!**

7. For the protection of all Residents the speed limit is 15 mph. Failure to respect the Rule and Regulation is a violation.
8. Only small, house type pets will be allowed in Park. Large dogs such as German Shepherds, Chows, Dobermans, Pit Bulls, Rottweilers, etc., are not allowed under any circumstances. Pets must always be kept indoors or on a leash. Shots and vaccinations must be current and kept up to date.

Animals of any type are not permitted to roam, the premises. It is the responsibility of the Pet Owner to clean up the pet's waste, please be respectful of where your pet is allowed to do its "business." All other Rules regarding pets shall apply.

9. All boats, old cars, trailers, travel trailers, motor homes, etc., are to be approved by Management before allowed in Park.
10. THERE WILL BE ABSOLUTELY NO CRUISING ALLOWED. Each Resident will be responsible for friends and guest who visit regarding these and all Rules pertaining to this RV Park.
11. No permanent fences along property lines will be permitted unless approved by Management.
12. No loud playing of stereos or car radios will be permitted in Park. Please be considerate of your neighbor.
13. Residents shall be responsible and held liable for the conduct of their guest.
14. No parking or driving on grass except in areas designated in front of your home.
15. Parking areas and/or driveways are to park on - not to overhaul, paint, or do any garage work.
16. Trash and waste disposal will be responsibility of RV Park individual Residents and MUST BE CARRIED OFF BY THE RESIDENTS.
17. ABSOLUTELY NO BURNING OF TRASH ON RV PARK PREMISES.
18. Compliance with the rules is absolutely necessary; an eviction notice can be served upon anyone receiving two (2) or more warnings for any one (1) particular violation.
19. For the benefit of the other Residents, these activities are specifically prohibited.
  - Loud parties or disturbances
  - Speeding Vehicles
  - Burning of any kind
  - Nuisance of any kind
  - Air rifles, BB Guns, and Fireworks
  - Drunkenness and immoral conduct
  - Disabled Vehicles

20. **SPECIAL PROVISION:** The following special provision and any additional shall control over any conflicting provisions of this set of rules and regulations:

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We assure you of our complete cooperation for your convenience, benefit, safety, and pleasure.

Thank you,

Country Lane Mobile Park Management

**I HAVE READ, UNDERSTAND, AND AGREE TO ABIDE BY THESE POLICIES AS SET FORTH BY COUNTRY LANE MOBILE PARK FOR THE BENEFIT OF ITS RESIDENTS.**

NAME: \_\_\_\_\_

(Print first and last name)

NAME: \_\_\_\_\_

(Signature)

CELL PHONE# \_\_\_\_\_ Lot# \_\_\_\_\_

DATE: \_\_\_\_\_

Name of Each Adult

Place of Employment and Address

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Name of Each Minor

Relationship

Age

Grade

School

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Cars:

Model

Year

License Plate #

State

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In consideration of mobile home or space being rented to us, we agree to abide by the rules and regulations of your park now in effect or which may later be posted. We agree to hold the operations harmless from damage caused by fire, windstorm, or other acts of God, and from any losses resulting from theft or breaking in of tenant's property. We agree to leave the park on request and with the return of any unearned money. And to register guest who remain overnight and to notify park management on their departure. We understand rent is payable in advance.

I agree that I have a deposit of \_\_\_\_\_ and will pay a monthly rent of \_\_\_\_\_ by the 5<sup>th</sup> of each month.

Applicant's Signature:

\_\_\_\_\_ Date: \_\_\_\_\_

Spouse's Signature:

\_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Signature:

Name:

Cell Number:

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