

Rules and Regulations for Glen Ullin MHP

1. The rent provided for in the lease agreement must be paid in advance on the 1st day each month, unless otherwise stated in the lease agreement. A fee of \$250.00 extra will be charged if the rent is not paid by the 5th day of each month.
2. The rent money must be deposited to the landlords rental payment system or account on or by the first day of each month.
3. Management reserves the right of access to all rented spaces outside the mobile home for the purpose of inspection and utility maintenance. Removal or addition of any plants or shrubs from any vacant or leased lot is prohibited.
4. No peddling, soliciting, or any form of commercial enterprise will be permitted without prior written consent from management.
5. No For Sale signs may be shown or displayed.
6. No awnings, carports, or other appurtenances may be used other than those approved by management.
7. Each resident agrees not to arrange his or her location in any unauthorized manner. Shrubs or trees and temporary or permanent concrete or masonry work, must be approved before hand in writing by management.
8. Each resident is cautioned against driving of rods, stakes, pipes and the like into the ground, or against digging in an area without first checking with the management. There are many types of underground installations that might be endangered by indiscriminate action.
9. Fences are not permitted.
10. Management assumes no responsibility for motor vehicles on park

property, or for loss or damage to mobile homes and recreational vehicles or campers.

11. Tenant may not sublet the premises or permit the same to be used for any business without the prior written approval of the management.

12. All tenant's must notify the management 25 days in advance, when planning to move or terminate lease. Manager may charge for services required to remove a mobile home.

13. Management recommends that heater tapes be checked and plugged in before first frost as freeze ups may take place and are repairable at the tenant's own cost. Running of water to prevent pipes from freezing will cause freezing of drain and incur unnecessary costs that will be charged to and paid for by tenant.

14. Any clogged or disconnected sewers must be immediately reported to the management. Waste water must not be discharged upon the ground.

15. Residents must register all guests who stay longer than 3 days. Tenant is responsible for the conduct of their guests. Rent is based on occupancy. Additional charges may be imposed for violation of unreported guests. Additional fees may be incurred for guests who stay longer than three consecutive days.

16, All posted speed limits and parking signs must be observed at all times. Persistent violations will result in eviction of the offenders and vehicles. The speed limit is 5 miles per hour.

17. All motor vehicles (automobiles, small trucks, motorcycles etc:.) must be parked in driveways or other designated parking areas. No parking of motor vehicles in the roadways is permitted. Large trucks (in excess of 2 tons) are not allowed in the park without written permission of management.

18. It is recommended that each tenant have a fire extinguisher in tenant's mobile home. Tenant agrees to abide by all applicable regulations of the state fire prevention commission.

Tenant's lot numbers shall be displayed in plain sight on the front of premises for guidance of fire company personnel in case of a personal emergency.

19. No television antennas may be erected.

20. Steps will not be permitted from a patio into a mobile home other than the type approved by management both as to size and design, No porches or additions of any kind are permitted without permission of the management.

21. Passage-through another mobile home tenants lot without permission is prohibited.

22. No clotheslines will be permitted except for folding umbrella types.

23. No repairing of automobiles is permitted around the mobile home, park property, or in the roadways. No storage of unregistered automobiles is permitted at any time.

24. All electric, sewerage, and water installations must be approved by management.

25. Each tenant is supplied with water supply that shall be installed or connected to tenants home by tenant's licensed plumber. Tenant is responsible for damages that occur when hooking to the park's water system. Each tenant is responsible for seeing that the proper installation is performed to prevent pipes from freezing in cold weather.

26. Each tenant is supplied with sewer supply that shall be installed or connected to tenants home by tenant's licensed plumber. Tenant is responsible for damages that occur when hooking to the park's sewer system. Each tenant is responsible for seeing that the proper installation

is performed to prevent pipes from freezing in cold weather.

27. Each tenant is supplied with electric supply that shall be installed or connected to tenants home by tenant's licensed electrician. Tenant is responsible for damages that occur when hooking to the park's electrical system. Each tenant is responsible for seeing that the proper installation is performed to prevent damage.

28. Tenants living within the park agree to become and remain responsible for any damages that may be caused by their children or their guests, and this means damage to the park itself, or its equipment, or to the property of any other tenant or guests of a tenant.

29. No animals or pets of any kind are to be kept by any resident without written permission from management. Pet fees will apply.

29. If tenant has obtained permission to keep a pet, it must be kept on a leash while outside the mobile home. Animal stools or toilet paper from the stool of animals being littered about will not be tolerated. Noisy or unruly pets causing complaints will not be allowed to remain.

30. Disturbing noise is not permitted at any time and quiet is required between the hours of 11pm and 7am.

31. Violations of privacy, intoxication, illegal conduct, and disturbance of the peace may result in the eviction of a tenant from the park.

32. No sprinklers or pools allowed. No kids pools, or inflatable pools, or hottubs are allowed.

33. All garbage must be placed in provided dumpster. No furniture, or mattresses, or hazardous materials in dumpster. Tenant is responsible for keeping area around dumpster clean and neat.

34 . No storage of bottles, paint cans, trunks, boxes or equipment around

or under the mobile home will be permitted. Each tenant will be liable for accident, cleanliness, and disturbances on his or her rented space . Each tenant is responsible for any litter in his or her immediate area.

35. No storage containers of any type may be placed on the property.

36. Residents should use extreme care not to clog toilets and sewer lines with heavy materials, this can cause serious sewage problems. Under no circumstances should sanitary napkins, coffee grounds, oatmeal, leaves, grease, and the like be discharged in the toilets or drains. These items or substances should be placed in refuse containers. Obstruction between mobile homes and the sanitary sewer will be removed at the tenant's expense.

37. Each mobile home, including the windows, must be washed at least once every 12 months.

38. In the event of an untidy lawn or mobile home exterior, management reserves the right to have the lawn maintained and the home cleaned at the expense of the resident, and charge the same as additional rent which will be due at the next rental due date.

39. No landscaping shall be altered, (adding or removing of trees, shrubs, grass, flowers, plants, lawn ornament, markers, or other items placed on property by management), by any resident.

40. Management will attempt to deal promptly with all complaints. It is required that all complaints be in writing and signed by the tenant.

41. No outside fires, camp fires, or burning of any type is permitted on the premises.

42. Management shall be the final judge of whether the park's rules are being observed.

43. Management reserves the right to add additional rules and regulations, or make any changes at any time upon 10 days notice. These rules are complete as of this date, however, Management reserves the right from time to time, to supplement the rules and regulations and to adopt or promulgate additional ones.

