

RULES AND REGULATIONS FOR SOONER MOBILE HOME PARK

WELCOME! We wish to acquaint you with the rules and regulations of our family park. To ensure that all residents enjoy a clean, safe, quiet and park like community, the following rules and regulations must be observed by all tenants, family members and guests. By signing your lease agreement, you acknowledge and agree to comply with these rules. Non-compliance may result in warnings, fines, fees, or eviction, as outlined in your lease agreement.

BEFORE you are ready to move into the Park, You must (1) complete our lease application, (2) be notified by the Landlord that your application has been approved, (3) disclose all names of occupants and pets, (4) complete and sign the lease, (5) obtain a lease signed by the Landlord, (6) read and sign the Rules and Regulations, (7) pay all deposits, (8) register all vehicles with the Park and (9) complete a walkthrough inspection with the Landlord with signoff.

1. General Conduct

- Tenants must behave in a manner that promotes a peaceful and harmonious living environment.
- Loud noises, disturbances, and disruptive behavior are strictly prohibited.
- All local, state, and federal laws must be followed at all times.
- Tenants must keep their contact information current with the Landlord at all times.

2. Rent Due

- Rent is due by 5:00 p.m. on the 1st of each month.
- Late fees are assessed if rent, fees and charges are not timely paid.

- An eviction proceeding may be filed against a Tenant who is habitually late or whose rent is not received by the 5th of the month.

3. Property Maintenance

- Tenants are responsible for keeping their lot, their home, their driveway and inside their home clean, neat and well-maintained.
- Trash must be securely bagged and disposed of in designated dumpsters only.
- No hoarding or storing of trash allowed inside the home.
- Outdoor storage of personal items or trash is not allowed.
- Lawn care, such as mowing and trimming, is the responsibility of the tenant and must occur regularly.
- In the event a yard is not properly maintained, the Landlord may care for the yard at the Tenants expense.
- Tenants must keep skirting intact and in good condition.
- Do not remove trees or shrubs without permission.
- No digging is allowed.
- HVAC air filters in park owned homes must be replaced every month. (Tenant may arrange and pay for a HVAC professional of their choosing to perform the filter replacement and cleaning with written permission from the Landlord and proof of completion.)

4. Parking and Vehicles

- Speed limits within the park are 5 MPH and must be observed.
- Only two cars are allowed per each lot, without written approval from Landlord.
- Speeding, reckless and inattentive driving is prohibited.

- Vehicles must be parked in designated parking areas or driveways. Parking on lawns, sidewalks, streets, open lots or common areas is prohibited.
- Inoperable or unregistered vehicles are not allowed in the Park and may be towed at the Tenant's expense.
- No parking on the grass or street.
- No repair or maintenance of any vehicle is allowed within the Park.
- Tenants must register their Vehicle with the Landlord before it is authorized within the Park.
- To register a Vehicle, the Tenant must provide in writing their vehicle description (Year, Make, Model and Vehicle Color), photo of their vehicle tag and copy of their proof of insurance to the Landlord before parking the vehicle within the Park.
- Vehicles not registered with the Landlord will be subject to immediate impoundment.

5. Pets

- Pets are permitted only with prior approval from the landlord. Certain breeds or types of animals may be restricted.
- Dangerous dogs, potentially dangerous dogs and dogs who have previously inflicted a bite on another person are not allowed within the Park.
- All pets must be kept on a leash when outside and under the control of the owner.
- Pet waste must be promptly cleaned up and disposed of properly.
- Excessive barking or aggressive behavior by pets is not allowed.
- Pets are not allowed to be chained up outside the home.
- Pets larger than 15 pounds are not allowed in the Park.

6. Noise Restrictions

- Quiet hours are from 10:00 PM to 7:00 AM. During this time, noise levels must be kept to a minimum to avoid disturbing neighbors.
- Music, televisions, and other noise-producing devices should be kept at a low volume at all times.
- No engine revving or use of loud exhaust pipes are allowed in the Park.

7. Children

- Tenants are solely responsible for their children, children in their household and children of their guests.
- Children under 9 years old are not allowed out of the Tenants yard without adult supervision.

8. Trespassing

- Tenants may not enter the lot, home or property of another Tenant or the Park without their express permission.

9. Gardens

- Tenant may in the rear of their lot, plant a garden, subject to Park rules.
- The Garden must not exceed the rear corners of the home.
- All gardens must include flowers as well as vegetables.
- Tenant must ensure garden is well maintained and kept in neat and orderly condition.
- No garden may be overgrown.

10. Alterations and Improvements

- Tenants may not make alterations or improvements to their home or the lot without prior written approval from the Landlord.

- This includes but is not limited to fences, sheds, satellite dishes, or landscaping changes.

11. Common Areas

- Common areas such as playgrounds, picnic spots, and walking trails must be used respectfully.
- Littering or leaving personal items in common areas is not allowed.
- Activities that could damage common areas, such as unauthorized fires or motorized vehicles, are prohibited.

12. Utilities

- Tenants must use utilities responsibly and avoid waste.
- Any issues with utilities must be reported to the Landlord immediately.
- Tampering with meters, utility equipment and Park equipment or property is strictly prohibited.

13. Prohibited Activities

- Smoking, vaping and use of any other inhalant used for the purposes of mood modification inside a park owned home is strictly prohibited.
- Illegal activities, including drug use, manufacture, distribution and sales, are not allowed on the property.
- Growing marijuana inside a park owned home is strictly prohibited.
- No tenant, guest or family member shall act in a manner outside their home that may create the impression that they are inebriated or under the influence of alcohol, marijuana, or illicit drugs.
- Public intoxication is prohibited within the park.

- Firearms and weapons must be stored safely and used only in accordance with state and local laws. Firing of any gun in the Park is prohibited.
- Fireworks may not be used in the Park.
- Fires and burning, except in covered grills, are prohibited.
- No solicitation: Tenants, their families and guests shall not solicit other tenants in the park.

14. Guests and Visitors

- Tenants are responsible for the conduct of their family, children, guests and visitors.
- Tenants must ensure their family, children, guests and visitors are made aware of and obey the Parks Rules and Regulations.
- For security reasons, Tenants must notify Landlord of any guests that spend more than 24 hours on the property.
- Extended stays by guests (longer than 10 days) require advance approval from the Landlord.
- Individuals 18 years of age and older are not permitted to reside in the Park without the express written permission of the Landlord.
- Landlord must be informed immediately of any changes to the number of occupants.

15. Compliance and Enforcement

- The Rules and Regulations are created to protect the Park and the quiet enjoyment of all residents.
- Tenants are required to comply with all Rules and Regulations.
- The Landlord reserves the right to issue warnings, impose fines, or terminate leases for non-compliance with the Lease or the Rules and Regulations.

- Any disputes regarding these rules will be resolved in accordance with the aims of maintaining a safe, clean and quiet community.
- A Tenant's failure to comply with these Rules and Regulations may result in termination of the lease and immediate eviction.

16. Landlord Liability

- All rules, regulations, equipment, storm shelter and other property and acts of the Landlord are for the benefit of the Landlord only.
- The Landlord is not responsible or liable for accidents, injuries, or loss of property by fire, theft, wind, flood or any act caused by nature, an individual or other condition or occurrence.
- Keep your doors and windows locked to prevent theft.

17. Complaints

- A Tenant may submit to the Landlord a written complaint on another Tenant for violation of these rules. (Complaints should contain the reporting parties name and contact information.)
- Multiple complaints against a Tenant may result in the termination of the offender's lease and immediate eviction, at the sole discretion of the Landlord.

18. Landlord Lien on Personal Property

- Landlord has a possessory lien on all of the Tenant's property for payment of rents, fees, damages and all other charges due Landlord.

19. Fees and Charges

