

AUBURN MOBILE HOME PARK

Operated by: Auburn Ave MHP LLC

RULES AND REGULATIONS

Residents who live at Auburn Mobile Home Park have the right to expect a reasonable safe, clean, quiet and wholesome community. Certain rules and regulations shall apply to all residents to ensure that everyone may enjoy their homes in tranquility.

These requirements which apply are intended to uphold a high standard of community decency and freedom to relax in the knowledge that undesirable activities and people are not welcome at Auburn Mobile Home Park. Therefore, all persons that sign this Lease hereby agree to abide by the following terms and require any persons living or visiting with them to abide also.

These rules shall be in force effective **January 1, 2025**.

1. Rent is due on or before the first (1st) day of each month. Cashier's Checks, Money Orders or ACH are the only accepted forms of payment. A late fee of up to ten percent (10%) will apply if the rent is not paid by the fifth (5th) of the month.
2. A \$35.00 fee will be applied to all returned checks.
3. All sheds, decks, and porches must be removeable.
4. No building additions attached or detached from the home are allowed.
5. Pets left unattended outside or on the porch are not allowed. All pets must be accompanied by their owner and on a leash when outside.
6. No speeding in the park.
7. Residents and their guests are not allowed to drive across other sites.
8. No car repairs longer than three (3) days allowed on the premises.
9. Loud noises will not be allowed; including but not limited to music, construction, mufflers, car stereos, animal noises, etc.
10. Each resident will be required to keep his/her own yard neat and in order. Weeds must be removed. Trees and other plants must be trimmed. All trash must be placed in the trash containers provided.
11. Storage of furniture and appliances on the premises will not be allowed; including but not limited to non-operating vehicles, couches, mattresses, refrigerators, washing machines and dryers, etc.
12. Fireworks are not allowed on the premises.
13. No illegal substances of any kind will be tolerated. Drug use or sale shall be an immediate cause for eviction.
14. No alcoholic beverages shall be consumed outside of the resident's home on the premises.
15. The discharge of any type of firearm or weapon is not allowed in the park. This includes pellet guns, BB guns, all firearms, bow and arrows, paint guns and all types of sling shots.
16. "Guests" of authorized residents or occupants may visit at any time. Guests who remain on park property overnight for fifteen (15) consecutive or cumulative days must submit application for residency and be approved for residency as a condition for continued occupancy. Any guest who remains on park property in excess of fifteen (15) days without receiving approval for residency shall be considered an unauthorized trespasser. All guests and visitors are required to comply with the rules and regulations of the Park. Residents shall advise their guests and visitors of the rules and regulations.
17. Disorderly conduct, abusive language or activities which unreasonably disturb or interfere with the peaceful enjoyment of any part of the community, or which violates any government statute, ordinance, regulation, or rule shall not be permitted. Federal, state, and local laws and regulations shall be adhered to by tenants and guests.
18. There shall be no trespassing on other home spaces.
19. Each resident, who is a parent to a minor, shall be responsible for their child(ren)'s actions and must know their child(ren)'s whereabouts at all times. In addition, parents will be responsible for payment or repair costs caused by their child(ren).
20. Each resident will be responsible to maintain their own renter's insurance and must submit a copy to management each renewal period. Auburn Mobile Home Park accepts no responsibility for loss of personal property or personal injury as a result of natural disasters, the actions of other renters, or any unauthorized entry by vandals or thieves.
21. A list of names of all occupants must be furnished to Auburn Mobile Home Park immediately.
22. All sublets require Landlord's prior approval and a fully executed Sublet Agreement.
23. Complaints must be submitted in writing via text message or email to Auburn Mobile Home Park.

The undersigned hereby agrees to follow the terms of this contract:

Tenant Name

Lot #

Tenant Signature

Date