



COMMUNITY RULES & RESTRICTIONS

Welcome to one of MHParks.net Communities. Our Rules and Restrictions are written for your general welfare, safety, comfort, and security. They are created to help maintain an environment enjoyable, attractive and safe for all residents of our Community. These rules and regulations apply to all tenants, their families, and guests.

MHParks.net has no restrictive covenants or policies, implied or written, which would bar residency on the basis of age, race, religion, sex, disability or family status. Requisites for occupancy are outlined in writing and are in compliance with local, state and Federal law.

1. RENT

Unless otherwise directed, payment of Rent shall be done through the Tenant Web Portal online. Owner will provide each Tenant access and instructions on how to do so. **NO CHECKS** will be accepted.

2. UTILITIES

Water, Septic and Storm Drain service is owned and provided by Community Owner. Tampering with any utility is strictly forbidden. In the event of utility problems, contact the Property Manager. Management reserves the right to enforce actions against any tenant who is negligent and causes harm to any utility. Management is the sole judge for such conditions and the need for corrective actions. Professionals contracted by resident are the liability of the resident. Tenant shall make arrangements directly with utility companies for connections to the service lines. Tenant is responsible for all utility charges made for service to Tenant's lot. No posts of any kind are to be driven into the ground without consulting Management because of the danger to and from underground utilities. Tenants will be held responsible for any damage by them or their agents to property or underground utilities. Management shall not be responsible for interruption of any utility service. Utilities may be disconnected temporarily from time to time for repair, alterations or additions to any utility system. No one shall impede or obstruct access to any manhole, utility line, or meter.

3. GARBAGE & YARDWASTE

GARBAGE: Garbage and refuse shall be wrapped or bagged, covered tightly, and disposed of in the provided dumpster within the community. If trash, or other unacceptable materials are found in dumpster, Tenant will be charged accordingly. Such expense shall be a minimum of \$25 per incident or Management's cost, whichever is greater.

YARD WASTE: Do not place any yard waste in the dumpster.

4. PET CONTROL

All animals **must** have Management approval and be registered. Tenants must fill out the **PET CONTRACT** form prior to move-in. Management reserves the right to demand the permanent removal of any unregistered or unacceptable animal(s) from community grounds. Tenant agrees that if pet is a dog or cat, it must be spayed or neutered and must have all shots and vaccinations. Pets must be kept leashed and under control at all times, no excessive barking. No pet kennels or exterior dog runs. Cats are considered "indoor" only pets. Tenant agrees to pick up pet waste daily and never allow their animal on another Tenant's space. Pet waste should be disposed of immediately. Unsupervised, free roaming animals are considered strays by management and will be trapped and removed.

5. VEHICLE CONTROL

PARKING. No parking on roadway(s) at any time for any reason. Vehicles not moved after notice, will be subject to towing at vehicle owner's risk and expense. Speed limited to 5 miles per hour within community area. Parking is allowed on Tenant's driveway and in designated areas only. Parking on the grass, beside or behind homes is not permitted.

VEHICLES. Only operative conventional automobiles are allowed. Motorcycles or minibikes are allowed only for transportation to and from the community. Joy riding through the community is prohibited. A

maximum of two (2) vehicles shall be permitted for each household. All vehicles must be registered with Management with current licensing tabs. Vehicles not registered after notice, may be towed at owner's expense. Major repair (repair that takes more than two hours) and painting of vehicles is not permitted. Residents will be held responsible for damage to pavement and driveways due to dripping oil or gasoline.

RECREATIONAL VEHICLES. Parking of trailers, campers, motor homes, boats or other unusual vehicles at the Tenant's lot will not be permitted, unless for loading and unloading purposes, and less than twenty-four (24) hours.

6. VISITORS

Visitors must be supervised at all times. Tenants assume all risk and liability for their visitors and guests.

7. TENANTS/OCCUPANTS/GUESTS

TENANTS: All tenants must be approved for occupancy prior to residing on community property. "Approval" is defined as written approval after review of an application for occupancy.

OCCUPANTS: Any persons listed on the lease agreement as "occupants" who are residing on community property by virtue of residency with an authorized resident may reside on community property but are also subject to background check/screening. "Occupants" shall not be allowed to reside with an authorized resident if such occupant poses a threat to the health, safety or welfare to the community. Such occupant must be named as an occupant in the tenant's lease agreement and be independently approved for occupancy. Any occupant on community property may only occupy as long as such tenant occupies community property. If the authorized tenant vacates, is evicted or no longer occupies the subject home due to death or illness, all occupants must either be screened for residency or forthwith vacate within ten (10) days of the tenant's departure from the Property unless such departure is temporary.

GUEST: "Guests" of authorized tenants or occupants may visit at any time. Guests who stay overnight on community property in excess of forty-eight (48) continuous or cumulative hours must register themselves and their vehicle with management PRIOR to any extended stay as a condition of continued occupancy (overnight) on community property. Any guest who fails to register with management shall be considered an unauthorized trespasser. Guests who remain on community 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 community property in excess of fifteen 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 Community. Tenants shall so advise their guests and visitors and shall provide to such guests and visitors a copy of the rules and regulations.

HOUSESITTING PROHIBITED.

8. COMMUNITY ACTIVITIES AND TENANT RELATIONS

The community maintains quiet hours from 10:00 p.m. through 8:00 a.m. during which time radios and other devices are to be operated at low volume so as not to disturb neighbors. 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. There shall be no trespassing on other home spaces. All Tenants shall be held responsible for any damage caused by themselves or their guests. Tenants shall conduct recreational activities on their own lots or in common areas. Recreational activities in the streets are not allowed. Fireworks are not allowed on the premises.

COMPLAINTS: All complaints must be submitted in writing to the Property Manager.

9. BUSINESSES

Public access, businesses, commercial enterprises, day care services or door-to-door solicitation shall not be permitted within the community.

10. NEW HOMES

Set up of homes, construction of appurtenances including fences and storage buildings will require the written approval of Management prior to installation. In granting such approval Management may require that reasonable conditions be met regarding height, size, construction, finish, etc., to provide for aesthetically pleasing exterior appearance of the improvements and for the safety, comfort and welfare of the community and its residents.

UTILITY HOOK-UP: Management must be present for all connections to Community utilities.

ARCHITECTURAL REVIEW: The Architectural Review is responsible for ensuring that any changes to the exterior of the home and lot conform to the standards set by governing documents (i.e. Community Rules and Regulations, Lease, ByLaws). The purpose of this review process is to ensure no exterior modifications will be approved that will negatively impact the appearance or function of the community.

REQUESTS: To facilitate the approval process, and to provide a thorough and timely response to requests for architectural improvements, home owners must submit in writing items for review using Community's Architectural Review and request form. Approved projects must be completed within six (6) months from date of approval. Forms available online at MHParks.net

DEVIATIONS: Any deviations from approved plans, or schedules, must be resubmitted to Community Manager for approval.

NON-COMPLIANCE: Failure to obtain the necessary prior approvals or non-conformance to the approved plans constitutes a violation of Community's Rules and Regulations/Lease and may require modifications or removal of unauthorized work at the expense of the homeowner.

A homeowner who does not obtain the required written authorization prior to the start of a project will be issued a \$250 fine and a Cease-and-Desist order to remain in effect until a proper request is received or a hearing date is scheduled by Community Manager within thirty (30) business days. A project review will be denied until the Cease-and-Desist order fine is paid.

FINES: All Fines are due and payable on notification of the fine. Late payment penalties of \$5 per day, to begin thirty (30) days after receipt of the notification. Liens will be placed on the home if payment is not received within sixty (60) days of the violation.

11. LANDSCAPING AND LOT MAINTENANCE

Tenant shall maintain the landscaping, yard, lawn and driveway in good condition on their respective lot(s). Hedges must be trimmed regularly. Materials of any kind shall not be permitted to accumulate or be stored on any part of a lot outside of approved storage buildings. All refuse and debris must be picked up and disposed of on a regular basis. The storing of hazardous waste or chemicals shall not be permitted on the Property.

LANDSCAPING CHANGES: Any modifications of the landscaping, including but not limited to the excessive pruning or cutting/removal of trees and shrubs on space or the planting of shrubs or trees requires prior written permission from Management. No fruit trees or plantings that will grow in excess of 15 feet in height. For new home move-ins, landscaping plans must be submitted for approval prior to installation.

POTTED PLANTS: Shall not appear cluttered or unkempt. No empty pots may be stored visible from roadway. A 20-day notice to comply will be given, Management will then remove and dispose of all pots not in compliance with the above, at the risk and expense of tenant.

PLAYGROUND EQUIPMENT: Under no circumstances shall tenant erect swing sets, swimming pools, jungle gyms, slides, sandboxes and similar equipment on lot.

LOT DRAINAGE: Nothing shall keep surface water from draining properly. Tenants must keep all areas around home clean and free of debris.

COMMON AREAS: Community Owner will keep the community grounds neat and tidy around the common areas, unless otherwise directed. Tenants to keep areas surrounding their home free and clear of any debris that otherwise blocks or interferes with landscaper.

ENFORCEMENT: If the Tenant allows the lawn, landscaped beds or driveway to become unsightly or allows accumulation of materials or debris, management will have such lawns mowed or trimmed, beds weeded, or unsightly materials or debris removed at the expense of the Tenant. A 10-Day notice to comply will be given. Management will then bring lot into compliance with the above, at the risk and expense of tenant. Such expense shall be billed at a minimum of \$50.00 per hour, per incident or Management's cost, whichever is greater. There shall be an additional onetime fee per incident of \$25 for any yards with animal waste that needs picked up prior to completing yard maintenance.

VACATIONS: We must be advised of your plans for adequate space and home maintenance during vacations and prolonged leaves-of-absence. If you leave your home unoccupied for longer than a month management must have a local individual to contact for necessary maintenance and/or repairs.

FENCING: Under no circumstances is fencing allowed, unless otherwise approved by Lessor, in writing.

STORAGE SHEDS: Under no circumstances are storage sheds allowed, unless otherwise approved by Lessor, in writing.

STORAGE: Yards, lawns, patios, decks and carports shall not be used for storage. Anything needing storage shall be kept in an approved storage shed or stored from view by an aesthetically pleasing screen acceptable to Management.

FIRE PITS: No outdoor fires on Property except barbecues on Tenant's respective lot(s).

12. HOME STANDARDS AND MAINTENANCE

Tenant shall keep and maintain their home and accessory structures clean, sanitary and in good order and repair at all times. Owner has the right to restrict height, style, material, and color of any improvement on lot. Painted areas shall not be allowed to peel or become weather-beaten and shall be regularly repainted. Exteriors and roofing shall not be allowed to become mildewed or stained. Windows shall not be allowed to be cracked, broken or fogged due to sealant issues. All damaged portions of the home and accessory structures including but not limited to carports, fences, steps, porches, decks, downspouts and drainage systems and storage units, shall present an attractive and eye pleasing appearance at all times and shall not be permitted to become unsightly. All Tenants must submit paint samples to Management for written approval **prior** to painting exterior of home.

CONTRACTORS: All contractors or handymen performing services on carports, awnings, patios, wheelchair ramps, sheds, fences or other fixtures affixed to community grounds must be licensed and bonded. Proof of these certificates must be presented to Management, prior to work commencing.

CODE ENFORCEMENT: The home, all accessory structures including but not limited to fences, porches/decks, stairs and sheds and utility connections shall be constructed with quality workmanship and at all times in good condition. They shall comply with applicable laws, ordinances and regulations.

Lot numbers must be placed in a visible place on exterior of all homes. Numbers shall be large, reflective, and without obstruction. Review the applicable Parish/City Code.

EXTERIOR DOORS: Shall have permanent stairs and porches with protective railing and be skirted to match home.

PORCHES AND CARPORT STRUCTURES: All structural connections (porches, carports) to home must be approved by governing authorities. If building permits are required, the Tenant is solely responsible for any potential damages to the structure, whether theirs or neighbors. All projects requiring permits, etc should be submitted to Property Manager prior to commencement of work.

SKIRTING: All homes must have skirting installed around the complete perimeter of home. All porches, decks and other attachments to the homes are to be skirted in a similar manner. Prior to installation, Tenant shall provide specifications of the type of material for Management approval.

SATELLITE DISHES: Exterior satellite dishes shall be installed on back side of home. Prior to installation, Tenant shall provide specifications of location of satellite dish and obtain written approval from Management.

HOME DRAINAGE: Gutters, downspouts, and proper drainage for all structures on lot is the responsibility of the tenant. The installation or modification of any lot drainage requires prior written approval.

WINTERIZING: Winterizing of homes is the sole responsibility of the Tenant. Water must not be left running to prevent freezing of pipes.

SEASONAL DÉCOR: All holiday decorations including lights, figurines and ornamental displays must be removed within 30 days of the observance of the holiday.

RIGHT OF ENTRY: Management shall have the right to enter any lot within the community at any reasonable time for maintenance of utilities and to ensure compliance with applicable codes, statutes, ordinances, administrative rules, and the rental agreement and rules of the community.

13. ATTORNEY FEES

In the event Management is required to expend attorneys' fees or costs to enforce the rules and regulations of the Community, then Management may, at its discretion, charge some to the violating tenant. In the event Community does assess such attorneys' fees and/or costs to the violating tenant, such fees and costs shall be considered "additional rent" and shall be collected in the same means and manner as rent.

14. SALE OF HOME

SUBLET/ASSIGN: Per the terms of the Lease Agreement, Tenant shall not have the right to assign or to sublet any right or interest created by this Agreement without first obtaining the written consent of the Lessor, which shall not be unreasonably withheld. If such consent shall be obtained, Lessee shall remain liable for the payment of rent and for the performance of all other terms and conditions contained herein.

MOVE-OUTS: A forty-five (45) day minimum notice is required on all move-outs. Management must be present.

SIGNS: Any sign advertising a home or lot for sale/lease shall not be larger than 18" x 24" Yard sign must be metal framed, no wood posts.

15. PARK FACILITIES

The laundry building is solely available for tenant's convenience. All persons using the same do so at their own risk. MHParks.net will not be held responsible for accidents, injuries, or loss of any property by fire, wind, floods, or any act which is beyond its control.

16. AMENDMENTS

Management shall have the right to amend these rules as may be required, provided adequate notice is given. Notice may be provided by (1) personal delivery of a copy of the Rules, as amended, to Lessee; or (2) email a copy of the Rules, as amended, to Lessee. Additionally, "general" Community Rules shall be posted in a conspicuous place within the Property.

Any and all Tenants who do not abide by the Community Rules and Regulations will be given a five (5) day notice to vacate the Property.