

## RIVER BREEZE ESTATES PARK RULES – APRIL 2024

1. Tenant shall not use or occupy his/her home in such a way as to cause any lot to fail to comply with the terms of the Lease Agreement or State or local laws and ordinances.
2. Satellite TV, cable or other equipment installation must be approved by Landlord to ensure that installer places in the best location and not the easiest location for the installer. Equipment should generally be installed behind the home. DO NOT attach dish to home. Dishes must be installed on separate posts. No wires through side of home or walls – through floors only and close to walls.
3. No business or commercial venture may be operated on the premises or inside the mobile home park. However, the Tenant may use a minor portion of the home for an occupation which is customary in Residential areas such as for a home office or home-based business that does not regularly involve customers visiting the residence.
4. Everyone is expected to do their part to keep the neighborhood neat and clean including washing exterior of homes, preventing litter and keeping the grass cut as needed - usually every 10-14 days in summer. The Tenant shall keep the premises neat, clean, in good repair, and use them in such a manner as not to be detrimental to any other Tenant or to the operation of the park for health, safety or aesthetic reasons. Tenant must keep the Lot clean, lawns cut, and high grass trimmed for the entire lot. Tenant shall keep the yard mowed, watered and free of fire ants, keep the roof and gutters free of debris, the shrubs neatly trimmed, and landscaping maintained. All lots will be kept neat in appearance and all lawns must be kept mowed. Any litter, trash or debris must be picked up – regardless of whether it comes from you. If it is on your lot, you are responsible. If it is consistently coming from a neighbor, open an “Other” service request in AppFolio for management to contact you so we can address the issue.
5. Tenant shall maintain his/her unit reasonably free from insects, vermin and other pests. This means using pest control as needed for mice, keeping food properly stored for insects.
6. The Lessor, or authorized agent for the Lessor, has the right to enter the rental property (Lot) at any reasonable time, with or without prior notice for normal grounds maintenance and landscaping.
7. Household waste (garbage) that is placed outside the mobile home shall be stored in watertight, and to the extent possible animal-proof, receptacles of metal or other durable materials with tight fitting covers. Garbage containers must be placed and removed from the curb within 24 hours of garbage pickup. Burning of household trash and garbage is not allowed. No household waste shall be stored or accumulated under or around the mobile home or in any structure. Storage of household trash is not allowed. Tenant agrees to pay for garbage pickup service or take trash to the dump weekly.
8. All materials that are not stored within a proper storage building, and all vehicles which are not in working order for more than thirty (30) days, are considered debris and must be removed. In the event that it becomes necessary for trash and/or debris to be removed by the Landlord, the Tenant is responsible for the cost of the cleanup. There will be no burning of household garbage, trash, limbs or other debris.
9. Each lot has parking for three (3) vehicles. No more than three vehicles should be parked on a regular basis. Do not park cars or other vehicles, working or not, on the yard for any reason. Park only on prepared (paved/gravel) road surfaces. No commercial vehicles (including coal, dump, or tractor trailers), equipment of any kind, utility trailers, horse trailers, extra-large trucks/trailers, or vans will be parked on the premises at any time. A single small boat, personal watercraft or ATV may be parked behind the home. The tractor of a

tractor/trailer rig may be one of the three allowed vehicles parked in the lot driveway. Equipment, like utility trailers, can be stored within a storage building.

10. With prior approval of the Landlord, which shall not be unreasonably withheld, awnings, screen rooms, porches, or storage buildings may be placed on the Tenant's lot. No alterations, repairs, changes or improvements of any type or character are to be made in or to the premises hereby leased, without the consent in writing of the Landlord, except such as are necessary for the proper care and maintenance of the premises in an emergency. Sheds made not be used as a living space – only for storage. Maximum shed size is approximately 10x10 feet.
11. No fencing will be allowed on the premises other than chain link fencing or wood privacy fencing, material and location which must be approved in advance by the manager. Any other nonconforming fencing must be taken down upon the sale or removal of the mobile home.
12. Except in connection with flower or vegetable gardens, Tenant shall not dig on the lot without the prior consent of the Landlord and verification by authorities of the location of underground infrastructure systems (electrical, sewage, water, telephone, cable). Any damage done to an underground utility by the Tenant shall be repaired at the Tenant's expense.
13. The Tenant is required to respect the privacy and lot lines of other Tenant's lots. Tenant and Tenant's household members and guests shall not conduct themselves in a way that unreasonably disturbs other Tenants, and shall refrain from illegal activities. Tenant shall be responsible for the activities and behavior of persons residing with Tenant and guests of Tenant. Chandler Holdings observes a **zero tolerance** policy against criminal activity of any kind. Loud noise of any type is not tolerated.
14. The Landlord concedes the Tenant's right to have parties, or a number of guests, but in doing so, shall insist that perfect order prevail, and that boisterous conduct be avoided.
15. Tenant, or any member of Tenant's family, guest or other person under the Tenant's control, shall conduct themselves in a manner that will not disturb other Tenants' and neighbors' peaceful enjoyment of the premises. Tenant, or any member of Tenant's family, guest or other person under the Tenant's control, shall not engage in or facilitate criminal or drug related activities. Any such violation constitutes a substantial violation of the Rental Agreement and is grounds for termination of tenancy and eviction from the premises. No noise, including television, radio or people, should be heard from more than 10 feet away from the outside of the residence after 10pm.
16. All personal property placed in the leased premises or in any other portion of the Landlord's property or any place appurtenant thereto shall be at the sole risk of the tenant or the owners thereof and the Landlord shall in no event be liable for the loss, destruction, theft of or damage to such property. Tenants are encouraged to secure insurance to cover such losses.
17. No swimming pools may be installed on premises. Any other recreational things like swings should be placed in the back yard only.
18. The use of 4-wheeler and go-carts is prohibited on property and roads.
19. Tenant has a duty to report unsafe conditions to Landlord so Landlord may evaluate the condition and take steps to correct it, if necessary.
20. Tenant agrees to keep any equipment associated with common area surveillance or Wi-Fi for the property connected and in good working order. Particularly, Tenant is responsible for providing power to any surveillance (cameras) or network equipment connected to the service power pole.
21. Only curtains or blinds are allowed to be showing from windows. No cartons, cardboard, plastic bags, foil wrap, sheets or other items may be placed over windows as can be seen

from outside. It is acceptable to place frosted film sheets on the interior of windows if additional privacy is desired.

22. All vehicles must be in working order. No tarps or bags over cars. Minor repairs are allowable if completed within one week. Non-working cars will be towed at the owner's expense.
23. Cleaning filters for the furnace/air conditioner/heat pump is the responsibility of the tenant. Check your filter monthly. Open a service request/work order through AppFolio/call center if you have questions.
24. Tenants are not allowed to change the locks on a home without coordinating with maintenance and providing a key and the original locks back to management. Installing the original locks back in the home is a tenant responsibility.
25. Do not dispose of grease down your drains. Place grease in a sealed container and throw out with the garbage. This clogs the lines. Tenants will be charged for drain repairs.
26. Tenants are responsible for reporting leaks immediately to prevent damage to homes. Tenants are responsible for damage to the water line between the meter and the home (usually caused by people driving/parking on them). Park only in driveways.
27. Tenants are not allowed to paint the interior or exterior of rented homes without consent.
28. Tenants that rent only lots are not allowed to paint the exterior of their home or make any other additions or modifications without consent and approval.
29. Dogs that are unattended and outside must be in a cage/kennel/enclosure that allows them to walk around and have shade. Dogs should never be chained outside or left on leads without people with them.

EXAMPLE FEE SCHEDULE (Minimum Charges)			
Dirty HVAC air filter	\$40	Bank Fees (returned check)	Cost + \$20
Loud noise, speeding or other nuisance	\$50	Failure to cut grass, minimum – ma	\$60 - \$100
Failure to clean debris/litter, minimum	\$25	Insect, vermin or pest control service charge, minimum	\$85
Not Parking in gravel/ parking in yard, per day	\$20	Tenant caused utility repair, like grease into drains, toilet, sink or bath/toilet overflows	Cost + 20%, \$300 minimum
Unsanitary or unclean unit – unwashed dishes in sink, food left out, garbage overflowing containers, etc., minimum	\$75	Unauthorized occupant/roommate per calendar month or part of calendar month	\$500
Non-functioning car per day	\$20	Car towing, Minimum in addition to charges from tow company	\$150
Lost mailbox key	\$50	Use of go-cart or 4-wheeler on property or roads per incident	\$50
7 Day Notice Demand for Payment	\$100	Eviction Filing, Minimum	\$400
Abandonment, per lease	\$750	Criminal activity on property	\$1,000
Other rule violation, per incident or per day	\$20	Holes in wall bigger than a dime from hanging pictures, etc., minimum each	\$50
Broken window or screen	\$75	Unauthorized lock change	\$150