

SIX ROCK PROPERTIES - RULES AND REGULATIONS
as of January 1, 2020

SPEED LIMIT AND VEHICLES

1. The speed limit in the mobile home community (“MHC”) is 10 MPH. Residents and their guests shall obey the posted speed limit at all times while within the MHC. Excessive speeds and reckless driving will not be tolerated.

2. Vehicles that have fluid leaks (e.g., gas, oil, etc.) must be immediately repaired to prevent damage to ground surfaces. No oil changes, radiator flushes, overhauling, or placing of vehicles on blocks or jacks will be permitted. All cars in the community must be in running condition and properly registered and licensed.

3. Residents must obtain permission of management to store more than two (2) vehicles at any one site. Management may revoke such permission at a later date if the excess vehicle(s) are found to create a nuisance or disturbance.

NOISE

4. The MHC maintains quiet hours from 10:00 p.m. to 8:00 a.m., seven days a week. It is each resident’s responsibility to make certain that noise from his or her unit, cars, yards, children, and guests does not disturb his or her neighbors between those hours.

5. Excessive noise; loud parties; and excessive volume of radios, stereos, televisions, home entertainment systems, computers, musical instruments, and the like are not permitted at any time of day or night. Further, there shall be no discharging of firearms or other weapons, including but not limited to guns, crossbows, bows and arrows, air rifles or pistols, sling-shots, paintball guns, and blow guns. Fireworks are also prohibited.

6. Excessive noise of cars, motorcycles, or motorbikes is prohibited. No recreational use of motorcycles, motorbikes, or go-carts will be allowed in the community.

MAINTENANCE AND USE OF MOBILE-HOME-UNITS AND SURROUNDING PREMISES

7. All homes must have their water and electric turned on before they can be occupied and must remain turned on during tenancy.

8. No signs or advertising materials will be permitted to be posted without the written permission of management.

9. Residents are required to maintain their premises in good order at all times. Lawns must be kept neat and litter free. Food shall never be left outside overnight.

10. No indoor upholstered furniture, appliances, or unregistered vehicles may be left outside any unit. If any such items are left outside a unit, they are subject to immediate removal and disposal by management, without prior notice.

11. All garbage must be placed in securely fastened garbage bags and placed into containers with secured lids and without holes.

12. Residents shall comply with all federal, state, and local ordinances and regulations, along with the rules and regulations of any private utility that services the residents' premises.

13. Aluminum foil and paint shall not be allowed as window coverings.

14. Additions, metal awnings, carports, structures, fences, storage buildings, and the like may be built only if the resident receives the prior, written approval of management. Once built, they shall not be removed without the prior, written approval of management.

15. No yard sales are allowed in the MHC without the written permission of management.

COURTEOUS BEHAVIOR; GUESTS; RESPECT FOR OTHER RESIDENTS

16. The following shall be cause for IMMEDIATE eviction: (a) public drunkenness, illegal drug usage, or boisterous or immoral conduct; (b) verbally berating MHC personnel or fellow residents; (c) physically threatening MHC personnel or other tenants; (d) setting fires within the MHC; and (e) illegal activity of any type.

17. Residents shall be held responsible for damage caused by their children, pets, and guests, and shall pay for any necessary repairs. Residents are responsible for the conduct of their guests and visitors. Any violation of these Rules and Regulations by the guest of a resident is the same as a violation of such Rules and Regulations.

18. Non-adult visitors of community residents must be supervised by an adult at all times while in the community.

19. Any guest that is found to be a disturbance or annoyance to other MHC residents may be ordered to leave by management.

INFANTS, CHILDREN, YOUNG ADULTS, AND TEENS

20. Children must play in their own yards and must not be permitted to trespass through the yards of other residents or play in the streets. Children under the age of 12 who are playing outside must be supervised by an adult at all times.

21. Children under 14 years of age shall not be permitted outside in the MHC after dark unless they are accompanied by an adult. Children who are at least 14 years of age but less than 18 years of age shall not be permitted outside in the MHC after 10:00 p.m. unless they are accompanied by an adult.

PETS AND ANIMALS

22. **No animals weighing over 30 pounds may be kept in the community.** All other animals may be kept in the community only with the prior

written permission of management, which may be granted or withheld in management's sole discretion. Once granted, management may revoke such permission if the pet is determined to be unruly or overly noisy, or it presents a threat to the safety of other residents. Animals brought in without permission will not be allowed to remain.

23. For avoidance of doubt and subject to The Fair Housing Act, the following breed of dogs will **NOT** be allowed in the MHC: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chows Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, and Siberian Huskies

24. Pets that are outside of a resident's mobile-home-unit must be on a leash at all times. Any animal that is off of a resident's property and not on a lease is subject to removal by the Animal Control Officer by City ordinance.

25. All home sites must be kept free from pet waste. This waste may not be put in with the garbage unless it is firmly enclosed in a secure container.

OTHER

26. Violations of these Rules and Regulations that are not grounds for immediate eviction from the MHC shall carry a fine of \$20, that is payable as part of the resident's next monthly rental payment.