

RULES AND REGULATIONS

The Rules and Regulations (“Rules”) are made and executed by and between Lotus Lane Estates LLC (“Property”) and the Lessee on the day specified when lease agreement was signed and/or renewed.

- Office hours are 9:00 AM-5:00 PM Monday-Friday. However, if the 1st falls on a Saturday, we may be open at a time to be announced.
- **All rent and service payments are due on or by the 1st of each month** unless otherwise stated. A late fee of \$50.00 will be applied after the 5th, plus \$10.00 a day will be charged until payment is received.
- Returned checks will be charged a fee of \$35.00 plus all late fees as well. **Management will no longer accept checks after one has bounced or returned for any reason.** Management can refuse checks at their discretion. **NO CASH IS ACCEPTED!! ONLY MONEY ORDER/CHECK OR ONLINE PAYMENT.**
- Tenants must give a 30-day written notice that coincides with the end of the lease. The last month’s rent must be paid in the form of a money order, cashier’s check. This procedure has to take place in order to qualify for a deposit refund. After this is done it will take 30 days from move out to receive any refund if due to tenant.

*****The last month’s rent must be paid in FULL before a 30 day move out notice will be accepted. No rental information will be released to any requesting party until the 30-day notice is submitted and all rent is paid.*****

***** DO NOT FORGET TO LEAVE A FORWARDING ADDRESS *****

- Do not park or drive in/on the yard, only in the space provided for your house. Anyone caught driving any vehicle in the grass will be charged a \$100.00 fine, per occurrence.
- Under no circumstances shall tenants tamper with mailboxes, electrical equipment, or any other equipment.
- Tenants must always maintain their space in a clean and orderly condition. Garbage cans, BBQ grills, bikes, toys, etc. are to be stored behind the house or in an orderly manner outside. No household furniture is to be kept outside at any time.
- If space maintenance is neglected, the park manager will inform the resident in writing indicating the deficiencies. If corrective action is not taken, the park management may have the corrective action taken care of, and the resident will reimburse the **Property** for all actual cost incurred. Resident hereby grants the **Property** and/or its agents and employees, access to and authorization to enter the rented premises, home unit and

improvements, in an emergency, for the purpose of performing such acts as the **Property** in its sole discretion, deems necessary for the safety of said property and its other residents. Residents shall not hold the **Property**, its agents or employees, responsible for such as performed by the **Property** while acting in such capacity.

- Tenants must keep trash in a trash can with a lid, and that lid must be able to close or mostly cover the trash inside it. If trash is picked up by the city on specific days, please ensure your trash parcel is put away after trash is picked up by the end of that specific day. Tenants are responsible for trash pickup fees and any additional fees associated with trash negligence. All trash fees are set and assessed by the City and charged to the tenant accordingly. Excess trash that does not fit inside the provided trash can, will incur a \$100.00 fine per occurrence.
- Fences or other structural construction will not be installed without authorization from the management first. All fences must be installed in accordance with diagram in office. All landscaping, fences, walkways, and decks become part of the property.
- The management/owner will not be responsible for any loss of property caused by fire, theft, wind, hail, flood, or other acts of God.
- There will be a \$300.00 charge per month per person for each person inhabiting the house who is not on the lease. This charge is due before or on the 1st of the month.
- Tenants are not allowed to park/store boats, watercraft, trailers, motor homes, campers, or ATV's.
- Tenants are responsible for their own water, trash, cable, internet, electric and telephone. Also, tenants must maintain utilities i.e. "electric, water, etc." at all times.
- Tenants are responsible for maintaining the heat in the home during cold weather. Any damages to the plumbing due to lack of heat will be charged back to the tenant. **Not applicable if tenant owns their own home.**
- Tenants are not allowed to perform maintenance or repairs for any reason on rental property.
- All service calls are to be handled by property management on rental properties. However, if a problem is due to tenant misuse, neglect, or abuse the service call will be charged back to the tenant.
- Tenants are responsible for maintaining batteries in the smoke detectors upon initial move-in.
- Tenants are responsible for keeping A/C filters clean. If management finds a filter to be dirty during random inspection, it will be changed, and the tenants account will be fined

\$25.00. Not applicable for tenant owned homes.

- There are no yard/garage sales of any kind allowed.
- NO PEDDLING, SOLICITING, OR ANY FORM OF COMMERCIAL ENTERPRISE WILL BE PERMITTED WITHOUT PROPER WRITTEN CONSENT. Also, no daycare or babysitting of any kind is permitted.
- KIDS UNDER THE AGE OF 12 MUST BE UNDER PARENTAL SUPERVISION AT ALL TIMES WHEN OUTSIDE THE DWELLING UNIT. A warning will be provided to the primary tenant before subject to fines.
- Subletting of the home unit or space, or both, is not allowed under any circumstances without prior written approval from park management.
- Guests shall be the responsibility of the resident whom the guest is visiting. Guests shall be subject to the same rules and regulations as residents.

Improvements

- Location of home unit must be approved prior to tying down the unit. A plot will be prepared by the park to indicate location of the unit and various utilities. This plan will be maintained in the park files and must be referred to before any subsequent digging is done on the lot. The resident will be held responsible for any damage to the underground utilities caused by digging.
- If the design of the house allows, tongues and hitches must be removed and stored under the house.
- Home units must be skirted, with manufactured skirting, within sixty (60) days after arrival.
- To maintain constancy and high standards throughout the park, any major improvements, modification, or alteration to the home or lot must be approved by the park management. Examples would be swings, metal or wooden storage structures, porches, entry steps, decks, patio covers, fences, etc.
- Exterior antennas of all kinds are controlled. Antennas more than ten feet (10') in height above the home are not allowed. No towers are allowed.
- No sheds/storage buildings over 10'X12'X8' will be permitted. All materials used should be regulation on sheds; on carports it must be steel posts with either steel roofing or shingles; on decks and covers no fiberglass panels are permitted on the roof, only shingles or steel manufactured for awnings for deck roofs.

YARDS

- **Tenants are required to maintain their own yards.** This includes mowing the ENTIRE yard as well as keeping grass trimmed around the house, fence, curb, water meter box, and air conditioning units.
- It is the tenant's responsibility to treat for all insects in their yard, homes, and around the

A/C unit.

- 3. All yards are inspected weekly by property management. If a yard needs to be mowed or weed eaten, the tenant at that unit will receive a notice either by email or a notice on the door. If the tenant does not comply with the notice by 8 AM the following business day, a fee will be charged back to the tenant. If the property has a landscaping company that comes to upkeep lawns and your lawn is mowed by the company, you will be charged a mow fee at that time.

TRAMPOLINES

If you wish to have a trampoline, you will need to first, have permission from this office.

You will also need to have the following:

- A copy of renter's insurance in the amount of \$300,000.00 liability coverage for the trampoline and a copy of it will need to be provided to the office for your file.
- It will need to be securely tied down, have a safety enclosure on the sides, and verified by an office employee that it is secure.

AUTOMOBILES

- Speed limit within the subdivision is posted. The use of any street in the subdivision for racing or speeding on a motorcycle or any other vehicle will not be tolerated, and the offender will be required to move. Courtesy and safety make it imperative that this rule be adhered to.
- **NO MAINTENANCE ON ANY VEHICLES ALLOWED.** There will be a \$100.00 fine if found working on your vehicle on **Property**.
- In-operative vehicles will not be allowed and will be removed at the expense of the owner.
- Tenants are not to store or keep any vehicles not listed on the lease.
- Vehicles are not to park on street or grass.

PETS

- **Not all parks are pet friendly, check with the Manager!!**
- Vicious dogs will NOT be allowed!!!
No Pit Bulls, Dobermans, German Shepherds or Rottweilers.
- **NO FERRETS ALLOWED!**
- THE HOME AT _____ is a Non Pet Home!
- PETS CANNOT BE TIED TO PORCHES OR PATIOS AT ANYTIME
- You must pick up after your pets. Not doing so will incur a \$20 fine per occurrence.

CHILDREN

- Children are not permitted to play in the street, vacant lots, around mailboxes, bus stop, or the office area.
- Children must always be supervised by a competent adult. Parents are responsible for their children's conduct at all times and failure to exercise adequate control of children will result in eviction.
- Children under 18 years of age must be on own lot after dark unless supervised by an

adult.

PERSONAL CONDUCT

- The management shall make the sole determination as to the right to evict an objectionable person or persons who may cause a disturbance, become a nuisance, or fail to observe the rules and regulations.
- Radio, television, or stereos are to be turned down at all times as to not annoy other residents.

Loud music or loud parties will not be permitted at any time.

- NO drunkenness or immoral conduct will be tolerated.
- Willful or careless destruction of or injury to trees, shrubs, equipment, or any other property on the park will result in immediate eviction of offender, and the payment in full of all damages done to the property of the park or to property of other residents will be required.
- Tenants are responsible for the actions of their children and that of their guests.
- There is to be no business conducted in or at any unit on the **Property**.

These rules and regulations are believed by the management to be necessary for your good health, pleasure, and well-being. These rules and regulations supersede all previous rules and regulations. These rules are as much a part of your lease. NOT observing these rules and regulations are grounds for evictions.

LESEE: have read and understand All Rules and Regulations set forth in **Property**
COMMUNITY RULES AND REGULATIONS.

By signing below, you agree to abide by said Rules and Regulations and acknowledge receipt of this notice.

LEESSEE SIGNATURE PRINT NAME LEESSEE DATE

PROPERTY MANAGER SIGNATURE & DATE