

WELCOME



And



2014

Rules & Regulations

www.avaloncamelot.com

Welcome to the Avalon and Camelot Communities

*Avalon and Camelot are quiet & friendly communities.
While you are residing here, we hope your stay will be a long and happy one.
We will constantly strive to give you the best possible accommodations.
Our efforts along with yours will help make Avalon and Camelot
pleasant and distinctive places in which to live.*

Our office is located in Avalon and the business hours are: 9am – 5pm (Mon-Fri),
Appointments made are best by calling the office at **(507) 388-7714**.

You may drop your “Lot Rent” in the slot just to the left of the office door at Avalon or at Camelot in the slot built into the shop door. Mail you may have can be dropped off in the mail slot next to the mailboxes.

For your safety at Avalon, we have our “Shelter” built next to our office area for storms that may arise. The “Tornado Warning” siren is the tall pole next to the shelter area, so you will be able to here it loud & clear. At Camelot our “below ground shelter” is located centrally from either Lor Ray or Howard Drive entrances.

For your safety, both the North Mankato Fire and Police Depts. are close by in case of emergencies.

Trash Day is on Thursday at Avalon and on Wednesday at Camelot
During recognized holidays garbage will be picked up the following day.

For the convenience of Avalon and Camelot residents, we have a Mini-Storage rental area located at Avalon. Stop by the office for prices & sizes available.

You may have noticed the children’s playground, we also have “Benson Park” just across the street from us for your enjoyment of riding bike, walking, relaxing & sitting by the pond or next to “Lady Bug Lake” just a short distance behind the flag pole area. We have other parks in the area, such as “Spring Lake Park”, but we will leave that up to you to find & enjoy.

For your shopping needs, you can connect to Lookout Drive in the west or Lor Ray Drive in the east and turn south to connect with Hwy. 14 or go over the overpass & connect with Commerce Drive for Walgreens, (2) Bar & Grill Restaurants, Culver’s, Lloyd Lumber for any hardware, lumber, etc. you may need or a number of banks to choose from to open your new bank accounts. We also have gas stations located on Commerce Drive, Lor Ray Drive & Look Out Drive. These are all within a short distance.

We also have hair stylists, medical clinics, dental & chiropractic offices in the area. The community locations are the perfect center point for everything you need.

Thank you for making the Avalon |Camelot community your home.

SECTION 1: GENERAL REGULATIONS

- **Dogs** are Not allowed in the communities. (Includes guests).
Service and Companion Dogs, as defined by the ADA law are allowed with proper documentation and criteria met.
- **Cats** must be leashed or inside at all times.
- **Loud Music** is not allowed Quiet must be maintained after 10:00pm until 7:30am
- **Satellite Dishes** over 18” round are not allowed.
Satellite dishes must be mounted on the house.
- **Fire Pits and Containers** per city of N. Mankato codes:
All fires must be contained to a device designed to hold a small fire, such as an outdoor fireplace or commercially manufactured steel or ceramic portable fireplace, including chimneys. Recreational fires shall not be conducted within 25 feet of a structure of combustible materials and must be contained on all sides and top (on open flame and fire pits) Copy of city code is available at office.
All wood must be stored in covered container or at least 12” off the ground.
- **Rental of your home** is not allowed without prior consent of the Park.
- **Damage** done by the resident, their children or guests will be the responsibility of the resident.
- **No Person** has the right to use, possess, store, manufacture, sell, purchase, give away, barter, deliver, exchange or distribute any illegal drugs on the leased home site, in the home or anywhere on the private property owned by Avalon | Camelot. Violation of this rule is grounds for IMMEDIATE EVICTION.

SECTION 2: HOME MAINTENANCE

- **All homes must be well maintained** which includes, Painting, Windows, Storm Doors and Skirting (Vinyl, Aluminum or Steel – No Wood)
- All homes Must be in “like new” condition with residential siding, shingled roof and newer than 5 yrs. old when they are sited in Avalon. Homes coming into Camelot must be 16 feet wide and no older than 1976, pending approval.
- All homes and any additions to the home must be skirted with a management approved material within 30 days of arrival. Skirting must be properly maintained, which includes repairing, painting, adjusting after damage, or replacement if it is no longer repairable.
- Any damage done to the home or other structure on the home site which is caused by storm, wind, motorized vehicle or other cause, must be repaired within a reasonable time – not to exceed 60 days All construction projects must have a finished exterior within a reasonable time.

SECTION 3: HOME SITE MAINTENANCE

- **Grass must be mowed and trimmed** before reaching (4) four inches in height. If it is necessary for the management to mow and/or trim your yard – there will be a \$40.00 charge. We monitor weekly on Monday or Tuesday.
- **Trees, Shrubs and Gardens** may be planted with management approval of location and size. Gardens must not exceed 10' x 10'. Resident lot care history may impact approval and requirements. Approval form is available at office.
- **Rock or Mulch** may be placed around house no more than 3 Feet out. Heavy plastic or weed control material must be installed before laying rock or mulch.
- **Parking stall may be extended** 18 inches on (3) three sides by using pavers 18 inches or less. Resident is responsible for removal and re-sod at time of move out.
- **Home sites must be free of debris** which includes, but is not limited to, Used Furniture, Lumber, Car Tires, Appliances and Other items which may cause a hazard to safety or detract from a positive community image.
- **Garbage Avalon:** must be in a plastic bag with a 30 gallon bag limit. (30 lbs. weight limit for each bag). Garbage will be picked up in front of your home on **Thursday's**. All residents must store their garbage bags & misc. garbage in tightly covered garbage cans. with lids . Limit 2 cans per residence.
Garbage Camelot: One 64 gallon garbage can and a yellow lidded recycling can will be furnished by LJP. It will be picked up and emptied when placed in front of your home on **Wednesday** each week, prior to 9:00am. Garbage must be in a plastic bag inside the garbage can and recycling placed in the yellow lidded can. *Garbage should not be placed outside until the morning of collection or a maximum of 12 hours in advance.*
- **Snow Removal** of any and all snow that is left in front of resident(s) parking stall after the snow plow has gone by plowing the streets, is the responsibility of the resident. Additionally you must keep your sidewalk(s), parking stall & deck(s) cleared of snow & ice. To allow for street plowing, no parking on the streets: November 1ST thru April 1ST between the hours of 1:00 am and 6:00 am
- **Christmas Decorations** must be removed from lot & outside of home by no later than February 15th each year. Lights on the roof line of your home may stay until it is safe to remove within a reasonable time frame.
- **Outdoor storage** of boats, campers, or recreational vehicles is prohibited. They must be removed after the season is over. Storage is available at Avalon. Please call for pricing and availability.
- **Clothes lines** must be umbrella style and are limited to (1) one line per lot.
- **Pools may be used** that are above ground and a maximum size of 18 feet by 48 inches deep. Resident is responsible for removal and re sod at time of move out. Proof of insurance will be required.
- **Trampolines** are not allowed.
- **Sandboxes** are OK that do not exceed 6' by 6', pending lot size, covered are best.

SECTION 4: OPERATION AND MAINTENANCE OF VEHICLES

- **Speed Limits** within a manufactured home community are regulated by state law at a maximum of 10 MPH. The first violation may result in a warning from the management or a speeding ticket from the police dept. Multiple speeding violations within the community will make residents subject to Eviction.
- **Loud Mufflers** will NOT be permitted.
- **Parking on the Grass** is not allowed.
- **Vacant Lot parking** of vehicles & recreational vehicles is not allowed unless a month to month lease is signed for designated use. Otherwise they will be towed at vehicle owner's expense. (Please inform friends & family of this rule also)
- **Major Repair Work** on vehicles will NOT be allowed in the off street parking area, street or manufactured home sites. All major work must be completed inside a garage.
- **All Vehicles** parked outside must be in running order with current license plates properly installed.
- **Recreational Vehicles** such as, Snowmobiles, Motorcycles, Mopeds and Three and Four Wheelers WILL NOT be operated within Avalon or Camelot, except on the roads going to or from their destination. Motorized scooters or skateboards are NOT allowed in Avalon or Camelot at anytime.
- **Snow Removal** - No parking on the streets between the hours of **1:00 am** and **6:00 am** beginning **NOVEMBER 1ST** thru **APRIL 1ST**.
(Or during the winter season, if Mother Nature decides to last longer)
All vehicles in violation of this rule will be towed at the owners expense. Call Affordable Towing (507) 388-8697 if your vehicle is towed.

SECTION 5: PORCHES – DECKS- STORAGE BUILDINGS

- **Plans and the location for additions**, porches, patio enclosures, garages, sheds and decks must be approved by management before they are erected on the home site. Approval form is available at the office.
- **Every home must have a deck at the front door** of a minimum **6' x 6'** size, maximum size is based upon lot and home size. Every deck must be constructed of cedar, redwood, treated lumber or recycled boards. Every deck must have a safe railing around all sides, steps must have at least one hand railing and the bottom of the deck must be enclosed if used for storage purposes.
- **Sheds, garages or other storage buildings must comply** with local building codes and be approved by the office for architectural integrity with the community. Accessory buildings must match the home and are limited to (1) storage shed per lot with a maximum size of **10' x 12'**, pending lot size. The location of sheds, garages or other buildings must be approved; approval form is available at the Park office.
- **Porches must comply** with local building codes and be approved by the management. They must have a door or window that faces the street, the entry must have a window next to the door or in the door, the porch must match the home and be constructed of quality materials. Maximum size of **8' x 8'**, pending lot size.
- **The outside storage area** in the Mini-Storage enclosure is restricted to vehicles, recreational vehicles, campers and boats. All of the above mentioned items must have current licenses to be stored outside. All other items must be stored in an enclosed Mini-Storage unit.

SECTION 6: MOVING/ SELLING HOME

- **Notice of Moving and or Selling your home is required** please refer to your lease document and contact the office for guidance, we are here to assist you.
- A purchaser who wishes to keep the home in the community, must complete a resident application in person at the office located at Avalon, 2101 Excalibur Rd, N. Mankato and be approved for residency before taking possession of the home.
- Upgrading or repairs to the home, skirting, storage shed, etc., may be required to be in compliance with rules.
- All accounts, rents, fees and other payments which are due must be paid in full before a transfer of ownership.
- A home for sale may be vacant for a maximum of 90 days provided all rent is paid on time and maintenance of yard is completed. After 90 days requires office approval.
- All homes will be sighted and removed from the home site under the supervision of the manager. A 48-hour coordination notice from the movers is required.

CONTACT INFORMATION

EMERGENCY:

Police & Fire Dept.: 911 (*Emergency*) / 625-4141 (*Non-Emergency*)
Immanuel St. Joseph's – Mayo Health System: 507- 625-4031

Avalon Office: (507) 388-7714 Normal Hours are 9:00am to 5:00pm

Jada Raymond – Office Manager

If After hours Emergency, please call office number and night managers will be reached.

Camelot/Maint. Shop: (507-388-4578)

Steve Riegert – General Manager

HOME REPAIR EMERGENCIES: (frozen pipes, water heater, general home repairs, etc.)

Country Side Homes (service) 507-344-4357

Mankato Mobile Home Service: 507-387-4632

Jetter Clean: 507-345-3149

UTILITIES:

Frost Benco Electric: 507- 387-7963

Center Point Energy (gas): 1-800-245-2377

City of N. Mankato (Avalon water/sewer/garbage): 507- 625-4141

LJP Disposal (Camelot garbage) 507-625-1968

Gopher State (Free utility locates on your lot): 1-800-252-1166

PHONE COMPANY:

Enventis (Formerly: Hickory Tech): 507- 387-1151

CABLE SERVICE :

Charter Cable: 507- 380-9335 (local Rep.)

N. MANKATO SCHOOLS:

Elementary

Garfield: (507) 387-4400

Hoover: (507) 388-5202

Monroe: (507) 387-7889

Secondary

Dakota Meadows Middle School: (507) 387-5077

High School

Mankato West Senior High: (507) 387-3461

Daycare in Avalon

Mary Peterson (Infant to Pre-school)

2020 Winchester Way (507)-388-6206

Daycare in Camelot

None at this time