

# Stonegate Mobile Home Community

## A GUIDE FOR YOUR COMMUNITY

Welcome to Stonegate of Auburn. We are glad you have decided to join our Community, and we hope your residency will be a long and happy one. In order to contribute to your living pleasure, as well as protect your home and property value, the following Community Guide has been established. These rules are binding on all mobile home Owners and Residents, their Guests and Visitors. The Community Owner has promulgated these rules to preserve uniformity and quality of standards, convenience, and enjoyment of all persons involved with Stonegate. Your cooperation with Management in the enforcement of these guidelines will assure a comfortable living environment for all Residents. It is to the advantage and well-being of all present and future Residents that Management insists as far as possible on admitting into this mobile home park only those Residents who want to be a part of this Community. No one will be denied residence in this mobile home park on the basis of race, ancestry, color, religion, creed, sex, or marital status.

**Leases must include the signatures of all tenants who own or reside in the Community**

## HOME STANDARDS

The Management must approve all mobile homes and mobile home accessory structures and buildings before being placed or installed on individual lots. Any homes being moved into the Community must be approved by management.

All mobile homes are required to have approved steps and/or porches installed. Concrete blocks are not to be used for steps under any circumstances. Decks are an attractive and a desired addition to all mobile homes and you are encouraged to have these built. Decks and porches must have approval prior to construction. They must be of professional quality and of a size that your lot will accommodate. All patio areas must be free of non-patio items (indoor furniture, appliances, etc.) as well as trash and debris.

No fences, clotheslines, animal pens or cages, garbage cans, or structures other than those approved by Management are allowed on mobile home lots. Swings and other play equipment for children are permitted with Management approval of location.

## UTILITIES AND HOME SET UP

All mobile homes are to be placed on the lot under the supervision of Management. Home set-up must comply with all State and City laws. Utility line location must be done before anchors are installed or trenches for electric and water connections are dug. Lot number must be placed on end of mobile home facing road.

Underpinning or skirting is required around all mobile homes after the 10 days allowed for state inspection and finished no later than 30 days from the date home is moved into the park. All skirting must be vinyl and properly installed. **No lattice, metal or similar material is allowed for skirting**

**purposes.** Skirting on all mobile homes must be well maintained and any damaged or missing skirting must be repaired or replaced. This shall apply to all mobile homes, regardless of the cause of said damage or the time in which damage occurred. If not repaired in a timely manner, park will repair the damage at the Lessee's expense.

Water – A backflow preventer is required on the water line for any mobile home. Water lines must be protected at all times.

Sewage-Clean Out

Electricity – All electrical hook-ups on mobile homes must meet City requirements.

## **LOT MAINTENANCE**

All Residents must maintain their lots in a clean, well-kept, and attractive fashion. You are asked to pick up all debris around your home including parking areas and curbside. Keep water hoses rolled up and off grassed areas for the lawn crew. If the lot is determined by management to be in need of attention a request will be issued. Exteriors of all mobile homes must be kept clean.

Each Resident is encouraged to landscape the lot after taking occupancy. This includes seeding, watering and fertilizing of areas to be grassed in. Because of underground utilities, any landscaping that requires digging must be approved by Park Management. All planting becomes Park property, and shall not be removed without written permission if the Resident leaves the Park.

Residents are to maintain any lawns, flowers and shrubs on their lots in a weeded, trimmed, and well-watered manner and must keep all trash and debris hauled off and barrels, boxes, brooms, ladders, and other equipment out of sight. Upon a written notification, the Park Management may take over care of any neglected lot and bill the Resident for services rendered with minimum charges of \$75.00. Vacationing Residents may make arrangements with Management to have their lots maintained during any absences, with a minimum charge.

Upon vacating a lot with the home, the Resident must ascertain that the lot is leveled, all holes are filled, tie down anchors are removed, decks, steps, sewer and water pipes, utility wires, storage buildings, and all other items and debris are removed from the lot. Mobile home movers are required to obtain a move-off permit and make a deposit of \$100.00 before moving home from lot. Deposit is refundable when move-off conditions are in accordance with the specifications detailed in the permit.

Burning of leaves, trash and/or garbage is not permitted. Bagged leaves and pine straw (no garbage) and branches will be picked up by Park personnel (as long as such services remain available) if bags and branches are placed on your lawn at curbside. **Please notify office before placing items for pickup to ensure prompt removal.**

Tree limbs may be trimmed with permission. No Resident is allowed to cut trees at any time. Tree cutting is to be done by Park Owner or insured approved professionals only.

Dumpsters are provided for the convenience of all Residents. No garbage is to be left outside on porches or decks, beside steps, in pickup beds, in individual garbage cans, or any other place on your

lot at any time. If dumpsters are full, please place trash at right side of dumpster area beside the fence and not in front of the dumpsters. Dumpsters will not be emptied if trash is in front of dumpsters. No appliances, furniture or large items should be placed at the dumpster area. **Please contact the office to arrange for disposal. A fee may be assessed for this service.**

Service calls for things the Park is responsible for are performed during normal working hours on weekdays except in cases of emergency. All requests for service can be reported to the Resident Manager by telephone, written message, or in person. Service calls are performed subject to the availability of the person or professional required. Priority is given to those requests that would constitute a hazard or extreme discomfort to the Resident.

### **MOBILE HOME LOT USAGE**

Lots are to be used for residential purposes in a manner that does not disturb the peaceful enjoyment of any part of the premises of this mobile home park by any Resident.

Loud music or disturbing outbursts by individuals will not be tolerated. Quiet hours begin at 10:00 p.m. until 8:00 a.m. Sunday through Thursday. Weekend hours begin at 12 midnight until 8:00 the next morning. Please be considerate of your neighbors.

### **NO MUSIC OR DISTURBING GATHERINGS DURING FINALS WEEK!!!!**

Management may require any Resident to vacate the premises who becomes a nuisance, conducts himself improperly, fails to promptly pay rent and other legitimate charges, violates these guidelines or other posted rules within the Park, or for any other conduct of Resident or Guests which shall in the opinion of Management constitute a threat to the health, safety, or general well-being of other Residents, their property, or of the Park itself. Management may evict any Resident for cause. Management reserves the right to refuse admittance and accommodations to anyone for reasonable cause, and to refuse to accept further rent in accordance with the provisions of the Lease Agreement.

All persons who enter into and/or live in the park do so at their own risk. Lessor shall not be responsible for any injury or loss to any Lessee, Guest, or Invitee because of accident, theft, fire or by some act of God or terrorism. Additionally, Lessor shall not be responsible for Adults or Children who may be injured while playing in the streets, drainage ditches, swimming pool, amenities or playground equipment within the park.

Residents are responsible for the conduct of their Children and Guests and will be charged for any damages caused by their actions. Residents, Children and Guests should respect the property of other Residents and are expected to remain on their individual lots unless invited to another Residents lot.

Owners and/or Management of the Park and its employees shall not be responsible for damage, injury, or loss by accident, theft, fire or Acts of God, to either persons or property of any Resident or Guest.

No fireworks, firearms, air rifles, potato guns, paint ball guns, bows and arrows or any other type of weapon may be used in the park. No target practice of any kind is allowed in the park. Violation of

this rule will result in the immediate termination of the Lease and a report shall be filed with the Auburn Police Department.

## **RECREATIONAL AND PARK FACILITIES**

All recreational facilities that are or may be provided within this Park are for the exclusive use of Residents. An adult must accompany children under 12 when those children are using a recreational facility. Older children must conduct themselves in an orderly manner and observe all park guidelines and rules for the individual recreational areas. All recreational areas must be kept clean and neat by those using them.

Recreational facilities and equipment are used at the risk of the individual using them. Facilities and equipment must be used safely and with concern for the safety of others.

No glass, food or alcoholic beverages will be permitted in or around the facilities. Please dispose of any trash and cigarettes before vacating common areas. Trash cans are available in the pool bathroom and as you leave the pool area. Please be respectful of others present while using common areas. No loud music or profanity will be tolerated.

No one under twelve (12) years of age is allowed inside the pool fence without adult supervision. No infants with diapers allowed in the pool. Children requiring diapers must wear approved swimwear such as 'Swimmies' or Pampers Little Swimmers. There is no lifeguard on duty at the pool and all swimmers will swim at their own risk. **NO DIVING ALLOWED!** Persons diving into pool will be asked to leave and will lose pool privileges. **NO PETS IN POOL AREA!**

Rules posted at the pool or other recreational areas must be followed. Pool and any other facilities will open at posted hours.

**A Stonegate resident must accompany any and all guests the entire time the guests are utilizing the facilities.**

Recreational areas close as follows: **Pool closes at sunset. Courts close at 10:00 p.m.**

## **VEHICLES AND PARKING**

The speed limit for all vehicles moving through the streets in this mobile home park is **15** miles per hour. Streets are controlled by speed breakers placed throughout the Community. Please take caution and slow for each speed break. Failure to obey speed limits either by residents or guests may result in an eviction.

No parking is allowed within yards, on grass or in other areas not designated as parking areas. Please do not permit guests to park in front of other Residents homes. Guest parking is permitted at street side for brief visits if street is clear for emergency vehicles at all times, no driveways are blocked and other Residents can safely and easily enter and back out from their parking pads. Extra

parking for Guests who will be staying overnight or for a lengthy daytime visit is available at the roadside area of the pool or courts.

Only the number of vehicles that can be accommodated on the parking pad for each individual lot are allowed to be parked on each lot. All vehicles registered for your lot must be parked on parking pads only. Do not let wheels go to the sides or beyond the pad. Most parking pads are designed to hold 2 vehicles.

Go-carts, ATV's, and any other motorized or battery operated conveyances are not allowed on the streets within the Park. No unlicensed individual may operate a motor vehicle in the Park at any time. Those driving with learner's permits must have a parent with them in the vehicle while being driven within the park.

Repairing or over-hauling of motor vehicles is prohibited within the Park. No parking of broken-down or junked motor vehicles will be allowed on mobile home lots or street. Abandoned or non-operative vehicles will be towed away at owner's expense. No vehicles with flat tires are allowed to remain on parking pad for more than 2 days.

### **COOPERATION WITH PARK OWNER IN CLEANUP AND SAFETY**

All Residents and their Guests have a responsibility to report to the Park Management any unsightly or unsafe condition that they observe in the community.

Residents are to cooperate with Management in any formal fire protection or education program reasonably prescribed to maintain the safe condition of this Park and the physical well-being of all its occupants.

Parents are expected to be aware of where their Children are and not to allow them to play **in** the streets. All toys, wagons, balls and bicycles left in streets or ditches will be picked up by Park personnel and can only be returned to an adult. Children should be off the streets by 9:00 p.m. unless walking while accompanied by an adult.

The discharge of fireworks is not permitted within the Park or in the City of Auburn. Residents are expected to cooperate because of the ordinances and fire safety. No firearms, bow and arrow, air rifles, BB or pellet guns, or other weapons shall be discharged or displayed in the Park by Adults or Children. **Absolutely no target practice will be allowed within the community.**

### **ANNOYING CONDUCT**

No Residents or their Guests may engage in any conduct within any mobile home, at any lot, or anywhere in the Park that may reasonably be determined to constitute a substantial annoyance to other residents. On formal notice from the Owner and/or Management to desist from any annoying activities, a Resident must immediately comply. Public drunkenness, illegal drug use, immoral conduct or public profanity will not be allowed.

**PLEASE BE RESPECTFUL OF OTHERS DURING THE ENTIRE FINALS WEEK!**

**Loud music, whether from a home, a lot, or a vehicle, will not be allowed at any time.**

Bass amplification of music that reverberates inside another home will not be tolerated and after 3 complaints by neighbors or park personnel the tenant who is responsible may be evicted. Each tenant is also fully responsible for any of his or her guests who come into the park with loud radios and the eviction policy will apply to this noise violation as well as from the tenant's home or personal vehicle. Good judgment and thoughtfulness for others must be used in the playing of musical instruments or any equipment creating an audible sound. The operation of such equipment is permitted provided their noise level is adjusted so as to be audible **only** in the mobile home or vehicle in which they are located.

**PETS**

Pets are **not** allowed without direct permission from management and payment of pet deposit (only required if using a fence). If allowed only one outside animal per lot, NO EXCEPTIONS! Only one 10' x 10' chain link dog kennel will be permitted. No fence may be constructed of other material or placed in the ground. Pets must be kept inside! You may walk your pet on a leash. Animals may not be tied up or turned loose at any time. Animals found running loose will be reported to Animal Control. Animal waste must be removed immediately and properly disposed of because of health, sanitation, flies and odor issues. Barking and whining dogs left inside or outside of mobile homes that annoy any other Residents will not be tolerated. Any notices regarding pets in Stonegate Mobile Home Community should be carefully read and observed. You must register your dog with the City of Auburn. Your pets must be kept under control at all times and present no harm or aggression towards other individuals or their pets. Outside cats are not permitted anywhere within the park.

**LAWS AND NOTICES**

State law requires current licensing in Lee County of all mobile homes in the Park on an annual basis every October 1<sup>st</sup>.

Any notice of violation of mobile home or mobile home park standards, laws, regulations, or ordinances received by a Resident of this mobile home park from any federal, state, or local enforcement agency with jurisdiction must be fully complied with no later than the time limit given within the notice.

The displaying of signs or conducting of business of any nature in the mobile home park is not permitted without prior approval of Management. Salesmen or Solicitors are not permitted. Residents are urged to inform the Resident Manager of any violations of this code.

Residents are permitted to advertise availability of their homes for sale. Signs may be placed only on or in the mobile home. No signs are to be placed in yards. Other rules pertaining to your residency here are on your lease. Read current posted notices at mailboxes and the office door that pertains to the Community.