

WELCOME TO COUNTRY VILLA MOBILE HOME & RV PARK

These park rules are not intended to inconvenience you, only to insure the safety of all residents, their family, guests and property. All residents, guests, and occupants shall comply with these rules, which shall be considered a part of your lease agreement. Country Villa is privately owned and reserves the right to manage the park for the benefit and safety of all.

PARK RULES AND REGULATIONS

GENERAL

All occupants must register at the office, including guests. All rents are payable in advance. Space is rented on a single-family basis.

Accounts are payable and due in advance. Form of payment currently acceptable is cash, money orders, personal checks, & cashiers checks. Delinquent accounts will be charged an initial late charge of \$35.00 plus a late charge of \$5.00 per day after that date until paid in full. Partial rent payments will not be accepted. No refunds will be made for a partial month rental occupancy. RV space electric is due on or before the 7th day of each month. RV Tenants check-out time 12:00 p.m. (noon)

The right to evict any objectionable resident or refuse service is reserved by the Owners/Mgmt. The Owners/Mgmt is sole judge of such action.

The following miscellaneous rules are listed alphabetically for easy reference:

ANIMALS

Pets, very often, cause the greatest amount of friction among neighbors. It is, therefore, a requirement that permission **MUST** first be obtained from Owners/Mgmt. if the resident wish to keep ANY pet. If you obtain permission to keep a pet, the following rules must be adhering to:

The pet **MUST** have current shots. Texas law requires evidence of current rabies inoculation. All pets must be kept on a leash and with owner at all times when outdoors. Pets are not permitted to run loose, or to be tied or penned. Animal Control will be called in to catch loose animals. Pet residue must be removed immediately from ground areas. No more than two (2) pets per unit/space. No pets of violent temper or behavior allowed. No pets allowed in park owned mobile homes unless approved through management and have signed a pet addendum plus pet fees.

AUTOMOBILES

Each Unit space is allowed two-car off-street parking. No more than (2) vehicles will be allowed at any space. Any vehicle that is not drivable because of registration, insurance, license or inoperative and is not being used will need to be removed off the premises or will be towed at tenant's expense.

Do not park on your neighbor's or vacant rental space or block any driveway at any time.

Do not park or drive on any improved portion of lawn or yard. Mobile home residents do not park pass your front entry porch.

No washing of vehicles or repairing of any vehicle is permitted on any lot or on the property. Oil changes or any activities that may result in the spillage of petroleum products are not permitted.

Speed limit is 10 miles per hour and must be observed at all times.

Speed limit will be strictly enforced. Please inform your guests of the speed limit.

Any vehicle accident to or caused by you or your visitor's car in the park is your sole responsibility. Owners/Mgmt will not be responsible for any damages, theft, or any lawsuits.

Motorcycles are permitted on a limited basis only, with Owners/Mgmt approval. They shall be used as transportation only on designated roads and shall not be operated in hazardous manner by racing, etc.

BICYCLES

Children are allowed to ride their bikes on the street only with parental supervision. Do not leave bicycles on streets or other areas at any time. Bike stands are required if bicycles are left outdoor by porch.

CABLE SERVICE

Digital Cable HD TV is furnished to park residents with a \$100 digital box rental deposit at the park office which is refundable at time of check out.

CHILDREN

Parental supervision is required for children under the age of 12 years old. Parents will be solely responsible for any damages caused by their children. Parents are responsible for your children's actions and behavior at all times.

No children allowed in streets before 7:00 am or after dark. Please make a concentrated effort to keep your children out of other resident's yard or create disturbances that would bother your neighbors.

CLOTHES LINES

No clothes lines of any kind permitted. Hanging of clothes on exterior awnings, draping over fences, railing, porches, etc is not permitted. Park laundry facility is available to park residents.

CONDUCT

Profane language, drunkenness, drugs or immoral conduct will not be tolerated at any time. All persons causing a disturbance or being a nuisance may be required to vacate the community.

DISPOSALS

Any “clog-ups” caused by disposal use will be corrected at resident’s expense and Owners/Mgmt will not be responsible. Any resident caught dumping foreign matter in the septic system, other than biodegradable soaps and one-ply tissue, will be subject to eviction.

ELECTRIC SERVICE

Residents of manufactured homes are solely responsible for their electrical service. Limited electricity service for recreational vehicle residents is included in the rent. No occupant shall temper with the meter box or other electrical equipment. Park Owner/Mgmt will oversee the necessary electrical connection to meter or outlets. A licensed electrician must be used for any electrical problems or concerns at the resident’s expense. Park Owners/Mgmt will not hook up any electrical service. A licensed electrician must be used and supervised by park Owners/Mgmt.

A note for RV residents: refrigerators, heaters, air conditioners and water heaters really run up your electric bill. It is your choice, but it is more economical to run these items on gas.

EXTERIOR PORCHES, PATIOS AND COMMON AREAS

Personal items of residents such as brooms, mops and bicycles must be kept inside and out of view. The storage of kerosene, gasoline, explosive materials, or tires is strictly prohibited anywhere in the premises. Outdoor grilling must be away from the mobile home. Coals must be properly disposed of in trash dumpster. No hot grills are to be left unattended.

EVICTIONS for Non-Payments

RV Residents/tenants: Eviction procedures for non-payment of rent after 30 days:

- Warning notice
- Towed away at owners expense after 30 days

FIREWORKS

No fireworks permitted in the Park.

GARDENS, FLOWER BEDS, ETC.

No vegetable gardens will be allowed. Flower beds or planting of any kind will not be permitted without Owners/Mgmt approval. If approval is obtained, Owners/Mgmt will advise the placement due to underground utilities.

GARBAGE

Garbage pickups are on Mondays and Thursdays. Trash must be bagged and secured/tied. Cardboard boxes must be crushed/broken down before depositing in the dumpsters.

Keep garbage dumpster lids closed at all times. Do not allow children to play in or around garbage dumpsters. Do not place any flammable or toxic materials, furniture & appliances, or auto batteries. Residents only permitted to use dumpster.

GUESTS/VISITORS

All guests are subject to the "Park Rules & Regulations". Prospective RV residents must register before parking. Tenant will be responsible for their visitor's behavior at all times. Residents will be held responsible for conduct of their guests and children at all times. Residents must inform park Owners/Mgmt of overnight guests. Overnight RV guests will be charged additional per person daily/wk/monthly (see Owner/Mgmt for park rates). Mobile home tenants may not permit any guest to stay longer than 3 consecutive days in any one month without the Owners/Mgmt written permission.

GUNS

No B-B guns, bows and arrows, firearms or any weapon of any type shall be discharged on park property allowed. No shooting of any type of gun will be permitted in the Park.

LAUNDRY

Laundry facility are for the use of our residents only. Please remove clothes from washers and dryers quickly. Clean lint off dryers. Do not overload the machines. Call Owner/Mgmt and report machine malfunctions. Children are not allowed in the laundry room except with parents or adult supervision. Any misuse or abuse of facility can result in eviction.

LAWNS

Lawns will be maintained by park Owners/Mgmt. Resident is responsible for keeping litter picked up on and around your unit space. No outside storage. Accumulation of any sort of trash, junk or general clutter will not be allowed.

LIABILITY

The park Owners/Mgmt is not responsible to tenant, guests, family, or occupants for any damages, injuries, or losses to person or property caused by fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, interruption of utilities, theft, burglary, robbery, assault, vandalism, or other occurrences or casualty losses. Tenant will promptly reimburse park Owners/Mgmt for any loss, property damage, or cost of repairs or service to the park property caused by the tenant, tenant guests, any occupants, or any pets.

Park Owner/Mgmt's insurance does not cover tenant from losses to their mobile home and contents. Tenant is responsible for obtaining insurance for casualties such as fire, flood, water damage, theft and personal liability.

LOT/ SPACES

Upon arrival in the Park, Owners/Mgmt will instruct the driver as to the proper position for parking. All units must be parked on each lot in uniform manner. The appearance of the residents' unit must be kept neat, orderly and clean at all times. No window air condition units permitted. **No aluminum foil on the windows permitted.** No storage under the units or porches is permitted. Upon leaving, lot/space must be left in satisfactory condition. All accounts must be paid in full. All blocks, pieces of wood, pipe, etc. must be hauled away by resident.

MAIL

Private individual locked mail boxes are available to permanent mobile home residents only. A \$5.00 key fee is required for the mail box key. Keys must be returned upon move out. Your mailing address will be your lot and street number. Out-going mail may be placed in postal service box located at Mail Center in Park.

OFFICE HOURS

Office hours are 8: 00 a.m. to 6:00 p.m. Monday thru Friday and 8:00 a.m. thru 12:00 noon on Saturday. Office closed on Sundays.

QUIET TIME

Quiet time is between 9:00 p.m. and 7:00 a. m. Disturbing noises will not be tolerated at any time. Loud parties, excessive volume of radios, TV's or musical instruments are not allowed.

SMOKING

Smoking prohibited in laundry/shower facilities and other public areas. Smokers are required to place a fire proof container for disposing of cigarette butts properly – no littering on grounds allowed.

SEWER HOOK-UPS

Rubber sewer gaskets are required on all sewer hook ups. Proper hook-ups are required. Owner/Mgmt will oversee and approve all sewer hook-ups. Caution – Do not leave water connected to your holding tanks. Flush and disconnect water @ source or leave your dump valves open.

SOLICITING

No peddling, soliciting, or commercial enterprise will be allowed from any site or in the park.

TELEPHONE SERVICE

Verizon Telephone Company services the park. All telephone services should be handled by residents and directly through Verizon.

WINDOW COVERINGS

Window coverings (white mini-blinds) are provided in every park owned unit to give a uniform appearance to the property. Aluminum foil, decals, tape, and/or colored blinds are not permitted.

WATER SERVICE

Mobile home residents are responsible for their own water consumption. Individual water meters are installed on each mobile home site. The water meters will be read each month and each resident will be billed for their water. No occupant shall temper with the water meter. Any water leaks in any pipes or running toilets “MUST” be corrected immediately. Water consumption is monitored on a daily, weekly & monthly schedule in order to establish average water usage. Any problems observed by Owner/Mgmt will be corrected in park mobile homes immediately. Please notify Owner/Mgmt if you should observe water problems with your unit.

Please sign acknowledgement page and return to Owner/Mgr to keep for your file.

These rules and regulations of the park are subject to change at any time by Owners/Mgmt. Any breach of this rules and regulations is cause for eviction.

We have read and understand the rules of Country Villa Mobile Home & RV Park and agree to abide by said rules.

Resident

Park Owners/Mgmt

Resident

Date

Date