



Mobile/Manufactured Home Park Rules

The following rules are for the protection and welfare of the Tenants and Visitors to this mobile/manufactured home park. Any violation of the rules will be sufficient to commence legal eviction proceedings to have the Tenant and the mobile/manufactured home removed from the Park. The Management reserves the right to alter any of the following rules upon 90 (ninety) days written notice as provided under Idaho Code §55-2008.

- 1) Tenant and any occupant must register and be listed at the Park Manager's Office prior to moving into an existing mobile home or having a mobile/manufactured home moved into place.
- 2) The mobile/manufactured home must be set in place by a company approved by Management and placed on the lot only as specified by Management upon completing the Rental Agreement.
- 3) All mobile/manufactured homes will be inspected by Management prior to placement in the park. Management will prohibit placement of any mobile/manufactured home which, in Management's sole discretion, fails to meet the minimum Park requirements or established National Mobile Home Standards. Tenant's mobile/manufactured home shall be in good repair and must bear a current annual license or State of Idaho tax identification number.
- 4) **Skirting** is required to be installed within 60 (sixty) days after the mobile/manufactured home is placed on the lot. Removable tongues and hitches shall be taken off prior to skirting. Permitted skirting materials are: Manufactured metal or vinyl skirting that matches the home, wood if the home is wood, or masonry. Vents must be installed for safety.
- 5) Each space is provided with a driveway for parking and a walkway. Tenant may not alter driveway or walkways without prior approval of Manager. Any approved concrete added by Tenant shall be done to professional standards.
- 6) Each mobile/manufactured home must be identified by a space number. Numbers are to be 3 inches high and 2 inches wide and of a dark or contrasting color which will show plainly, and should be affixed/displayed on the front left-hand side of the home (towards the street). This is a requirement of the Rexburg Fire Ordinances.

- 7) All utility hook-up connections from the existing electrical, water, sewer, telephone, and gas lines, if any, must comply with local and state regulations, and any wiring, plumbing or other hook-up costs whatsoever, are the responsibility of the Tenant. Electrical connections must be made by a licensed electrician.
- 8) All Tenant's garbage, trash, or refuse shall be kept in covered plastic containers which must be periodically cleaned and free from any obnoxious odor and insects and placed in or at the rear of Tenant's mobile/manufactured home in an inconspicuous place or at the place designated by the Management.
- 9) Tenant shall keep and maintain the premises in a neat, clean and orderly condition and free of debris. Tenant shall also water, mow and trim Tenant's lawn and care for any shrubbery or flowers, and perform (when needed) ice and snow removal. Any maintenance on existing trees will need to be approved by Management prior to maintenance.

If the Tenant fails to do any of the above, Manager will order the work completed to Park Standards and all costs of such work will be charged to Tenant, which costs will be treated as additional rent and payable by the 1st (first) of the following month. Tenant will receive an itemized billing of such charges when incurred.

- 10) Awning(s), patio enclosures, or any construction or other improvements on the lot must be approved in writing by Management. Approval shall only be granted after plans or proper description has been submitted to the Management. All construction and improvements shall, at minimum, meet all applicable state and local codes. Bare wood is not acceptable and must be painted or stained.
- 11) Any requests for improvements, alterations, fencing, landscaping, gardening, planting of shrubs, flowers, trees, or other exterior improvements must be submitted in writing and will be allowed only with Management's prior written approval.

Tenant shall not make any penetrations into the ground, such as placing posts, stakes, etc., that might interfere with underground utilities, without Management's prior written approval. The height of any extensions that exceed 4 (four) feet above Tenant's mobile/manufactured home must be approved in writing by Management.

Any improvements, the removal of which would significantly damage the landscape of the mobile/manufactured home lot shall not be removed by the Tenant when vacating the Park. If Tenant removes improvements when vacating, the Tenant shall leave the lot in better or substantially the same condition upon taking possession.

- 12) New fences may be a maximum of 48” high. Fences may be chain link with a top rail, wood, or “wood look” vinyl. Wood fences can be solid or picket type. All fences should have at least one access gate. See Manager for fence policy before building.
- 13) Vehicles not in regular use, pickups larger than ¾ ton, boats, boat trailers, campers, trailers, snowmobiles, other recreational vehicles may not be stored in the park. Inoperative vehicles and unlicensed vehicles must be stored outside of the Park. If they remain on Park premises then we will have them towed.
- 14) All vehicles must conform to local laws regarding emission and repairs. Corrective action must be made immediately when requested by the Management. Vehicles dripping oil or gas must be repaired in a timely way and drip spots on parking surfaces cleaned by Tenant. Repairs, tune-ups, oil changes, or overhauling of motor vehicles are not permitted in the Park. Any non-working vehicle is not allowed on Park premises. Notice will be given and if not taken care of vehicle will be towed at Tenants expense.
- 15) Off-street parking is provided at Tenant’s mobile/manufactured home space. Tenant shall not park any vehicles on the Park’s street except for loading or unloading unless special arrangements are made with the Management. Visitor’s cars may be parked only in front of Tenant’s space for a short period of time.
- 16) Vehicular traffic within the park shall not exceed 15 mph and shall stop to give pedestrians the right-of-way.
- 17) Space under and around Tenant’s mobile/manufactured home must be kept clean and sanitary at all times and nothing shall be stored under the mobile/manufactured home until the mobile/manufactured home has been properly skirted and the type of storage has been approved by Management in writing.

Other storage is not allowed except in a storage shed approved in writing by Management as to type, color, manufacturer and location. Standard yard and patio furniture, barbecue equipment and approved lighting equipment are permitted on Tenant’s space and must be kept in good condition.

No fuel, oil, or other materials of combustible nature shall be stored under or near the mobile/manufactured home, or anywhere in the park if it is considered a danger to others.

A small amount of cut and neatly stored firewood may be kept at the back of the home, with Management's written approval.

18) Trespassing, loud or disturbing noises, the use of motorcycles or motor bikes within the Park, obnoxious odors, and/or other disturbances or conduct by a Tenant or his guest that is offensive or violates other Tenant's or Management's right to quiet and peaceful enjoyment of the Park will not be tolerated and subject the Tenant to eviction from Park.

19) One or two dogs and/or cats are permitted, they must be kept within Tenant's mobile/manufactured home and must be approved in writing by Management. Vicious breeds will not be permitted in the park.

Tenant must register such dogs and/or cats with Management and must show proof of immunization for any pet subject to rabies.

Any dogs and/or cats that becomes a problem for any Tenant or Management shall be removed from the Park immediately by Tenant at the request of Management.

Pets especially dogs and cats, other than those owned by Tenants, will not be permitted on the Park premises.

Cages or doghouses are not permitted outside the home. Pets outside the home must be on a leash at all times and have their owner with them at all times they are outside of the home.

Tenant is also responsible for any and all cleanup after their pets. This includes all the following locations in the park: in yard, at the community park, at the mailboxes, walking on a leash, etc.

22) Homes must be periodically washed and/or painted as may be necessary to maintain an attractive appearance. It shall be done in such a manner so as not to cause damage or be a nuisance to the adjoining Tenant.

23) Tenants must provide heat tapes to protect water lines from freezing. These tapes must be connected to the home's utilities at the time of initial hook up.

Tenants will be held responsible for the expense to repair frozen water lines on the Tenant's lot. Tenant shall notify Landlord of any water hydrant problems immediately.

24) Tenant's home or lot must not be used for any business or commercial operation, including the sale of trailers, vehicles, or other type of merchandise or by providing a service to members of the public at the Tenant's home. If you desire to sell your mobile/manufactured home, you must first advise the Management of your intent. "For Sale" signs must be approved by the Park Management in advance and situated next to your home or in a window. Contact Park Management for assistance they may be able to provide you.

26) All of Tenant's guest(s) must observe and follow the rules and regulations of Mill Hollow Community Mobile Home Park. Tenant expressly assumes full responsibility for his/her guest(s) while in the Park. A violation of any of these rules and regulations by any of Tenant's guest(s) shall be deemed a violation by Tenant, which may culminate in termination of the Tenant's Space Rental Agreement.

Tenant shall not permit any person other than those identified on the rental application to reside in the home, nor shall Tenant permit any guest(s) to reside in Tenant's home in excess of thirty (30) days in any calendar year:

A. Except for health care providers whose residence has been approved by manager.

28) Violations of any law or ordinance of the City, County, State, or Federal Government will not be tolerated and are sufficient reason for eviction. Acts will not be permitted which could place the Management or Owner of these premises in violation of any law or ordinance of the City, County, State, or Federal Governments. Tenant shall pay all taxes on his mobile/manufactured home and improvements due by reason of any Federal, State, County, or Municipal law.

29) The Management reserves the right of access to Tenant's lot at any time for the purpose of inspection or utility maintenance and to temporarily move Tenant's mobile/manufactured home for repair of any Park facilities in emergency situations.

The Landlord and Park Management are continually striving to make this Park a good place for you to live, and by following these Rules, you will be helping us to maintain those standards necessary for a pleasant environment.

Please sign one copy of these Rules prior to the placement of your mobile/manufactured home on your lot or before moving into an existing

mobile/manufactured home, signifying you have read them and understand and agree to abide by all the terms and conditions as set forth above.

Do you have pets? Yes_____ NO_____

If yes, please list below

NATURE AND DESCRIPTION OF PETS IF APPROVED *MAXIMUM OF TWO PER HOUSEHOLD*

Dog Breed:	Cat Breed:	Other Pet:	Name:
Check one: <input type="checkbox"/> Spayed <input type="checkbox"/> Neutered		Age:	Other:

Dog Breed:	Cat Breed:	Other Pet:	Name:
Check one: <input type="checkbox"/> Spayed <input type="checkbox"/> Neutered		Age:	Other:

DATED _____

LANDLORD:

Mill Hollow Community
 98 Marigold Street, Rexburg Idaho 83440

TENANT(S):

(All Adult Resident Home Owners or Tenant(s) must sign below)

BY: _____
 Management

