



MOUNTAIN VIEW MOBILE HOME PARK'S **RULES AND REGULATIONS**

349 South Road One West #H-20
Chino Valley, Arizona 86323

All reasonable means will be taken to make your stay here a safe and pleasant one. The following rules and regulations have been made by the park to insure fairness to all residents. They are designed to protect the rights and property of all parties.

1. REGISTRATION: All tenants must register at the office upon arrival.

2. GUESTS: Basic rental rates are for one or two adults only. All overnight guests must be registered at the office on the day of arrival. Guests staying over 14 nights will be charged \$10.00 per night. Guests will be allowed use of all park facilities when accompanied by the tenant. The tenant will be responsible for the conduct and supervision of his/her guests at all times.

3. RENT REFUNDS: No rent refunds will be made for partial month occupancy. Tenant is obligated to give management 45 days written notice of departure.

4. SPACE AND LOT MAINTENANCE: Each space will remain under the direct control of the management. Standard lawn furniture, bicycles, barbecue and storage shed are the only items permitted to be stored outside the mobile home. Tenants shall maintain their space in a clean and orderly fashion, do landscaping and care for all plantings, trees and shrubs. Plantings may not be removed without management's approval. Additional planting must be approved in advance to prevent disturbing underground utility lines. If any lot is not being maintained in a clean and orderly fashion, or is not being properly landscaped, then management shall have the right to clean and maintain it at TENANT'S OWN EXPENSE - all labor, dump fees and fuel fees will be charged to tenant as additional rent due on or before the 1st day of next month.

- a) It is the tenant's responsibility to make arrangements for upkeep and maintenance of their mobile home / RV and space before leaving on extended periods and to notify the manager of such arrangements before leaving.
- b) Yards are to be kept clean of all debris at all times, mowed, and weeds removed.
- c) No appliances, old household furniture, mattresses, building materials, auto parts, auto tires tools etc. may be kept on the lot at any time. Spaces are to be kept clean and well-attended at all times.
- d) No signs are allowed other than space number and Tenant's name on any lot or park space.
- e) Clothes are not allowed to be air-dried outside of mobile home (no clothes lines).
- f) Pools and trampolines, or other types of exercise equipment is not permitted TO BE PLACED / STORED OUTSIDE on the lot or in the park.

5. TRASH: Trash and garbage disposal must be disposed of by tenant into centrally located containers. There will be no dumping of trash beside the dumpster. Residents are required to dispose of their own large items that cannot be put into the park dumpster by hauling off the property to a trash facility. Mattresses, appliances, large tree limbs and furniture are not to be dumped into the park's containers.

6. MOBILE HOME / RV SPECIFICATIONS AND SETUP: All mobile homes / RVs are required to have approved skirting within thirty (30) days of move in. All such materials must meet park standards. No additions of any kind may be erected without prior approval from the management. Extensions of time to install skirting and/or awnings may be given by management for good cause, not to exceed an additional sixty (60) days. Skirting and or awnings must be painted to match the resident's home.

7. PETS: Each pet must be registered with and approved in writing by management. Landlord expressly and absolutely reserves the right at its sole discretion to approve or refuse to approve/allow any pet(s). Management has set a limit on the number of pets to be allowed in the park. Tenant will not keep in or allow about the lot or the Park any (i) Large, over 35-lb, OR (ii) Dangerous, OR (iii) Untrained animal(s).

Tenant further assumes full responsibility for its pet's actions and whereabouts at all times. All pets must be on a leash or carried when outside the home inside the Park and may not be left unattended. The owner is responsible for the pet at all times, including, but not limited to, immediate disposal of droppings and insuring that the pet does not disturb other tenants in any way. Tenant will be held fully liable for any damages, restoration and cleaning done to the lot or other areas of the Park due to the damages caused by the Tenant's pet.

If the Tenant retains any pet(s) without the Landlord's written consent and approval, the Landlord will charge such Tenant(s) a penalty in the amount of \$25 per day, collect the actual damages sustained by the Landlord (if any) AND reserve the right to terminate the Rental Agreement.

No guest's dogs or cats are allowed. Only domestic animals are allowed at the park. NO chickens or ducks or goats or cows or horses or snakes or pigs are allowed.

Assistive animals for tenants reasonably requiring them due to disability are not pets and are not subject to the park's size or weight restrictions. Assistive animals must be registered with the manager. Tenants are responsible for cleaning up after and for the behavior of their assistive animals.

All dogs, cats, rabbits or ferrets must be spayed or neutered by 6 months of age in order to be park approved. Tenant will provide proof of spaying or neutering to management on request.

Dangerous breeds of animals will not be allowed. In the case of dogs, dangerous breeds include Dobermans, Rottweilers, Wolf hybrids and Pit Bulls. This applies to both full and partial breed dogs. Management's decision as to whether any pet is a dangerous breed is final and conclusive. \$10.00 per month will be charged for each pet in excess of one pet living at any residence. No more than 2 total pets are permitted at any residence.

8. VEHICLES AND PARKING: Excessive vehicle and or pedestrian traffic is not allowed; such as constant vehicle traffic in and out of park during hours of darkness.

- a) **THE PARK SPEED LIMIT IS 5 M.P.H. NO EXCEPTIONS.**
- b) All vehicles parked in the Park, must be listed with the Management Office.
- c) Vehicles must be parked in designated areas only. There is NO parking on the Streets or along-side the Streets for any length of time.
- d) All vehicles must be licensed and have current tags. Unlicensed motorcycles, quads or similar are not permitted in park.
- e) Each Mobile Home Space may accommodate two (2) vehicles, which may be parked in the space provided. If tenant has more than two (2) vehicles on the lot, tenant will be charged \$35.00 per each additional vehicle per month.
- f) Other than minor work and standard maintenance, vehicle repairs may not be conducted within the park. Waste fluids such as gasoline, motor oil, old antifreeze and the like **MUST NOT BE DISPOSED OF IN ANY OF THE PARK'S WASTE DUMPSTERS.**
- g) Vehicles which are not in running condition, unlicensed, or badly in need of repair are not to be parked in the park. All vehicles must be kept clear of all weeds and grass and cannot cause a fire or health hazard.
- h) Motor Homes and Camp trailers are not to be parked in the vehicle parking area, unless written consent is obtained from the Office. While these Vehicles are parked in the Park, no one may live or stay in them. Boats, boat trailers, ATVs, Camper Shells and utility trailers are to be listed with the Office. These vehicles may be parked in the tenant space/lot, provided that they are maintained and do not cause a fire, health hazard or parking problem.

9. UTILITIES: Park services such as electricity, gas, sewer, and water are run to the mobile home /RV space. While any underground lines, wires, or pipes, etc. running to the mobile space lot are the responsibility of the Park or utility company - any lines, wires, or pipes, etc. on the mobile space lot and throughout the mobile home shall be tenant's responsibility. All utility connections from home to park must be done by licensed professional, using park-approved materials.

10. NOISE and ALCOHOL: Loud parties, excessive volume of radios, televisions or musical instruments will not be allowed. Residents may not be in the common areas, or outside their rental space with an open beverage container of alcohol.

11. SIGNS: Signs, other than the tenant's name and space number, are prohibited from placement on the individual home lots. Should the tenant wish to place a small "For Sale" or "Open House" sign in the window of the home or on the home itself, this is permissible. The sign may identify the name, address and phone number of the owner or agent.

12. SOLICITATIONS: This Park or its address must not be used for the purpose of advertisements or sale of merchandise. No private business may be conducted in the park by anyone. If such private business contacts you, notify the office at once. Carport sales conducted by tenants are permitted only to dispose of personal property of residents on a non-commercial basis, and only with prior approval of the manager.

13. SALE OF MOBILE HOME/RV: When selling your home on-site, you must notify management ASAP. Management must approve of any new purchaser. The new purchaser will have to be approved by the park and sign a space rental agreement with the park. Park management must approve all tenants! All mobile and RV's must be owner occupied.

14. OFFICE HOURS: The office will be open as posted on the door. Incoming telephone messages for residents will be accepted only in the case of an emergency.

15. **SAFETY:** The management will make every reasonable effort to provide a clean and safe environment, however, we disclaim any responsibility for any losses resulting from fire, theft, accident or natural disasters. No violation of any law or ordinance of the city, county or state will be tolerated. No activities shall be permitted which would place the management or owner of these premises in violation of the law. Children under the age of 14 are to be attended by adult supervision while in the common areas

16. ANTENNAS/SATELITE DISHES: No exterior radio or television antennas or dishes, or similar items may be erected on the home or the space unless approved by the park manager.

17. PREVENTING ACCESS TO PARK: Management has the right to prevent access to the park and to remove anyone deemed objectionable, other than approved residents. Objectionable persons include but are not limited to: persons previously denied residency at the park for reasons of prior evictions (unrelated to a non-payment of rent); persons not qualified for residency of the park for reasons other than inability to pay rent; persons previously evicted from the park for reasons other than non-payment of rent; persons engaged or previously engaged in criminal activity in the park, known gang members or known gang associates; and persons who have previously violated or who are immediately violating park rules or have been disruptive in the park. Tenants permitting guests who are objectionable to be on the premises are subject to a notice of termination of tenancy for material non-compliance with park rules.

8. REMOVAL OF MOBILE HOME: Tenants may remove their homes from the park as provided in ARS §33-1485.01. Tenant must provide the park with a Notice of Removal of Mobile Home / RV from Park not less than 45 days prior to move-out (this time is necessary for management to make arrangements to enable the move-out). A form of notice is available from the management office.

- a. Tenant must designate a person or entity that will be responsible for the move-out. If this responsible party is not licensed as a contractor by the Registrar of Contractors or Building and Fire Safety Department, a move-out deposit or security bond of \$1,000 less any security deposit of tenant's then held by the park, must be posted.
- b. When the home / RV is removed, all necessary structures such as sheds, awnings, carports, fences, Arizona rooms and the like must also be removed unless the park agrees otherwise in writing.
- c. The space must be left clean, free of trash, building materials and construction debris.
- d. All holes and depressions must be filled in. The space must be graded and level, and approximately the same level as adjoining lots. If fill dirt is necessary, tenant is responsible for supplying clean fill dirt.

19. FENCES AND ADDITIONS: Fences must be approved in writing, in advance, by the Landlord and Management. Awnings or other add-on improvements must match and be uniform in style with the resident's home and must be approved in writing by the park manager prior to installation.

20. **MANAGER AND EMERGENCY CONTACTS:** The park manager is Michael Friend. The office is located at space H-20 by laundry. [REDACTED] The park phone number is 928-905970.
In case of an emergency contact [REDACTED] on his cell phone: _____.
If the emergency is a medical, fire or police related emergency, call: 911.

In case of conflict between these Rules and Regulations and any provisions of the Rental Agreement, the provisions of the Rental Agreement shall govern.