

In our continuing effort to maintain a community that we can all be proud of, we ask for your assistance in compliance with the Community Rules and Regulations ('Rules'). The Community has been developed to be a family-oriented community. The maintenance of the community and safety of our residents is our utmost priority. We know that you will take pride in your home and help in maintaining a community that we can all be proud of. These Rules and Regulations shall apply to all residents of Stonegate Estates, their families, occupants and guests, and will supersede any previous Rules and Regulations.

The following rules are a part of your lease agreement. Please read them carefully and keep them on file, as they constitute a binding agreement between you and Stonegate Estates. Notices will be given on all lease violations with a certain period of time for correction. Fines will be assessed on tenant's non-compliance for violations not corrected after time given for correction. If the violation is still not corrected, this may be cause for eviction.

- 1. Mobile and Deck Skirting:** Skirting is to be kept in good condition at all times. Missing, sagging or holes in skirting will not be tolerated. If management feels it is necessary, you may be asked to repair or replace your skirting. Skirting materials must be approved by the office before repairs may be made. Skirting may be made of hardy board painted to match your shutters, and must be installed with the pattern placed vertically. A 1' size vent is required for every 150 sq. ft. of floor area. Metal, vinyl or plywood is not allowed. Skirting must have an access hatch installed for maintenance and repair and must be sufficient in size and the hardware on hatch must allow for tight closure.
- 2. Decks and Storage Buildings:** Please note that storage of items is not authorized under homes, on decks or in the yard. Decks and storage buildings are to be kept in good condition at all times. Decks will need to be painted / stained, and skirted to match mobile home skirting. Decks are required on all mobile homes within Stonegate Estates. Decks may have a roof cover, but may not be enclosed. Sheds are recommended, and also need to be painted and kept in good condition. Sheds must be placed a minimum of 12' from the home and 10' from any property line of the park. All decks and storage buildings must be approved by the office before they are installed. The office will also notify you if a permit is required (as per the city) before construction may begin.
- 3. Attachments:** Clothes lines are not allowed in the community. The only types of fences permitted on Stonegate Estates property are white picket and green coated chain link and may not exceed 48" in height. Drawings or design of fences, structures, carports and other attachments must be submitted to management for approval before installation.
- 4. Sewer and Water:** Residents are responsible for keeping their sewer lines clear between their homes and ground connections. Do not flush paper towels, disposable diapers, sanitary napkins, contraceptives, coffee grounds, grease, food particles or other like items down kitchen or bath drains. Any repairs caused by failure to keep such sewer lines clear and free of obstruction shall be charged to the resident or occupant. There is a \$25 disconnect and \$25 reconnect fee that will be assessed if water is shut off for non-payment. Residents found tampering with meters will be fined, and/or evicted.
- 5. Yards:** Yards are to be kept neat, clean and orderly at all times. All toys, bikes and lawn mowers, will be stored inside a storage shed. Resident's yards may not be used for storage. Furniture designed for outside is allowed. Yards are to be watered, mowed and trimmed. If you are found in violation and fail to respond to management's request, steps may be taken to care for your yard (e.g. mow and/or trim). In this case, you will be charged for the work performed (at a rate of \$25).

6. **Improvements to Lots:** Other than original seeding, all landscaping in the community will be the responsibility of the resident. Planting trees, shrubs and other plants are encouraged, but must first be approved by the management. If approved and planted, such trees, shrubs and plants become fixtures attached to the property and may not be removed or disturbed even after your tenancy terminates. Residents are not to cut down trees on their lots. Mobile home communities contain extensive underground utilities. High voltage electric transmission lines run underground to all spaces. It is extremely dangerous to dig anywhere on your lot without first obtaining permission and having underground utilities flagged. State regulations require that Dig Tess be called prior to any digging. A written request (including timeframe and reason) must be submitted to management. **Digging must have the approval of management before digging.**
7. **Window Coverings:** All windows must have drapes, curtains or blinds. Foil, blankets, sheets, towels, cardboard, newspapers, plywood or flags are NOT allowed at any time as window coverings. Window type air-conditioning and/or heating units are only allowed with the permission of management. Proper support brackets for these units must be made of solid metal and installation approved by management. No tape, aluminum foil, or cardboard is allowed around the unit.
8. **Residents:** Each person living in the community must be registered with the community office. Current phone numbers for residents must be listed with community management. Only one family is allowed per home and no more than two (2) persons per bedroom are allowed per home. Residents cannot move other family members or friends into their home (older children, grandchildren and parents are allowed and not considered as visitors). Family members other than described, and/or friends are considered visitors and may not stay past the 14 days. Visitors past 14 days will be considered a violation of your lease.
9. **Rentals:** Any homeowners (either bank or owner-financed) wanting to rent their home must notify the lien holders and home office to acquire permission to do so. All prospective renters must complete a Rental Application at the office before residency is granted for ALL occupants over 18 years of age. All home owners will be responsible for updating information on any rental changes to the office. Home owners are responsible for any remaining charges left by renters.
10. **Firearms/Weapons:** Discharging or displaying any type of gun, including but not limited to paintball, B-B, pellet, air, rifle, or pistol, or use of slingshots is NOT allowed. Display or use of fireworks, knives, or other potentially dangerous weapons/devices are not permitted in the community. Violations of this policy may be considered breach of the lease and may be grounds for termination/eviction.
11. **Pets/animals:** Please refer to your pet/animal agreement for restrictions and rules.
12. **Vehicles:** All vehicles must be in running condition and have proper inspections, licenses and insurance. No more than two vehicles per mobile home unless approved by management. All vehicles must be registered with the community office. No major vehicle repairs are permitted around the home or in the roadways. Flat tires must be immediately repaired. No vehicle will be permitted to be repaired on jack stands or other lifting device. Seek a proper repair facility, outside/off of Stonegate Estates property. Parking on the grass or in the street is NOT allowed. Violators will be towed.

13. **Motorcycles:** Motorcycles are welcome as long as they are street legal, have adequate mufflers, and are operated in a safe and non-hazardous manner.
14. **Commercial Trucks:** No buses or commercial vehicle over 1 (one) ton will be allowed in the community on a regular basis (except school buses). No overnight parking is allowed.
15. **Recreational Vehicles:** Boats, jet skis, dirt bikes or RV (Recreational Vehicles) may not be parked anywhere in the community. The community does not have a storage area for these vehicles.
16. **Loud Music / Noise:** Loud music coming from the home (or car while driving in the community) will NOT be allowed. Excessive noise and loud parties will NOT be tolerated.
17. **Gas / Electric Grills and Fire Hazards:** All homes are to be kept free from fire hazards. Storage of combustible material under a home is prohibited. Firewood may be stored neatly stacked off the ground, outside, near the rear of the home. Gas and electric grills are permissible. No campfires, trash burning or fire pits are allowed. All homes must have and maintain the required number of smoke detector(s) recommended for their home.
18. **Swimming Pools and Trampolines:** Swimming pools of any kind (in ground, above ground, kiddie pools, etc.) are NOT allowed in the community. Trampolines are also NOT allowed.
19. **Trash:** All trash must be deposited in the trash bins provided (and not on the ground beside it). No trash, garbage in plastic bags, boxes, storage bins or open container shall be left outside the resident's home. Trash bins are for Stonegate Estates occupants only.
20. **EPA Guidelines:** Each and every resident must follow City, County, State, and EPA guidelines for the proper disposal of oils, gasoline, pesticides, and chemicals. Violations will result in termination of the lease, and any applicable fines from agencies governing these laws will be assessed.
21. **Home Businesses:** Conducting any type of business on the lot or in the home must be approved by management.
22. **Community Conduct:** (Note: residents are responsible for their guests behavior)
 - a. Drunkenness, boisterous, immoral or abusive conduct will be cause for immediate eviction.
 - b. Failure to observe our 10 mph speed limit or driving in a manner that is reckless and / or dangerous to other residents is a violation of community rules.
 - c. Vandalism or defacing of public or private property in the community is cause for filing a police report, charging the violator a fine and fees for repair to the property and immediate eviction.
 - d. Any resident who curses at, verbally berates, physically threatens or harms community personnel is subject to immediate termination of their lease and possible eviction.
 - e. We are a drug free community. The use of any illegal drugs or verifiable illegal activity and/or terroristic threats or actions will be cause for filing a police report and immediate eviction of parties involved.
 - f. Adult residents shall be held responsible for damage caused by their children, pets or guests and will pay for any necessary repairs.
 - g. If the police are called to your residence for any reason, this incident will be documented at the office, and will be evaluated on a case-by-case basis. Possible eviction may result.

23. **Complaints:** A resident complaint concerning a violation of these guidelines must be made in writing and signed by the person making the complaint. Forms are available at the office. Management will personally verify any complaint received. The name of the tenant making the complaint will be kept confidential.

If there are violations to the above rules, a written notice will be given, including a date that the violation needs to be addressed. If the violation is not addressed by that date, a fine will be assessed on the resident's account. If the violation is still not corrected, this may be cause for eviction.

The undersigned do hereby acknowledge receipt of and agree to abide by the Community Rules and Regulations for Stonegate Estates. I have read and understand all rules and have had an opportunity to ask questions concerning this document. I have been provided with a copy for my records.

I further understand and agree that these guidelines are incorporated into, and are part of my site and/or home site lease agreement.

Attachments: Pet/Animal Agreement Pool Agreement Utility Agreement
 Resident Data Form Community Fines

Resident Signature

Date

Resident Signature

Date

Management Signature

Date