

**Green Acres Park Mobile Home Park**  
**Community Rules and Regulations**  
**2023 Lease Agreement**

**Green Acres Park management requires background and credit screening with a non-refundable fee paid by the applicants. All new tenant applicants will be subject to ALL screenings prior to park approval. Green Acres Park is a senior (55+) mobile home community with 2 adults per unit.**

1. Green Acres Park carries the right of first refusal on all homes. Green Acres needs to be notified by official Letter of Intent (per the current lease standards) prior to listing the home with a licensed real estate agent, or listing your home for sale privately. We are to be notified once a purchase price is agreed upon. All sales will be subjected to Green Acres Park managements approval and screening process.
2. Per page 3, line 21, the park is to be notified if your home has any type of loan or lender including a private loan against the unit. All current tenants will need to keep management updated with phone number changes and an emergency contacts at all times. These forms are available in the office.
3. Per your signed leases, you will need to carry and provide the park with proof of renters insurance or homeowners insurance in the event of damages to your unit or others. (Please see letter provided in this packet.) Information needed to assist with obtaining this insurance will be provided to you at any time in the Green Acres office.
4. A guest visiting your home is considered 15 days and any additional time requires prior written approval.
5. Tenant shall not cause or allow any unreasonably loud noise or activities that might disturb the rights, comforts, and conveniences of other persons in the park. Management reserves the right to remove any persons who cause a disturbance or nuisance or any violations of the law. All conversations taking place outside your home should be conducted at a reasonable and considerate level, and should not interfere with the privacy of your neighbors. When smoking outside, please be considerate of your neighbors open windows and doors.
6. All park space rental fees (\$750.00) are due to the office by the close of office business hours (9AM-12PM) on the 5<sup>th</sup> of every month. This includes USPS mailed checks and bank issued checks. The exception to this rule will be when the office is closed for a weekend or a holiday, at that time the rental fee will be due on the following business day before office is closed at 12PM.
7. **Park speed limit is 10 miles per hour (10 MPH).** NO excessively loud vehicles permitted. It is your responsibility to remind your guests of the speed limit. If management needs to ask a guest to adhere to posted speed more than once, they will be asked to leave the property immediately.
8. All pets need to be documented in your current tenant file. If you chose to acquire new pets, management must be notified beforehand for approval. Documented pets are permitted within the tenant's yard. Pets must be kept on a leash at all times when in the common areas of the park, including the Green Acres pond areas. All individual pet owners are responsible for cleanup pertaining to the animals. Please see office for pet restrictions and questions.
9. **All units are allowed 2 registered vehicles per carport area.** Prior approval is required for any additional vehicles. Current registration is required for all vehicles. Green Acres is to be apprised of any new tenant vehicles and license plates as they are replaced. This ensures that management can accurately verify your vehicles in the event of an emergency. **Absolutely NO nonoperational vehicles permitted in carports.** All carport spaces must be kept neat, clean and free of clutter at all times. Gutters should be cleaned periodically to ensure proper drainage. Please see office with questions.
10. Tenant shall keep the carport area free of debris and oil. No oil, grease, gasoline or antifreeze shall be allowed to drip on the parking pads or roadways. Tenant will be responsible for reimbursing the park for the cost of any repair work to carports or roadways.
11. At no time should Green Acres tenants park in the guest parking lot for extended periods of time. Green Acres Park does not allow any unregistered or nonoperational vehicles to be parked in the provided guest parking for any reason. All guest vehicles parked in guest parking for more than 72 hours should be clearly identified with tenants contact information at all times.

Tenant Signature: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_

**Please see next page for additional Community Rules and Regulations.**

11. **NO time is parking allowed on the street or sidewalks.** If you need to park outside the unit for any length of time, please notify the office for approval. During the winter months, absolutely **NO** side walk parking is permitted at any time. All visitors are to park in the provided guest parking lots throughout the park. **Green Acres Park maintenance equipment is the exception to this rule and/or others with prior written approval from the office.**
12. Each tenant is allowed 1 garbage can; 32 gallon maximum. Garbage will be picked up weekly on Tuesday unless otherwise noted.
13. Green Acres is not responsible for the removal or disposal of large oversized furniture.
14. Park provided recycle bins are located on the property. The bins are emptied twice a week. You are responsible for breaking your own boxes down. **ABSOLUTELY DO NOT INCLUDE ANY PLASTIC BAGS, INCLUDING GROCERY BAGS, HOUSEHOLD GARBAGE OR FOOD CONTAMINATED ITEMS.** Please see the posted signs in recycle area for reference.
15. Yard debris is picked up daily Monday-Friday. Yard debris is classified as the following: trimmed branches, leaves, pine needles, grass clippings, organic materials. **THIS DOES NOT INCLUDE: ROCKS, DIRT, PLASTIC AND METAL.**
16. Tenant shall not install posts or dig on the lot without prior written approval by management. All utilities must be located and marked. Any damage done to any underground utilities by the tenant shall be repaired promptly at the tenants expense.
17. All units must have permanent steps and skirting approved by management, with an access door for inspections. You must submit paint samples prior to painting your unit. Any such improvements or additions must comply with the local zoning, building and related ordinances. All mobile homes and structures shall be maintained painted and in good repair free of clutter. Any type of sheds, ramps and structural changes need to be approved and office provided with written plans and drawings. All requests must be submitted for review and approval by management prior to any additions or changes made. Tenant's additions or changes may not encroach on any other tenants space.
18. No fences or screening may be installed or removed without prior written approval from management.
19. Each unit is equipped with a water meter. Water meters are at no time to be tampered with or removed. Each lot is marked with a personal water shut off valve outside, these are not to be utilized by anyone other than park employees. **DO NOT COVER THE WATER SHUT OFF VALVES** with landscaping or shrubs at any time. Any non emergency plumbing issues outside the homes will need to be addressed during office hours with management.
20. At this current time, Green Acres pays for the parks water, so we ask that you are mindful of water consumption. If you suspect a leak, we ask that you take care of it as soon as possible. Please call the office with any questions.
21. Green Acres tenants are responsible for the landscaping of each individual lot. Plants and shrubs belong to the individual tenants. Tenants are responsible for the trimming and maintenance of these plantings. Evergreen trees and fruit trees planted by the park are maintained by Green Acres Park! Annual tree trimming and hedge trimming starts in October. You will be responsible for maintaining your lots. If you cannot, the park will provide you with a list of suggested landscapers, please contact the office for this list.
22. Large outdoor propane tanks are prohibited. Only small portable tanks to connecting to barbeque's are permitted. No open flame fire pits or outdoor burning.
23. No laundry shall be hung outside the home, or on carports.
24. No car repair of any sort is allowed in carports or community parking lots. All vehicle washing needs to be done in designated car wash area only.
25. Tenants are not to feed the wildlife, ducks, geese, raccoons, birds. We ask that you do not hang bird feeders outside homes. Bird feeders continually attract vermin and cause issues for your homes, and the homes of your neighbors.
26. Any on-site personal construction projects in the park are to be done Monday-Sunday from 8AM-5PM. We ask that you be mindful of the noise you are creating for your neighbors and considerate of the cleanliness of your projects.
27. Emergency Contact information for after hour calls is listed in the current 2023 directory. This number should to be used for any issues that can not wait until the following business day. If at anytime it is a safety concern, please call 911 immediately.
28. Green Acres **DOES NOT ALLOW** solicitation of any type in the park. Sales and solicitations in the park are prohibited, other than by appointment with an individual resident, except political candidates and officials.

Tenant Signature: \_\_\_\_\_ Tenant Signature: \_\_\_\_\_