

Arbor Grove Mobile Home Park Resident Rules & Regulations

The following Community Rules & Regulations (abridged version December,24 2021*) are taken from the Park Lease Agreement that all residents signed upon occupancy. Please refer to the original contract for more details.

- A. Residents & Guests have the right to use the space & Park facilities if they comply with the Rules & Regulations and other provisions of the Parks residency documents. Residents are responsible for all members of their household. *
- B. Residents shall not lease, sublet, rent, loan, or give permission of their mobile home to anyone. House sitters are allowed with approval by Management.
- C. All residents are to maintain their lawns, flowerbeds, parking areas & other responsibilities. A written notice will be issued for any noncompliance. If after 30 days, (3 days for health & safety) the situation is not rectified, there is a \$70 per hour charge (min 1 hr.) This charge is applicable if the Owners decide to remedy the situation. *
- D. Any landscaping done to un-landscaped spaces or changes to existing landscaping need to be completed within 60 days of approval. Prior to installation, residents must get approval from the resident Manager. All plants, installation of fences or walls, concrete slabs or sidewalks must be approved by the Owners.
- E. Monthly rents are due on the first of the month. A 10% fee will be assessed if the rent is not paid by the 5th of the month. There will be an annual rent increase on your residence effective May 1.*
- F. Arbor Grove is a designated 55+ mobile home park. 80% of residents must be of this age or older.
- G. Guest are limited to 14 days per year. If any stay exceeds this time period they must apply for residency & be approved by the Owners. All guests are to be accompanied by a resident while on the property unless they are coming or going. This include clubhouse access.
- H. Residents have the responsibility to obtain all necessary permits required by the City, County & State when warranted. This would be applicable to land use, electrical & natural gas.
- I. Residents are required to skirt their homes with material to match the exterior.
- J. Storage sheds will be made of wood construction painted to match the home, or a resin composite of a color close to match the home. They will comply with all applicable building codes. *
- K. All construction projects including shed placement need prior approved by the Owners before construction can begin. *
- L. Residents are required to maintain in good condition all structures & accessory equipment. Their space, home, landscaping, improvements & other attachments in good condition & repair. This includes trimming of all trees, shrubs & hedges. If a tree, shrub, or hedge needs to be removed from the lot after permission is given from the owners, the resident will be responsible for the costs. They shall keep their parking areas or other surfaces clean & free of contaminates. *
- M. All garbage & yard waste must be disposed of weekly, recycling bi-monthly. All bins are to be removed promptly from the street after pickup. No nuisance, waste or surplus materials will be stored outside. Outdoor patio furniture &/or BBQ is acceptable *

- N. Utility pedestals (water & utilities hookup) must always be accessible. Any person behaving in dangerous manor, creating a health and safety problem or disturbing others is not permitted. This includes or is not limited to excessive noise, intoxication, quarreling in a threatening manner.
- O. Audio & video equipment or other devices used but not to disturb others.
- P. No person shall encroach or trespass on another resident's space or area which is not open for general use.
- Q. No vehicle, boat or RV repair or maintenance work of any kind may be done in the park. Exceptions can be made with the Owners written permission. Tire changing or car washing is permitted. *
- R. Vehicles must be operated in a safe manner. Electric vehicles & bicycles maybe operated on the park streets but subject to the rules of the road. *
- S. All motorized vehicles must be well maintained, currently licensed and in good running order including appearance. Current insurance coverage must be provided if asked. Any person operating said vehicle must be properly licensed to operate it. *
- T. All posted traffic control signs & notices must be obeyed.
- U. The number of vehicles in the household can not exceed the number of parking spaces available at that residence. *
- V. Parking is permitted only in designated parking areas. On street overnight parking is prohibited with some exceptions. Temporary parking is permitted for RV to load & unload on the street or at the residence. See the resident Manager for approval if needed. There is no parking on any landscaped portion of the space. Any guest parking will be at the host resident space or designated guest parking. Parking at the clubhouse is for events & meetings only. Short term parking maybe available. See the resident Manager for details. *
- W. There is no storage for any RV's or boats in the Park. Residents with existing RV or boats that are being stored are grandfathered in. For an additional fee parking maybe available in the RV Storage lot adjacent to the Park. See the resident Manager for detail *
- X. Pets & designated service animals are welcome with a limitation of 2 & no more than a 20-pound each. The exception would be a service animal. When outside the pet must be kept on a short lease & cats are kept in at night. *
- Y. All pets must be properly registered with animal control & have all necessary shots & vaccinations. Consideration of others is important, & all park rules must be followed. Documentation will be required for all service animals. *
- Z. There is a curfew for all persons under the age of 18 after 10 p.m. They may leave or enter the park but must go directly to the residence.
- AA. No loitering in the streets or common areas within the community. This includes guests or non-residents of any kind.
- BB. You are welcome to contact the resident Manager or Owners by writing a letter to submit a suggestion, comment or complaint pertaining to a Park condition. You will receive a prompt response time permitting.

Current Resident Park Manger

Monica Atkins #25

206-324-9294

Park Owners

Randy & Jayn Courchaine

509-381-8015 (Randy) & 928-200-0859 (Jayn)