

GENERAL RULES AND REGULATIONS

1. Quiet must be maintained from 10 p.m. to 7 a.m. No loud parties, radios, TV or other excessive noise will be permitted. Your neighbors are entitled to a quiet and homelike atmosphere – and so are you.
2. Pets are allowed only under the following conditions:
 - a. An additional charge of \$10.00 per dog and/or \$5 per cat per month will be charged, payable with your space rent.
 - b. If the pet is a dog, the Tenant must provide a fenced area of material approved by the Park Managers, which will always contain the dog.
 - c. If the pet is a cat, the Tenant must keep the cat confined to the home or leashed when outside.
 - d. The pet must be kept on a leash whenever it is outside the fenced area of the Tenants' mobile home.
 - e. The pet must be removed permanently from SUNNY MEADOWS VILLAGE if the Managers receive two (2) or more complaints or if at the sole discretion of the Landlord it is decided that the removal of the pet is in the best interest of the park and the other Tenants.
 - f. All dogs and cats must be registered with the City of Laramie, have current rabies/shots.
 - g. All dogs and cats must have a picture supplied to Sunny Meadows to aid in identifying in case of an emergency.
3. Your address at the park is: 953/4 N. McCue Street, Space No. # _____ Laramie, WY 82072
4. Should you be away for a time and wish to have your mail forwarded, you must fill out the appropriate form required by the Post Office. Postal box keys are obtained by taking a copy of your lease to the post office at 152 N. 5th Street, Laramie, WY 82070.
5. To ensure your privacy, no peddling, soliciting, or commercial enterprise will be allowed without permission of the Management. No FOR SALE signs shall be displayed on anything within the boundaries of the park. Mobile homes offered for sale within the park may be listed at the Office and the notice may be posted on the bulletin board and in the window of the mobile home.
6. Pool and Clubhouse Rules and Schedules will be posted at the Clubhouse and Pool.
7. Outdoor clothes drying facilities at Tenants lot are restricted to the folding umbrella type.
8. All plants, trees, shrubs, construction of a permanent nature and paving placed on Tenant's lot become park property and cannot be removed. If you wish to plant or build, permission must be obtained from the Office due to location of underground utilities. A City of Laramie building permit is required for all additions to mobile homes.
9. No fences or structures of any kind may be erected or placed on any lot without written permission of the Management. Fencing material must be metal and cannot be of a

height more than 4' per municipal code. Fencing that is wood must be removed immediately according to the municipal code.

- 10.** Mobile homes must be skirted in a manner acceptable to the Management within 30 days after occupying your lot. Skirting must conceal hitches. Hitches must be removed if they are the bolt-on type. Written approval will be obtained from The Management prior to installing any steps, patios, awnings, or carports.
- 11.** Management recommends that all mobile homes be tied down immediately.
- 12.** Each mobile home requires a fire extinguisher and a smoke detector located within the home. It is recommended that each home be equipped with a CO2 detector.
- 13.** The maintenance and care of the Tenant's lot is his/her responsibility, including water and lawn care, and removal of weeds. This includes all four sides of the mobile home. Neglect of it is cause for eviction. Lawn mowers and weed eaters are available at the Office for checkout. Tenant will supply his own hose and sprinkler and water from his own water riser. If Sunny Meadows Village must take care of the yard due to neglect, we will charge you \$35.00 an hour.
- 14.** Items allowed in the yard include: Barbecues, patio furniture, swing set, trampoline, and bicycles. All other items must be stored in the sheds provided or placed inside the mobile home. Any gardening containers must be maintained in an orderly manner. Offenders will be given notice and a fee of \$25 will be assessed if the violating object is not removed within 3 days of receiving notice.
- 15.** Sunny Meadows will supply a garbage container. They must have tight fitting lids and the area around the containers must be kept neat and clean. Not more than one container will be allowed for each home. Garbage collection is scheduled for Wednesday mornings. It is the tenant's responsibility to place the garbage container at the curb for pickup.
- 16.** All mobile homes are required to have or install an outside faucet/spigot for watering their own yard. Water to this must be provided from the water riser supplying water to the mobile home. Sometimes it is possible to tap into your water line from the kitchen, bathroom, or water heater enclosure. Each spigot shall have a separate ball valve to shut it off.
- 17.** All mobile homes shall have their service water supplied by ¾" pex. A ¾" ball valve must be provided immediately at the water riser. Easy Heat brand electrical heat cable with thermostatically controlled ends shall be used. Heat tape shall run from water riser and into mobile home and/or water heater closet and to the water heater. It is advisable to run two cable lines under the insulation with only one being active and the other for redundancy should the original cable fail. Heat tape should be electrical and taped every 2' in a candy cane fashion. All water service pipes shall be double insulated with foam insulation; zip tied every 2 feet and be suspended underneath mobile home.
- 18.** All water risers are required to have an insulated and air-sealed box with an easily removable or hinged lid.

19. During the winter months, operation of heat tapes furnished by the Tenant will be required on all water connections. Tenants are responsible for maintaining electrical connection to heat rod and water riser to prevent water from freezing.
20. Natural gas and electricity must be in Tenant's name. If electricity is shut off, then we will also shut off water and disconnect you from the water riser. Electricity must be provided to the water riser so that it does not freeze and break. Tenants will be assessed a \$50 fee to have water reconnected and riser turned on.
21. The repairing of any motorized vehicle within the park is prohibited.
22. No vehicles with excessively loud engines or exceeding 10 MPH may be operated within the park. This will be strictly enforced. All vehicles must be operational and have current license tags to be parked in Sunny Meadows. No semi-trucks are allowed in Sunny Meadows. Repeat violators will result in tenants having a \$25 assessment to their rent.
23. Each lot is allowed to park a total of 3 vehicles. This may include any of these types: Pickup truck, van, car, or motorcycle. We have created an area on the east side of the park to store boats, campers, trailers, and RV's. We have also installed some parking on the west side of the rec hall. We will be charging \$25 per month for storage on the east side and there will be a limited number of spaces available. All other boats, trailers, campers, and RV's will need to be stored at another storage facility. **This will be strictly enforced.**
24. No parking on the street. All vehicles parked on the street will be tagged with a green sticker. Multiple violations will get your vehicle towed. This is so emergency vehicles can access the entirety of Sunny Meadows Village.
25. No parking on empty lots. These are reserved for Sunny Meadows Village use and for rent.
26. Parking is not allowed on patios or yards. Tenant agrees to reimburse Landlord for any expenses incurred because of damage done by Tenant.
27. No one is allowed to ride four wheelers, motorcycles, or any unregistered or unlicensed motorized vehicle within Sunny Meadows Village. No unlicensed drivers are allowed to ride any of the above.
28. All charges due must be paid at the SUNNY MEADOWS VILLAGE office before a mobile home can be removed from the park.
29. The management reserves the right to require the occupants of a space in SUNNY MEADOWS VILLAGE to vacate within 72 hours if the Management deems his, her, or their acts of conduct detrimental or incompatible with the interest, harmony, comfort, or welfare of the other occupants. Any residents found to be guilty and convicted of selling; growing and/or procuring unlawful drugs will be evicted.
30. Purchasers of mobile homes on location in SUNNY MEADOWS VILLAGE must be approved by management prior to the sale for the new owners to continue to occupy the space. If the new owners are not approved, at the sole discretion of the owners and managers, the mobile home must be moved out of the park.

- 31. We will haul large items to the dump for a fee of \$25. You must contact the office and place items next to the curb for us to pick up. Any metal can be placed in the metal recycling bin.
- 32. Items placed in dumpsters other than normal household waste will be **ASSESSED A FEE OF \$25** for each occurrence.
- 33. Signed Leases and Rules must be kept current.

These Policies and Regulations are designed to protect the comfort, health and happiness of our Tenants and may be changed from time to time to achieve this purpose.

Thank you for your cooperation.

IN WITNESS WHEREOF, this lease agreement has been executed the day and year first above written and Tenants acknowledge receipt of one copy of this agreement.

_____Lauriel Stephens_____Date: _____

Agent for Sunny Meadows Village Community, LLC

_____Date _____

Tenant

_____Date _____

Tenant