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GOLF TO BAY MOBILE HOME PARK RULES & REGULATIONS

2008

WELCOME!

These rules are intended to make Golf to Bay Mobile Home Park a clean, pleasant place to live. The management extends to you and your family a warm welcome.

GENERAL

1. All tenants coming into the park must register at the office in Okoboji and fill out an application and be accepted **BEFORE MOVING IN**. All residents of the home must be registered at the office.
2. **RENT** is due the first of each month. If not paid by the 8th, rent is \$10.00 more. No rent refunds. Checks should be made payable to **Smith Mobile Home Park, PO Box 409, Okoboji, IA 51355**.
3. All tenants must notify park manager 30 days in advance when moving. All park bills must be paid before moving.
4. **No loud parties** will be allowed at any time. Nor will loud radios or other excess noise be tolerated.
5. **Drunkenness** or iminoral conduct will not be tolerated.
6. No alcoholic beverage will be permitted to be served or consumed in any building which is park property.
7. Parents are responsible for any damages caused by their children; tenants of the park are responsible for the conduct of their guests and pets.
8. No peddling or soliciting or commercial enterprise is allowed in the park without first obtaining the consent of the management.
9. All year round homes shall have a heat tape installed before October 1st of each year. Anyone without a heat tape shall be subject to having water shut off. Heat tape should be checked to be sure it is plugged in and working.
10. Any advertisement giving this park as an address must first be cleared with the manager. **NO** subletting of any home is permitted. All homes shall be kept in a neat and respectable condition. No signs allowed outside homes except name plates & lot number.
11. Consult the manager before putting home up for sale.
12. Any account past due will be subject to water shut off and eviction. Any resident, who receives in one year, 3 notices of correction for any item or rule, will be subject to eviction.
13. Any home may be rejected from the park. Lot must be left in good condition, when checking out of the park.
14. The management will not be responsible for accidents, injuries or loss of property by fire, theft, wind, floods, or any act of God.
15. The management reserves the right to evict any objectionable person. The management is sole judge of the existence or cause of such action.
16. The manager reserves the right to change rules, rates and regulations at any time which may be necessary.
17. **NO OPEN FIRE PITS ALLOWED IN THE PARK.**
18. **NO FIREWORKS ALLOWED IN THE PARK.**

BOAT SPACES

1. Boat spaces are available on a rental basis for park occupants. Please contact the office if interested in a space.

SELLING YOUR HOME

1. You must consult the park manager **BEFORE** putting your home up for sale. If you are thinking about selling your home, we are a licensed mobile home dealer and we have buyers for homes and can help you sell your home. Please contact the office if you wish to list your home with us.
2. The prospective buyer **MUST CONTACT THE OFFICE** to make application to leave the home in the park. You may sell your home to anyone you choose, but the buyer must be approved by management **BEFORE** they move into the park. If the buyer is not approved, they will have to remove the home from the park. To save everyone problems, be sure to have the buyer contact us **BEFORE** the sale is complete. By screening applicants coming into the park, we can hopefully prevent problems before they occur.

DUMPSTERS

1. All garbage should be put into plastic bags and placed in the dumpster.
2. Large items should not be placed in or around the dumpsters.
3. **NO FURNITURE BATTERIES, APPLIANCES, PAINT CANS, CARPETING OR MATTRESSES, NO BUILDING OR CONSTRUCTION MATERIALS** allowed in or around the dumpsters. Anyone caught dumping prohibited material will be billed accordingly. This is the home owners responsibly to haul to the landfill. We ask your help in policing the dumpsters. Please let us know if you see anyone dumping items not allowed.
4. **DO NOT PLACE LEAVES OR BRANCHES OR GRASS CLIPPINGS IN THE DUMPSTERS.** Leaves can be bagged and placed **BY** dumpster and branches can be placed **BY** dumpster. **NO GRASS CLIPPINGS.**
5. **RECYCLE** Plastic, Cans, Glass, Cardboard and Newspapers. Bins are available by the Water Tower in Arnolds Park. These items should not be put in the dumpsters.

PETS

1. Permission must be obtained from the management, if you wish to keep a pet in the park. Only **1 small** house dog is allowed per home. **ALL DOGS & CATS** are to be on a leash when outside.
2. No pet allowed outside the home overnight.
3. Owners are responsible for cleaning up after their pets and keeping them from disturbing other residents. If complaints about your pet cannot be resolved, your pet will have to be removed from the park.

STORMS

If there are storm warnings out, shelter can be taken in the basement on LOT 32 in Golf To Bay Addition.

MAYNARD J SMITH MOBILE PARK CORP
PO BOX 409, 1000 LAKESHORE DRIVE
OKOBOJI, IOWA 51355
712-332-7323

Golf to Bay Spring Newsletter
February 2008

Home and Yard Maintenance

Keeping your home in good repair and your yard clean and neat is greatly appreciated. In order to help you with your repairs, any material purchased for your home from Smith's Mobile Homes will receive a 15% discount. We have windows, doors, skirting, awnings, etc.

Yards must be mowed and kept neat and clean. They must also be raked in the fall. If Yards are not kept up the management will mow or rake and the homeowner will be responsible for the cost.

Lot Rent

We are continually faced with increasing costs for maintaining the park and substantial increases in taxes and utilities plus the cost of the road assessment. Because of these increasing expenses we find it necessary to raise the lot rent \$35.00 per month effective May 1, 2008.

Effective May 1, 2008 your lot rent will be \$265.00 for Lot # GFA 8

Boat space for 2008 will increase to \$1,300.

Your Boat space for 2008 season will be \$1300.00
Less Deposit 100.00
Boat space rent due May 1 \$1200.00

We do have boat spaces available, if you are interested, please call the office.

Rules

We are enclosing a copy of the Park Rules. Please read through them and keep them handy for future reference.

Trash Disposal

We have had problems with appliances, TVs, Computers and other items being placed in or by the dumpsters. These items need to be taken to the landfill or the Recycling Center in Milford. Please refer to the enclosed rules concerning the dumpsters.

We appreciate having you in our park. Thank you for all that you have done to make our park a place that we can all be proud of.

Park Management

MOBILE HOME PARK
APPLICATION AND AGREEMENT

NAME _____ AGE _____

SOCIAL SECURITY NUMBER _____

PRESENT ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

HOME PHONE _____ HOW LONG _____

MARITAL STATUS _____

SPOUSE'S OR CO-TENANT'S NAME _____

SPOUSE'S OR CO-TENANT'S AGE _____

SPOUSE'S OR CO-TENANT'S SOCIAL SECURITY NUMBER _____

OTHER PERSONS TO RESIDE WITH YOU

NAME _____ AGE _____

NAME _____ AGE _____

NAME _____ AGE _____

NAME _____ AGE _____

PET (Kind and Weight) _____

PRESENT EMPLOYER _____

ADDRESS _____ CITY _____ STATE _____

TELEPHONE _____ HOW LONG EMPLOYED _____

JOB TITLE _____ MONTHLY SALARY _____

PREVIOUS EMPLOYER _____

ADDRESS _____ CITY _____ STATE _____

TELEPHONE _____ HOW LONG EMPLOYED _____

SPOUSE'S OR CO-TENANT'S EMPLOYER _____

ADDRESS _____ CITY _____ STATE _____

TELEPHONE _____ HOW LONG EMPLOYED _____

JOB TITLE _____ MONTHLY SALARY _____

DO YOU CURRENTLY RENT OR OWN RESIDENCE? _____

IF YOU CURRENTLY OWN RESIDENCE, NAME OF PRESENT LIENHOLDER _____

ADDRESS _____ TELEPHONE NO. _____

IF YOU CURRENTLY RENT, NAME OF LANDLORD _____

ADDRESS _____ TELEPHONE NO. _____

PREVIOUS LANDLORD _____
ADDRESS _____ TELEPHONE NO. _____

PREVIOUS LANDLORD _____
ADDRESS _____ TELEPHONE NO. _____

AUTOMOBILE MAKE _____ COLOR _____
MODEL _____ YEAR _____ LICENSE NO. _____

AUTOMOBILE MAKE _____ COLOR _____
MODEL _____ YEAR _____ LICENSE NO. _____

OTHER LICENSED VEHICLES (campers, boats, RVs, etc.)
MAKE _____ COLOR _____
MODEL _____ YEAR _____ LICENSE NO. _____
MAKE _____ COLOR _____
MODEL _____ YEAR _____ LICENSE NO. _____

MOBILE HOME YEAR _____ MAKE _____
TITLE NO. _____ SERIAL/VIN NO. _____
MODEL _____ LENGTH _____ WIDTH _____

NAME OF SELLER _____
SELLER'S ADDRESS _____
LIENHOLDER _____
LIENHOLDER'S ADDRESS _____
BALANCE OWED _____
PRESENT LOCATION OF MOBILE HOME _____

PERSONAL REFERENCES _____
NAME _____ TELEPHONE NO. _____
ADDRESS _____ RELATIONSHIP _____
NAME _____ TELEPHONE NO. _____
ADDRESS _____ RELATIONSHIP _____

NAME OF BANK _____ ADDRESS _____
CHECKING ACCOUNT YES _____ NO _____
SAVINGS ACCOUNT YES _____ NO _____
INSTALLMENT LOAN YES _____ NO _____

NAME OF BANK _____ ADDRESS _____

CHECKING ACCOUNT YES _____ NO _____

SAVINGS ACCOUNT YES _____ NO _____

INSTALLMENT LOAN YES _____ NO _____

CREDIT CARDS

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME _____ ADDRESS _____

NAME OF SOMEONE YOU KNOW RESIDING IN THE PARK _____

DATE OCCUPANCY IS DESIRED _____

Have you ever been arrested on a charge involving the use of illegal drugs, substance abuse or any related charge? Yes _____ No _____ If yes, please indicate the date of arrest, the name of the arresting authority, the law violations with which you were charged, and any other details of which you are aware.

Have you ever been convicted on a charge involving the use of illegal drugs, substance abuse or any related charge? Yes _____ No _____ If yes, please indicate the date of conviction, the court in which you were convicted, the law violations of which you were convicted and any other details of which you are aware.

Have you ever been convicted of a felony or aggravated misdemeanor? Yes _____ No _____ If yes, please indicate the date of conviction, the court in which you were convicted, the violations of which you were convicted and any other details of which you are aware.

Have you ever been a defendant in a Forcible Entry and Detainer (eviction) action. Yes _____ No _____ If yes, give details of time and circumstances.