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SMITHS MOBILE HOME PARK RULES & REGULATIONS REVIEW

February, 2004

WELCOME!

These rules are intended to make Smiths Mobile Home Park a clean, pleasant park 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 and fill out an application and be accepted BEFORE MOVING IN. All residents of the home must be registered at the office.
2. MONTHLY 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.
3. SEASONAL RENT is due May 1st. There is a \$20 late fee for each month rent is late. Season is from May 1 through September 30.
4. All tenants must notify park manager 30 days in advance when moving. All park bills must be paid before moving.
5. No loud parties will be allowed at any time. Nor will loud radios or other excess noise be tolerated.
6. Drunkenness or immoral conduct will not be tolerated.
7. No alcoholic beverage will be permitted to be served or consumed in any building which is park property.
8. Parents are responsible for any damages caused by their children; tenants of the park are responsible for the conduct of their guests and pets.
9. No peddling or soliciting or commercial enterprise is allowed in the park without first obtaining the consent of the management.
10. 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 sure it is plugged in and working.
11. Any advertisement giving this park as an address must first be cleared with the manager. Any subletting of any home must be approved by the manager. All homes shall be kept in a neat and respectable condition. No signs allowed outside homes except name plates & lot number.
12. Consult the manager before putting home up for sale.
13. 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.
14. Any mobile home may be rejected from the park. Lot must be left in good condition, when checking out of the park.
15. The management will not be responsible for accidents, injuries or loss of property by fire, theft, wind, floods, or any act of God.
16. The management reserves the right to evict any objectionable person. The management is sole judge of the existence or cause of such action.
17. The manager reserves the right to change rules, rates and regulations at any time which may be necessary.

PLAYGROUND

1. Parents are responsible for care of their children in the use of and the going to and from the playground area. Anyone not using or conducting themselves properly shall be barred from the Playground area.

SELLING YOUR HOME

If you are selling your home, 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. If you do have your home for sale, 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.

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 APPLIANCES, PAINT CANS, CARPETING OR MATTRESSES 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 dump. We ask your help in policing the dumpsters. Please let us know if you see anyone dumping items not allowed.
4. Leaves and yard waste are to be placed in clear plastic bags and can be placed beside the dumpsters. Branches can be bundled and placed beside the dumpsters or you can contact the office and we will have someone pick them up. DO NOT PLACE LEAVES OR BRANCHES IN THE DUMPSTERS.
5. RECYCLE Plastic, Cans, Glass, Cardboard and Newspapers. Bins are available at the Airport. 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 of the two story white house by the lake. There is an entrance to the basement on the south side of the home.

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AUTOMOBILES

1. Cars shall be parked only in the designated areas. No parking on the grass.
2. No storage of vehicles that do not run or are not being used allowed in the park.
3. No washing, repairing or overhauling of cars is permitted around the mobile home lot or in the roadways.
4. All motorcycles, motor scooters, motor bikes, snowmobiles, etc. must have permission from park manager before being allowed in park.
5. Any motor vehicle leaking excess oil or grease will not be allowed in the park.
6. No motor vehicle with a loud muffler will be allowed in the park.
7. At time of snow removal, move your automobile to a clear area so all the road surface and your driveway can be cleared.
8. Parking in the area next to the lake is reserved for those living in that area. Boats and boat trailers, snowmobile trailers, travel trailers, etc. should be parked in areas reserved for them. Contact the office BEFORE putting anything in storage area.
9. Use the EAST entrance to the park. DO NOT drive around the back of the sales building.
10. The Speed Limit in the park of 10 MPH must be observed all times, and we ask that drivers use their brakes instead of their horns.

HOME UPKEEP

Keeping the exterior of your home in good repair is important and spring is a good time to check the exterior and do any maintenance or painting that needs to be done. Skirting should be checked and repaired. Anything you can do to improve the exterior of your home and yard, helps to improve the park and also the value of your home.

Any refrigerators or other appliances being stored outside around your home must be removed. These can create a safety hazard as well as detract from the appearance of your home. Please help us by removing the doors from any refrigerators not being used and properly disposing of the appliances. Any refrigerator being used must be in an enclosed secure area, not out on the patio or porch.

OFFICE LOCATED AT:
SMITHS MOBILE HOMES & RVS
1000 LAKESHORE DRIVE
PO BOX 409
OKOBOJI, IA 51355
712-332-7323

MOBILE HOME LOTS

1. Mobile Homes must be parked on each lot in a uniform manner and upon arrival in the park the attendant will instruct the driver as to the proper position for parking and assist him if necessary.
2. Yard lights are furnished for your convenience and will come on automatically. They should be kept lighted. The homeowner is responsible to change the light bulb. If the light fails to light for any reason other than a bad bulb, contact the manager. Do not try to fix the light or tamper with it in any way.
3. No occupant shall tamper with the meter box or other electrical equipment. In case of blown fuses on the outside box, contact the manager. If the meter box is overloaded and burned out, it is the homeowner's responsibility to pay for repairs.
4. Water and sewer connections under the home must be tight. Connections from the home to the ground are the homeowner's responsibility. These should be checked routinely and kept in good repair.
5. No home will be removed from the park with out first contacting the manager.
6. Each homeowner is responsible for mowing their lot. If the lawn is not mowed in a reasonable amount of time the management will mow it at a charge of \$20 to the homeowner. Mowing service is available from the park management for \$225 for the season. Please contact the office if you wish to have this service.
7. Lawns may not be dug up or disturbed without permission of the management.
8. All building, remodeling or alteration plans for carports, porches, awnings, skirting, air conditioners and buildings must be cleared with park manager before beginning work.
9. No storage of bottles, trunks, boxes or debris around or under the home will be permitted. No refrigerators or appliances stored outside the home. Any refrigerator in use must be in an enclosed secure area, not out on the patio or porch.
10. All homes must be skirted with approved skirting and kept in good repair.
11. Only umbrella type clothes line will be permitted.
12. Mobile home sites remain under direct control of the management.
13. Homeowner is responsible for trimming trees on their lot. Check with the manager before trimming.