

## **PARK RULES**

These rules are incorporated into and made a part of all rental agreements between Briarwood Park and Apartments and all Residents. Resident agrees to abide by the Park Rules and guarantees the performance of family members and guests or invitees. If Resident receives notice of a violation and does not correct it within the allotted time or repeats it, Landlord may fine the Resident, evict the Resident or correct the violation and bill the resident for the work done depending upon the type and severity of the violation. Unless otherwise stated the fine for a violation shall be \$20 plus stated costs.

### **I. SANITATION, GARBAGE AND APPEARANCES**

1. The Park only has one dumpster and is located at the front of the park. Use only that dumpster. Large boxes and containers shall be flattened and placed in the recycle bin for cardboard only. No hazardous substances may be disposed of in the garbage containers, down the sewer system or dumped on the ground but must be properly disposed of as required by government regulations.
2. No storage of old furniture, lumber, refuse, salvaged materials, automotive parts, and other materials on your lot. No storage in your parking space.
3. No dumping of tires, building materials, metal scrap, furniture, etc. in the dumpster. Contact manager about proper disposal of these with a small dump fee.
4. Service animals/pets must be contained at all times. When not inside the residence they must be either fenced or on a leash or chain. Take your animal outside the park for excretions. All feces must be cleaned up immediately. Do not put food out of doors as this draws strays to the park.
5. Cigarettes are to be properly extinguished and disposed of. No butts on the ground as they are toxic to small children and animals. Do not smoke near a neighbor's window or door. No smoking is allowed inside or within twenty-five feet of the apartment building at any time.

### **II. USE OF THE PREMISES AND COMMON AREAS**

6. Security is the resident's responsibility. Except to the extent provided by law, landlord is not responsible for the illegal acts of others, including burglary or theft. Call law enforcement immediately if you suspect a crime. Landlord cannot be the intermediary in these situations. Actual witness is needed.
7. Resident shall notify landlord of any extended absences (more than ten days) from the premises. During absences by resident, landlord and his/her agents will provide access to no other persons, known to resident and landlord or not, unless expressly requested to do so by resident in writing.
8. Resident shall not use or store gasoline or other combustible substances in mobile home or apartment.
9. No bicycles, play equipment, toys, skateboards, or other personal belongings shall be left outside your own lot unattended. Such items so left shall be considered abandoned and disposed of.
10. Residents are responsible for the activities of their children and their guests while they are in the park. No one is permitted to play on the fences. Only enter neighbor's yards with permission.
11. Resident is responsible for the landscaping in their space. If spaces are not maintained, manager has the right to hire yard maintenance at resident's expense.
12. No signs are permitted except with the permission of management.
13. No pets, pet sitting or feeding or adoption of strays.
14. 10:00 PM is quiet time within the park. Reduce volume, talk quietly, close windows, no loud cars, etc.
15. Large parties must be approved by management and arrangements made for parking and traffic.

### **II. CONDUCT IN PREMISES AND COMMON AREAS**

17. All furniture must be kept in resident's unit, except when actually in use elsewhere, and in no event shall such items be placed in such a way that they block or in any way impede passage of others.

Resident shall refrain from engaging in or creating, or permitting his/her guests to engage in or create, any noise, activity or conduct that a reasonable person would deem likely to annoy or disturb other residents, while in the unit itself or the common areas and parking facilities.

18. No drinking, drunken behavior or similar behavior from other causes outside the individual units.

19. No burning of trash.

20. Resident shall not use barbecues, grills, or other outdoor cooking equipment INDOORS, or use them outdoors in such a way as to create a fire hazard or risk of damage to any unit.

No action that could put any resident in harms way. If there is a potential for harm or you fear for your safety please contact the proper legal authorities.

21. No violence or threat of violence by any resident or their guests to any other resident or their guests or to management. Such actions or threats shall be grounds for immediate eviction.

22. No marijuana, illegal drug possession, use, manufacture, distribution, or sale, including resale of prescription drugs or possession of drug paraphernalia. Such shall be grounds for immediate eviction.

23. No vandalism by any one. Residents are responsible for their children and guests.

24. No blocking of any street except for repairs and maintenance purposes.

25. No discharging firearms or projectile launching devices of ANY type including but not limited to, rim fire, fireworks, black-powder, soft-air, paint guns, B-B guns, blow-guns, bow & arrows, or cross-bows.

#### IV. PARKING AND VEHICLES

26. No more than two vehicles are permitted per space. Vehicles shall be parked in the parking spaces assigned to the respective home site whenever possible.

27. Residents shall not park their vehicles in vacant or otherwise unused spaces of other residents without permission. Vehicles shall not be parked in the lane or in front of any units as this blocks vision, and stops free access by others and emergency vehicles.

28. Resident's guests may only park off the premises or in the resident's own parking spaces.

29. No dead, unsightly, unregistered or expired registration vehicles shall be parked on the premises. Such vehicles will be towed to a storage yard at the owner's expense.

30. No boats or any vehicle over 2 tons (excluding emergency, delivery and maintenance vehicles) are permitted in the park.

31. Parking spaces may not be used for storage by Residents.

32. No dumping of oil or other vehicle fluids or any chemicals on the ground. Resident will be responsible for environmental cleanup costs if this is violated.

33. No major vehicle repairs or dismantling shall be conducted in the Park.

34. Only operative personal vehicles licensed for the highway are permitted within the park. The speed limit shall not exceed 10 MPH. Off-road vehicles shall not be driven within the park.

35. No driving or parking on the grass. If you cause ruts you must fix the damage.

36. The lane is private and not a public thoroughfare. Landlord reserves the right to close the entrance at First Street at any time to stop through traffic.

I/we signify by my/our signature that I/we have read this agreement, and hereby agree to comply with all that is contained herein. I/we understand that violations of any of the above rules and regulations may result in a fine, a violation notice and/or termination of the lease and eviction. These Park Rules may be amended with 30 days notice.

\_\_\_\_\_  
Resident

Date \_\_\_/\_\_\_/\_\_\_

\_\_\_\_\_  
Resident

Date \_\_\_/\_\_\_/\_\_\_