

General Information
Park Rules and Regulations
Greenfield Estates MHP LLC.
630 Oak Street
Mansfield, Ohio 44907
(419) 526-4591

The undersigned agrees to abide by the Park's Rules and Regulations, a copy of which has now been received on _____ and which constitutes an integral part of my lease for residency.

Signed _____ Lot # 144 Date _____

Signed _____ Lot # 144 Date _____

**PLEASE BE ADVISED THAT YOUR RIGHTS AS A RESIDENT AND
YOUR MANUFACTURED HOME COMMUNITY OPERATORS RIGHTS
ARE PROTECTED BY SECTIONS 4781.01 TO 4781.99 OF THE OHIO
REVISED CODE, WHICH REGULATE MANUFACTURED HOME
RENTAL AGREEMENTS**

Effective 01/01/2018

Welcome to Greenfield Estates Mobile Home Park. Our rules and regulations are written for your general welfare, safety, comfort and the comfort of your neighbors. The Management will do everything it can to insure your comfort and safety. To help us do this we request your compliance and cooperation with our Rules and Regulations.

Section A

Obligations for Occupancy

1. **Applications**, lot leases, and all preliminary documents must be completed and approved prior to the occupancy of a mobile home. There will be a \$35.00 charge per adult for application processing. The Management reserves the right to refuse admittance to anyone whose mobile home is not considered acceptable in appearance, condition, or age.
2. Any one desiring to move into the mobile home park must fill out an application and provide a credit and back ground check, and must be approved by the Management. The Management reserves the right to approve or disapprove all applicants based on character or credit references or back ground check.
3. Management must be notified **in writing** 30 days in advance of a Tenant's intent to **move out**. The notification must include a forwarding address. All outstanding accounts must be paid in full at the time of notification and also when the Tenant moves out. Tenants who have signed leases must adhere to the terms of the lease, which may not permit moving before the expiration of the lease term.

Removal of a mobile home will be done only between the hours of 8 AM and 5 PM on a weekday and not on Saturdays, Sundays, or legal holidays. No adjustments or refunds will be made for a partial month. No hauler will be allowed to remove a mobile home from a lot until he has checked at the office to see that all bills are satisfied and the lot is clean and orderly.

4. Mobile homes may not be rented, loaned, or used by anyone for any purpose other than as granted in the lease. Cannot be used to operate a business from unless approved in writing by the Management.
5. Assignment or subletting is not permitted. Management must be notified **in writing** 30 days in advance of a Tenant's intent to **sell** his

or her mobile home. Sale of a mobile home by a Tenant is subject to the prospective buyer applying for and being approved to become a Tenant (per item 1, above) if the mobile home is to remain in the Park. The selling Tenant shall be informed in writing by the Management of reasons for any rejection of a prospective buyer.

6. Residents are **NOT** permitted to sell their mobile home with the promise of occupancy unless the buyer is approved by the Management and agrees to all Rules and Regulations.

Section B

Mobile Home Sites

1. **Steps** are to be of manufactured construction. Front steps must have a platform and a rail.
2. Approved manufactured vinyl **skirting** must be installed within 30 days of moving in, with the exception that move-ins in the months of December, January, February, and March must have the skirting installed by the end of the following April. All awnings, carports and storage sheds must be factory made. All patio rooms must match the mobile home completely.
3. Any **construction work** on lots or mobile homes will require prior **approval** from the Management. This includes, but is not limited to, installation of patio rooms, awnings, carports and storage sheds.
4. No **storage facilities** of any kind, such as cabinets, sheds or lockers or storage on of any kind, are to be place on the patio or deck. Sheds must be placed behind the home, if possible.
5. **Landscaping** and improvements of each lot will be the Tenant's choice. **Do NOT dig** or drive stakes or posts without permission of the Management so that we may determine if there are underground utilities that may be jeopardized. Any damage caused by failure to do this will be charged to the resident. All landscaping and improvements to the lot shall become a permanent part of the Park.
6. All buildings, mobile homes, and stands must be kept **painted** and in good condition. Skirting must be kept vertical and in place at all times with no holes or missing panels. Management reserves the right to require the resident to paint his home or repair and replace damaged skirting.
7. Mobile home lots must be kept clean of toys etc. and stored in sheds. The lawn must be mowed and trimmed. In the event of carelessness or neglect, the Management reserves the right, without prior notification, to have the work done and the Tenant will be charged for actual cost.
8. The mobile home owner shall keep his or her home in good condition and repair, and shall use all reasonable precautions to prevent waste

and to prevent the premises from being injured or destroyed by fire or otherwise. Management strongly recommends that every Tenant have at least one fire extinguisher in his or her home. Further, the Tenant shall not deposit dirt or other objectionable matter in the home lot or anywhere in the Park. The home owner will carry Fire Insurance and liability on his home, and provide the park with a copy of the insurance yearly.

9. Tenants shall not erect or display upon or within the mobile home or in their lot any **sign**, except a "For Sale" sign not larger than 2' x 3', without first obtaining Management consent.
10. **No** trampoline is allowed in the park, **No** swimming pools are allowed in the park.
11. Adequate **trashcans** must be provided to hold all trash and garbage. Placed at the rear of homes or in sheds. Newspapers to be thrown out must be tied in bundles or put in bags.
12. **Trashcans** or trash of any kind should not be set out in front of your home until the night before the pickup day. Trashcans must be taken in on pickup day. (Currently, trash is picked up on Monday mornings. This is subject to change by the trash hauler or upon changing trash contractor).
13. No rubbish, brush, or leaves are to be piled or placed anywhere on Greenfield Estates Property. All firewood must be stored out of sight.
14. Residents are responsible for keeping their sewer lines clear between their home and ground connections. Do **NOT** flush paper towels, disposable diapers or liners, sanitary napkins, etc. Any repairs due to such articles will be charged to the resident. Coffee grounds, grease, and food particle should **NOT** be flushed down kitchen or bath drains.
15. Each resident is responsible for upkeep of his or her driveway, walkway, and patio.
16. There shall be no car maintenance anywhere in the Park.
17. Plug in electric tapes on all water lines prior to freezing weather. If damage is done because of neglect of tenant he will be held responsible.
18. No occupant shall tamper with **meter boxes** or other electrical equipment. Any utility repairs from the parks' outlets to and including the resident's home are the responsibility of the resident. All sewer, water, electrical, and television connections must meet state and local standards and be performed by qualified, authorized personnel.
19. The Management reserves the right to shut off water to a site if the resident allows it to drip or run unnecessarily. Service will be restored when Management is satisfied that proper repairs have been

made. Dripping faucets and leaking toilets can cause **freeze up** in your sewer and drain lines.

20. All **utility connections** and disconnection's are to be arranged by the Tenant with the appropriate utility company.
21. Tenants must inform Management within 30 days of arrival of any **occupants** or **visitors** staying more than 15 days.
22. Mail is delivered to the Park Mail Room. Tenants are issued a mailbox key upon moving in. Mailbox keys are to be **returned** upon moving out.

Section C

1. No **clothes lines** are to be hung on individual lots or homes.

Section D **Pets**

1. No pets are allowed except house pets, such as dogs, cat's, tropical fish and birds that are approved and registered at the Park office. No pet is to exceed 25 pounds. Noisy, unleashed and unruly animals will not be allowed to remain. All **cats** and **dogs** are to be **leashed** or an owner will be asked to remove his house pet if complaints are received. Yards must be kept clean of droppings of your pet.
2. No animals are allowed in any of the community buildings.
3. Unleashed animals will be reported to the animal control department.
4. **All cats must be spayed or neutered and a copy of the certificate on file in the office with a picture.**
5. **All dogs are to be licensed! A copy given to the manger with copy of current shot records, and kept up to date.**
6. No Rottweilers, German Shepard's Pitt Bulls, Dobermans or mix of these breeds are allowed in the park.
7. Doghouses of any kind are not permitted.
8. Section 3701-27-27, Paragraph B of the Ohio Department of Health laws specifically states, "Domestic animals or house pets shall not be allowed to run at large or create a nuisance in manufactured home communities", and Management respects this law.

Section E **Vehicles**

1. THE SPEED LIMIT IS **10 M.P.H.** YOU ARE RESPONSIBLE FOR YOUR GUESTS.
2. Making sure that you do not encroach upon your neighbor's parking space. No cars are to be parked on the streets and you are held responsible to see to it that your guests do not park on the street, on lawn, and do not block traffic. Management reserves the right to **tow away** all improperly parked cars, without notification, at owner's expense, and the owner will remain responsible for any damage to the car. Vehicles that are not used on a regular basis by residents may not be stored or left on the premises, except by special permission and arrangement with the Management. Legal action will be taken to have any unregistered vehicle on the premises removed.
3. No unlicensed person may drive in the Park. Vehicles lacking current licenses or registrations will be towed away without notification.
4. No one, neither Tenants nor their visitors, is allowed to park on a lawn, main drives, seeded area or patio.
5. **Snowmobiles and motorcycles or 4 wheelers** are not to be driven (operated) within Park limits.
6. No **commercial vehicles** are allowed into the Park unless making a service call, except by special permission and arrangement with the Management.
7. No unsightly vehicles are to be parked in the Park. Vehicles, which are badly rusted or damaged and remain so for thirty days after notice of such condition shall be considered unsightly and may be removed by Management at Tenant's expense.
8. All motor vehicle laws apply within Park.
9. Pick-up truck campers shall not be removed from the truck and stored on the lot.
10. **Campers, motor homes, utility trailers, boats**, snow mobiles, etc., are **prohibited**, and must not be stored or parked anywhere in the Park, with the exception of loading and unloading, except by special permission and arrangement with the Management. This loading and unloading period is not to exceed overnight.
11. Only (2) two cars are permitted to park at each home. Additional parking is available at office.

Section F

Park Buildings and Property

1. Children and minors must be kept out of all community buildings unless accompanied by an adult. Parents will be held responsible for any damage done by their children under the age of 18. Children

are not permitted to play in the streets, on any construction areas or on maintenance equipment, or in other tenant's driveways and lots.

Children and young adults are required to be in their own homes or yard by dark or with their parents.

2. **Children and minors are the parents' responsibility** and they are not permitted to roam the Park without proper supervision, or to offend other people, or damage other people's property. **Quite time will be from 8:00pm to 8:00 am. No groups of young people will be allowed to congregate in Greenfield Estates.**
3. Proper supervision must be provided for children when both parents are at work.
4. All Park facilities are for residents only.
5. **Snow removal** on Park streets will be the responsibility of Management. Removal from driveways, patios, and walkways is each resident's responsibility. **RESIDENTS ARE NOT TO THROW SNOW** from their driveways into the road. If for any reason the Management has to move or tow a Tenant's car to perform snow removal, the Tenant will remain responsible for any damage.
6. The Management or **Greenfield Estates MHP LLC.** is not responsible for damage, injury, or loss by **accident**, fire or theft to resident's property, or property of a resident's guests. This will be considered **full notification** that you are using property and/or equipment at your own risk. Residents will be held liable for any and all damages caused by them and their guests, and residents assume all such responsibility. Tenant's homes and vehicles are **NOT** covered by the Park's insurance.
7. No soliciting will be allowed in the Park. Please notify the office of any solicitors.

Section G

General Park Policies

1. **The Management reserves the right to evict tenants or visitors for violating any of these Rules and Regulations** Complaints from neighbors about persistent, boisterous or offending conduct, excessive noise, or disturbing the peace **is immediate grounds for eviction.** You are responsible for your guests while they are visiting in the Park.
2. A resident will be given 10 days to correct a violation of Park Rules and Regulations after receiving written notice. If he or she fails to correct the violation, he or she will be asked to vacate within 30 days following written notice. Accumulation of TWO notices of violation within any 6-month period shall be sufficient grounds for **eviction Per Ohio Law.**

3. Any and all complaints to the Management must be submitted **in writing** and signed by the complainant.
4. Management assumes no liability for damage done should utilities be turned off due to failure of the delivery system, activities of the utility company, or as needed for necessary repairs. Whenever possible, advanced notice will be given of any planned disruptions of a necessary service.
5. All Tenants are required to sign an acknowledgment that they have received the Rules and Regulations and Fee Schedule.
6. A **lease** of at least 1 year will be offered annually to every Tenant in **good standing** who owns his or her own home. It is the Tenant's choice whether to sign a lease. Every Tenant offered a lease would be required to sign an acknowledgement stating that he or she was offered a lease. To be in good standing, a mobile home owner: (1) cannot be more than one month in arrears in rent; (2) must be in compliance with the terms of the lease, park rules and any laws affecting the safety and welfare of other residents; (3) cannot use the home for illegal activities.
7. **Enclosed patio rooms and decks** are not to be used as storage. Only porch furniture should be in the patio room.
8. Management will be responsible for maintaining the original lot and the underground utilities. Repairs to individual mobile homes are not the responsibility of Management.
9. No guns, bb guns, pellet guns, bows and arrows or other projectiles are to be used in the park. Fireworks and or explosives may not be discharged in the park.

May we add that these regulations are in no way intended to restrict your living habits, but are simply "common sense" rules designed to protect you're your investment and happiness (and your neighbors) as long as you are a resident in this community.