



**Sandalwood Subdivision**

**Rules & Regulations**

Lot No. \_\_\_\_\_

The owner reserves the right to establish certain rules, regulations, and restrictions to be enforced and followed at all times. The rules and regulations set forth herein apply to all tenants and their guests. The term "Management" as used herein includes the Owner/Lessor and their Employees. The term "Tenant" as used herein includes the tenant, all legal residents, and all guests in tenant's home. The term "premises" as used herein includes the tenant's demised lot from the front sidewalk to the lot boundaries.

*Management Policy Regarding Rule Violations:*

The first notification of a violation of the Rules & Regulations by a tenant, guests, or invitees of the tenants may be in the form of a verbal discussion in an attempt to correct the problem or a written notification in the circumstances warrant. A second notification of a violation will be a written notification in accordance with procedures outlined in the rental agreement.

**REGULATIONS**

**1. BUILDING REQUIREMENTS:**

- a. The home shall be a new, double-wide manufactured home.
- b. Roof shall be a composition roof with a minimum of 3-12 pitch.
- c. Siding shall be wood, wood-type, or hardboard, with either horizontal or vertical lap.
- d. The home shall have either a garage or a carport with a shed, either of which must accommodate 2 off-street parking spaces.
- e. Carports and sheds or garages shall be constructed of wood. Siding material and color shall match the home.
- f. Written approval by Management is required for the colors of the siding, roof, carport/shed, or garage.
- g. The homes shall be no higher than 24" from the ground to the bottom of the floor line.
- h. Skirting shall be pressure treated wood, finished to match the home siding and shall have an access door. Skirting shall be completed within 6 weeks of home setup.
- i. Steps or porches are required at all doors and shall be constructed to meet the building codes. Steps or porches shall be stained or painted to complement the exterior of the home.
- j. Rain gutters and down spouts are required.
- k. Tenant will be required to pay a one-time water meter fee and any required fees in connection with the placement of the manufactured home.
- l. Steel electric meter base shall be installed on the rear of the home or in the back of the lot.
- m. A concrete pad, adequate to accommodate 2 vehicles (min. 400 Sq. Ft.), shall be provided, as well as a road from the curb to the pad or garage.
- n. All improvements, including the home, must be incorporated into the lot plan layout and be submitted, along with a color sample, to the Management for written approval of design and color.
- o. A light and light post shall be provided in the front yard, the light shall be equipped with a built-in sensor adjusted so that the light always comes on at dusk. The light post shall be black iron suitable for hanging lot numbers. The Dealer or Manager will provide specifications.
- p. The tenant will install a septic system for their home.
- q. This lot has been reforested. DESTRUCTION OF TREES WILL NOT BE TOLERATED. ANY DAMAGES TO THE TREES WILL BE THE FULL RESPONSIBILITY OF THE TENANT AND CAUSE FOR IMMEDIATE EVICTION.

**2. BUILDING SET-UP:**

- a. Homes shall be set up by a licensed and bonded dealer to comply with all local, county, or state codes and inspected in accordance with the requirements of those codes. Management shall be provided with proof that the home has been set up and inspected per code before the foundation boards are placed on the home.
- b. Homes shall have the hitch removed and stored under home. Axles and tires shall be removed from the premises.

**3. CARPORTS/GARAGES:**

- a. The space shall have either a carport, shed, or garage. Whether carport, shed, or garage, all plans must be approved in writing prior to installation. Installation of either garage or carport or shed shall be completed within 60 days after tenant has moved into lot.
- b. Garages shall be constructed of wood. Siding material and color shall match home. Carport must be constructed in compliance with local building codes for this type of installation and shall be 28' in length and 20' wide. Roofs shall be composition pitched roof tied into the home. Shed shall be incorporated in rear of carport and shall be a minimum of 6'x8'. Any shed larger than 8'x10' must be approved in writing prior to construction.

**4. DRAINAGE:**

- a. Rain gutters and down spouts are required. Underground soakage trench shall be installed away from the home and garage or carport. Drainage lines shall be kept free of debris and in good repair. Care and maintenance are the tenant's responsibility. Final grading of the lot is to be in a manner so that all water drains away from the home.

**5. LANDSCAPING:**

- a. All landscaping shall include combinations of the following materials: shrubs, lawn, accent rock, ground cover, bark dust, containerized plants, trees, etc.
- b. No polyethylene or any other non-absorbent material of any kind used as underground cover will be allowed on the premises.

**6. SIGNS:**

- a. No signs may be posted on the lot visible from the street. No commercial business shall be conducted not shall any auction, moving, garage sale, or political signs are permitted. The only exception will be "For Sale" or "For Rent" signs.

**7. FENCING:**

- a. Fenced shall be constructed of chain link material. Fencing of any kind is prohibited in the public viewing area of the lot. Fencing at the back of the lot is to be 4' high. The tenant is responsible for reinstallation of fence in the event it must be moved or removed for underground repairs or any other maintenance purposes. Any damage from fences or other tenant improvements or installation of the same will be charged back to the tenant.

**8. DECKS AND STEPS:**

- a. Decks and steps shall be constructed with cedar and shall comply with all applicable county codes and permits. No temporary steps will be allowed.

It is required that prior to construction of any exterior amenities, including but not limited to those mentioned above, a plot plan with the size, location, and materials to be used be submitted and approved by Management. Management reserves the right to approve or disapprove any improvement which is not submitted in writing and approved in writing prior to installation. Homeowner may be required to change or remove anything that is not acceptable to owner or his/her manager if any part/portion of installation is not in compliance with laws or applicable building codes. Any non-compliance in placement of home with aforementioned regulations is the sole responsibility of the homeowner and/or his agent(s) and must be corrected immediately upon notification. All installations and maintenance services on the lot from edge of the sidewalk to the entire property are the tenant's responsibility. Homeowner is responsible for all electrical, water, and septic

## RULES

1. Tenants and guests shall observe all Rules and Regulations. Tenants shall pay for all damages to the lot or neighborhood property caused by them or their guests. Tenants are responsible for supervising their guests or invitees and insuring they comply with all the rules.
2. Public drunkenness or immoral conduct is not acceptable and will not be tolerated. No alcoholic beverages are to be served or consumed outside of tenant's lot.
3. No loud talking, radio/stereo, television, or other noise capable of disturbing a neighbor in any manner will be permitted between the hours of 10 PM and 8 AM. No unusual disturbing noises will be allowed at any time. Residents shall not commit or allow to be committed by their guests any nuisance or waste on the premises, nor shall residents use or allow the premises to be used for any unlawful purpose. Management will be the sole judge of such activities or conduct.
4. Only approved vehicles may be parked at the home space. Approved vehicles shall have current license plates and tags, be operable at all times, and with no flat tires. Inoperable vehicles, wrecked, or unlicensed vehicles will not be tolerated on the premises. Violators will be responsible for immediate removal. If removed by Management, any and all charges incurred in doing so will be paid by tenant.
5. Parking of 2 approved vehicles owned by tenant will be permitted in tenant's driveway. More than two, such as one additional owned by tenant, will be permitted provided it is approved by Management in writing, and tenant extends driveway on garage side with approved material, and the placing of the additional vehicle will not encroach into the area in front of the manufactured home or any area near the 5 feet from the rear and side property lines. Temporary guest parking on street only, not yard or sidewalk. Campers, travel trailers, motor homes, and boats are not allowed to be parked within the subdivision except for the purpose of loading or unloading. Tractor/trailer rigs or any other type of commercial vehicles are not allowed in subdivision.
6. If a manufactured home does not have a water check valve, it is the tenant's responsibility to obtain one. Management assumes no liability for any damage which may occur due to not having a check valve in the event of water shut off, whether the water shut off was planned or of an emergency nature.
7. Motorcycles, ped-mobiles, and other vehicle transportations devices must be licensed.
8. No overhauling or repairs to automobiles, pickups, or other transportation vehicles will be permitted on the premise. Any vehicles dripping gasoline or oil in above normal quantities must have condition corrected at once to avoid damage to the driveway or streets. Management reserves the right to be the sole judge of the conditions pertaining to the above.
9. Management reserves the right to enforce all traffic control signs and speed limits within the subdivision through verbal and issued warnings, along with local and state enforcement agencies as deemed necessary by Management.
10. No clothes racks or clotheslines shall be permitted outside of the mobile home. Laundry or clothing shall not be hung outside of home.
11. It is the tenant's responsibility to see that the yard light is working. Burned out bulbs, photo cells, or damaged light covers must be replaced at once. Bulbs must be 75 watts. Management will change the above if not done by tenant 3 days after written notice is issued at a minimum cost of \$30.00.
12. Use of air rifles, BB guns, slingshots, firearms, bows and arrows, or throwing of rocks or other materials in the air is prohibited within the lot and neighborhood.
13. Storage of all appliances or personal items must be within the manufactured home or closed storage shed or garage, Decks may contain in-season equipment relating to outdoor entertaining. Deck furniture, planters, and barbeques are to be removed in the off season or if not used regularly and properly stored. No storage is allowed under the manufactured home at any time.
14. Trash or garbage is to be stored in appropriate plastic or approved metal garbage cans and kept in sheds or garages or otherwise not visible from the street. Tenant agrees not to accumulate more than 7 days of garbage, rubbish, and other organic or inflammable waste materials in or around the lot rented.
15. Bikes, toys, are to be kept off the sidewalks and public walkways when parked or not in use.
16. Management must approve all pets in the lot. No cattle, sheep, etc. will be allowed; only domestic animals will be considered for approval. There is a \$50.00 refundable pet deposit, payable upon Manager's approval of said pet. Those of you who have pets enjoy them; however, there are others who do not share your views. In consideration of others, it is a must that those who have pets observe the following rules:
  - a) If your pet causes any disturbance such as barking, snarling, etc. which will annoy your neighbors, permission to keep will be revoked.
  - b) Tenants will be limited to 2 pets per lot.
  - c) Any dog, when not inside your home, must be kept on a short leash, unless in fenced back yard.
  - d) No pets are to invade the privacy of anyone's home site, flower beds, shrubs, or common areas provided for use and enjoyment of all residents.
  - e) Pets must not be left unattended outside of the home.

