

# Oak Harbor

## Mobile Home Park Rules & Regulations

1. The following Rules and Regulations have been established to prohibit any act which endangers the life, health, safety, property or quiet enjoyment of the Park or its occupants. Any violation of these Rules and Regulations shall be grounds for eviction under Alabama Law.
2. Any failure of Lessee, Tenants, Children and other Park approved occupants herein collectively referred to as "Residents" to comply with the provisions of the Mobile Home Lease Agreement shall be grounds for eviction by Lessor, Owner or Manager herein referred to as "Park Management"
3. A second violation of any rule or Regulation within a twelve (12) month period is grounds for eviction if the Resident received written notice within thirty (30) days from the day Park Management became aware of the first violation.
4. Any owner of a mobile home who decided to sell their home must first provide the Park Management with written notification to sell. Any for sale sign displayed cannot exceed 24" x 24". The sign may only contain, "For Sale by Owner" (or contain the Real Estate agents name) and contact information. Sign may not contain the Sale Price. Any new buyer of the Owners home must first qualify as a Resident by Park Management. If a home is sold without prior Park Management approval, such home must be removed from the Park when sold and clear all debris at Owners sole expense. No person (including spouse or partner) shall have an ownership interest in more than two (2) units in the Park.
- 5) Residents can use any open area or recreational facility at their own risk. Residents and their guests agree not to hold Park Managers or Park Owners liable for any accident or injury that may result from use of these Park areas.
- 6) Residents and persons on Park property under their consent, must conduct themselves in a manner that does not unreasonably disturb neighbors or constitutes a breach of peace.
- 7) Park Management shall have the right but not the obligation to access a Residents mobile home in the event of emergency or to prevent imminent danger to the occupancy or the mobile home. Park Management or their representatives have the right but not the obligation of entry onto the lot at any and all reasonable times for the purposes of repair as indicated in the Lease.
- 8) Any Resident with occupants in the home in excess of the prescribed number of Residents indicated in section 4 of the lease, is subject to an additional monthly fee of \$75 per person.
- 9) Speed limit in the Park is 5 MPH for all vehicles. Pedestrians have the right of way. Vehicles must follow all department of motor vehicles rules and are restricted only traveling on paved or hard surfaces. RESIDENTS ARE ALSO RESPONSIBLE FOR THE SPEED LIMIT OF THEIR GUESTS.

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- 10) Residents are responsible for the overall appearance of their mobile home lot. The premises shall be kept in an orderly, neat and clean condition and shall be free from litter.
- 11) NO PARKING ON GRASS. No parking of large vehicles will be allowed unless approved by Park Management. Only 2 vehicles allowed per lot. No loud vehicles. (motor or radio) NO MAJOR OVERHAULING OF VEHICLES WILL BE ALLOWED IN THE PARK, minor repairs must be pre-approved by park management. No Mini-Bikes, 4 Wheelers etc.... to be driven anywhere in the park.
- 12) All exterior of homes must be kept in repair. We reserve the right to inspect all Mobile Homes to determine whether or not they are suitable for the park.
- 13) At Residents expense, exterior of the Mobile Home must be washed at least once a year or more if dirt or mildew is present.
- 14) No loud stereos/radios, pets, automobiles or loud voices. NO LOUD NOISES WILL BE TOLERATED. Quiet 10:00PM until 7:00AM.
- 15) Residents shall obtain permission of Park Management before digging any holes, driving anything into the ground to avoid damage to underground services. Residents will not start any construction decks, patios etc. until first obtaining written permission from Park Management. Any construction such as decks, storage buildings etc. must be completed within 30 days.
- 16) NO PETS shall be brought into the park without first obtaining written permission from Park Management. No pets over 25 lbs allowed. All pets must be on a leash and under your supervision when outdoors. All pets must be kept inside your mobile home while you are away. If pet is permitted, immediate clean up and dispose of pet's waste is required. All animals permitted in the park shall be properly taken care so as not to be a nuisance to neighbors.
- 17) Mobile Homes shall be skirted within 30 days of being placed in the park. Skirting must be vinyl.
- 18) Windows must have either vertical blinds or shades. (Shades must be in good condition without rips or holes.) All windows must have glass and not be broken or cracked.
- 19) Lessee is liable for the payment of rent and late fees to the Park Management as outlined in section 2 of the lease. It is due by the 1<sup>st</sup> of each month.
- 20) Lessee reserves the right to evict the lessee at any time for any reason.
- 21) No Commercial Businesses allowed in park.

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- 22) Exterior stairs to the Mobile Home must be of quality construction and maintained.
- 23) All personal items (except BBQ's) must be stored into a shed or inside your home.
- 24) All alcoholic beverages consumption must be confined to your home.
- 25) Any illegal drugs or other law violations constitutes immediate eviction.
- 26) Violation of any rules established by Park Management may result in EVICTION from park. Park Management reserves the right to amend these rules from time to time at their discretion.

Sincerely,

Oak Harbor MHP  
Park Management