**PLYMOUTH MHP GUIDELINES FOR COMMUNITY LIVING**

In order to have a neat, clean and attractive Community and one that not only we, but also the other residents of the Community will be proud of, the Management has set forth the following guidelines for living of which the residents and their guests shall abide. These are a part of your lease.

1. **GENERAL**
	1. Management has the right to approve or reject the type, size and appearance of all homes before admittance or resale.
	2. No violation of any law or ordinance of the township, county or state will be tolerated. No acts shall be committed which would place the Management or Landlord in violation of any law or ordinance of the township, county or state including arrest and conviction. Parents of children found vandalizing or breaking the law will be subject to eviction and are responsible for restitution.
	3. Loud parties, loud radios, stereos, televisions, mufflers, or other excess noise, any CB radios or other mechanical or electrical devices that cause disturbance will not be tolerated.
	4. Resident shall be responsible and pay for any damages caused by his or her family or guest.
	5. Children shall not play in the roads or in other residents’ yards.
	6. No discharge of firearms, bow and arrow, hunting or trapping, etc. will be permitted in the community.
	7. Tenants are responsible for the acts of their children and guests and must pay for any damages caused by them. Complaints arising from the conduct of Tenants, their children, or guests could result in an eviction.
	8. Children outside their own yard must be supervised by a parent or any other responsible adult at all times.
	9. Children are not allowed to play in the park drives at any time.
	10. Tenant shall keep Landlord updated on current email address, phone numbers, and place(s) of employment.

11. Tenant complaints must be put in writing including; date, complaint, and tenant contact information and then it must be submitted to management.

**(2) VIOLATIONS**

1. Tenant will be advised in writing of any violations noted by the Management and given a date by which to have the violation

 corrected.

2. If Tenant fails to correct the violation by the date specified a second notice will be given and a fine will be issued.

3. If Tenant fails to correct the violation after the second notice a third notice will be given and a fine will be issued.

4. If Tenant fails to correct the violation by the date specified on the third notice Management reserves the right to either perform this

 service for the Tenant and Tenant will be billed accordingly or expel the resident in accordance with Section 10 of the lease.

**(3) RENT**

1. Rent is due and payable the first (1st) day of each month.

**2. A late fee of $25 will be applied for any payment received after the 5th of the month to any tenant with an**

 **outstanding balance greater than $100.**

**(4) SUBLETTING, SELLING, OR RENTING**

1. If the Tenant intends to sell their mobile home, permission must be granted from the Park Owner before a mobile home may remain on the lot for sale.
2. If the mobile home has materially deteriorated through age or from lack of maintenance, the Park Owner can request that it be removed from the lot.
3. A new lease is required of the new owner; it is the outgoing Tenant’s responsibility to bring prospective new Tenants to the Park Management Office to discuss the relative obligations of the old and new Tenants.
4. Prior to the sale of the mobile home, Owner agrees to correct any exterior work on the site, or exterior painting or maintenance deemed necessary in accordance to the Lease and Rules and Regulations.
5. The costs for any corrections shall be the sole responsibility and liability of the present owner. This does not pertain to any mobile homes that are being moved out of Plymouth Country View Estates.

**(5) HOMES AND SITES**

1. No mobile home may be installed or removed from the premises without the Park Owner’s or Park Manager’s supervision. Delivery or removal of a unit must be done only between the hours of 8:00 AM and 5:00 PM. Written permission from the Park Owner or Manager must be obtained in order to move a unit at any other time.
2. No fences of any kind may be put up by the Tenants without the written permission on Park Manager.
3. Because of underground systems, digging post holes, driving stakes or digging of any type, more than twelve inches deep, must be subject to written approval by the Park Manager.
4. Landscaping is the responsibility of the Tenant, including grass cutting, trimming, watering, and weeding. This also includes snow shoveling of patios and walkways to the units. If Tenant fails to maintain the lot according to the Rules and Regulations, the Tenant will receive a notice of violation from the Park Manager. If the condition is not corrected within three days the Park Manager will correct the violation and the Tenant will be charged $35.00 per hour with a minimum charge of $35.00.
5. No storage of any items on the patio or exterior area surrounding the mobile home is allowed except for the steps, patio furniture in use and trash containers which are to be placed at the rear of the home.
6. Free and ready access for repair work shall be allowed in skirting installation at the rear of unit.
7. Using other tenants’ lots for shortcuts is prohibited.
8. Proper leveling of the mobile home is the responsibility of the Tenant. Park Owner may require such leveling.

**(6) SKIRTING**

1. Skirting shall be installed around the base of the mobile home within thirty days (30) of occupancy weather permitting. Should inclement weather prohibit installation, consult with the Park Manager for the earliest installation date. Skirting material shall be approved in writing by Park Manager.

**(7) UTILITIES**

1. It is the Tenants responsibility to make certain that all water lines are protected with operating heat tape in freezing weather. The tenant is responsible for keeping exposed sewer and water lines open and to prevent their freezing. Damage caused by Tenants failure to do this will be charged to the Tenant and must be paid no later than the first day of the month following the damage.
2. The hooking up of water, sewer, gas, and electricity to the mobile home is the responsibility of the Tenant. These utilities shall be installed by the utility company or other contractors that are licensed and certified to perform these services. Tenants who do not meet this requirement shall not under any circumstances provide these services for themselves or other Tenants in Plymouth Country View Estates.

**(8) SEWERS**

1. Disposable Diapers, sanitary napkins (any feminine sanitary products), paper towels and other large non-dissolvable items are not to be flushed into the sewer system. Any expense incurred in resolving a stoppage will be charged to the Tenant causing the stoppage.

**(9) GARBAGE**

1. Each Tenant has been provided their own covered garbage cans and trash containers. All garbage must be placed in heavy plastic bags inside containers. Refuse containers are to be kept out of sight at the back of the home and brought out on collection day.

**(10) STORGE BUILDINGS, GARAGES, & CARPORTS**

1. Uniform steps, storage buildings, skiting, and awnings shall meet standards of uniformity, utility, and architectural design. Only approved material will be installed on any unit. Check with the City of Plymouth Building Department if permits are required.
2. Any exterior additions to the mobile home must first be approved by the Park Manager.

**(11) SIGNS**

1. “For Sale” signs or any other type of signs must not be placed in the windows or on the lot site without written permission of the Park Manager. Political signs may be displayed during election time only and must be removed within 7 days after the election.

**(12) PLAYGROUND EQUIPMENT**

1. If playground equipment is desired, check with Management as to location of it before putting it up as we reserve the right to reject the condition of equipment and reserve the right to remove any such playground equipment that has not been authorized. Management also reserves the right to determine location.
2. The insurance carrier in which your General Liability coverage is placed has underwriting guidelines which will not allow any tenants to have trampolines or personal pools at their lots. This is an exclusion on our liability coverage. There is no reasonable alternative insurance company which exists that will allow trampolines or small personal pools. Therefore, unfortunately the tenants request for a waiver of the park rules creates an unreasonable financial burden for Plymouth Country View Estates and cannot be granted.

**(13) VEHICLES**

1. The Tenant, their family, and guests shall arrive in and out of the park in a careful and prudent manner at all times. Use special care in play areas and whenever children are present.
2. The speed limit on the premises in ten (10) miles per hour.
3. No loud mufflers, loud motorcycles, go-carts, or snowmobiles are allowed.
4. No overhauling or repairing of vehicles is permitted in the park.
5. Any vehicle without current license plates or any disabled vehicles shall be removed from the park at owner’s expense.
6. Damage resulting from changing oil or leaks will be billed to the tenant.
7. Tenants shall park their cars in the designated spaces and there shall be absolutely no parking in the streets or on the grass.
8. The operation of mini-bikes and snowmobiles is prohibited on Park Property.
9. All two-wheel bicycles driven on the main street of the Park must be appropriately licensed.
10. If driven between dawn and dusk, all bicycles must have working headlight and rear reflector.
11. Tricycles, hot wheels, etc., are not permitted on main streets.
12. NO parking on streets during snow plowing.
13. Parking of vehicles other than in your own parking area at your home will be appointed by the Park Manager.

**(14) LAUNDRY**

1. No outdoor laundry drying except in designated areas and then only with “Umbrella” type clothes lines.

**(15) ANIMALS**

1. All pets must be approved by Management and registered at plymouthmhp.petscreening.com. Maximum of 2 pets per household. There is no size limitation on dogs. Dogs that are considered aggressive or malicious, i.e. Doberman Pinscher, German Shepherd, Pit Bull, Staffordshire Terriers, Rottweiler, etc. will not be permitted into the community. Landlord reserves the right to permit or disallow any pet into the community.
2. All pets must be registered on a yearly basis at plymouthmhp.petscreening.com the registration must be **COMPLETE.** This includes photos of your pet and uploaded vaccination documentation. Vaccinations expire and need to be updated yearly.
3. Pet owner must be with pet when the pet is outside. Tying up the pet and leaving it outside the home is not permitted.
4. Pets may NOT run lose. Pets must be on a leash, no longer than six (6) feet long, held by the resident anytime the pet is outside.
5. “Beware of Dog” signs are not allowed.
6. Noisy or unruly pets or those that will cause complaints WILL NOT BE ALLOWED TO REMAIN IN THE COMMUNITY.
7. Pets are not allowed to be tied to streetlights, mailboxes, trees, shrubs, or cars.
8. Pet feces is to be confined to your lot and must be picked up daily. Please refrain from walking pets in any playground or play area.
9. All dogs and cats are subject to the local pet ordinance which includes licensing provisions. You must contact your local clerk to obtain a license for your pet.
10. The resident is responsible for their visitor/guest animals to ensure that they conform to the animal rules. If a visitor/guest animal breed is not allowed to live in the community the animal is not allowed to visit the community.
11. External animal enclosures, i.e. dog houses, kennels, pet fences, etc. are not permitted.
12. Management should be informed in writing when resident no longer has a dog.

**(16) ANTENNAS**

1. No exterior TV antennas, without prior approval by the Park Manager. No exterior CB antennas except if the Tenant has prior written approval for the Park Manager and provided the antenna does not cause TV interference to surrounding TV sets in other mobile homes.

**(17) POOLS & TRAMPOLINES**

1. Swimming pools and trampolines are not permitted.

**(18) SNOW REMOVAL**

1. During winter weather the plow does not make individual calls to plow out autos.
2. Cars that are not moved and therefore plowed in must be shoveled out by the Tenant. Snow must be cleared on Tenant’s lot, not onto roads.
3. All vehicles must be parked without extending into roads.
4. No snow shall be placed on roads.

**(19) SPECIAL**

1. All persons under the age of 18 will be required to observe local ordinances in regard to nighttime curfews.
2. The Landlord shall not be responsible for any damage or injury, whether to person, property or otherwise, resulting from or caused by:
	1. Fire, theft and elements, falling trees or limbs of trees, falling power lines, water, snow, ice, structures themselves, or any other types of damage over which the Landlord has no control.
	2. Anything done, caused or suffered to be done, or omitted to be done by the Tenant and/or agents or employees of the Tenant or any other person on the Community property whether by invitation or license of the Tenant or otherwise.
3. No alcoholic beverages may be served or consumed in any Park Building.
4. No rummage sales or any other kind of sales are permitted in the park without written permission of the Park Manager.
5. No open fires are allowed in the park.

6. No fireworks are allowed to be set off on park property.

**(20) MAINTENANCE**

1. No verbal communications, phone calls or texts will be acknowledged for repair requests by tenants. All repair requests must be in writing and submitted to the office. If no one is present at the office please use the mail slot to submit the request.

**(21) BUILDING PERMITS**

1. NO EXTERIOR CONSTRUCTION, REMODELING, OR RENOVATION, CAN BE DONE WITHOUT FIRST OBTAINING A BUILDING PERMIT.
	1. Before a building permit application is approved, a set of plans detailing the planned construction and showing the finished exterior material, as well as exterior colors, and the location on the lot must be submitted.
	2. CONSTRUCTION SHOULD NOT START UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED.

**(22) TERMINATION**

1. At least 30 days written notice must be given prior to termination of tenancy by the tenant. This means that notice must be given before the first day of the last month of occupancy. If such notice is not given, an additional month’s rent will be charged. (A month’s prior notice applies to the month-to month tenancy only. A lease expires at the end of the term and the Tenant is obligated to vacate, if lease is not renewed.) No refunds of rent or taxes will be given for mid-month move-outs. Notice must be in writing. Year lease could be held for term of lease.
2. All charges must be paid prior to removal of the home from the premises. All payments are to be made by check or money order.
3. When your home was set up, the site that it occupies was clean of all refuse, debris, and the lawn mowed. When you terminate, it must be in the same condition or you will be charged for the cleanup.
4. After the home is off the site, the site is clean and all charges are paid, you may request a final inspection. At that time your deposit (if any) will be processed through our home office and mailed to your new address.