



Guidelines for Community Living

The Belmont, MHP LLC

1. GENERAL

- A. The Belmont, its affiliates and its management, reserves the right to approve or reject a manufactured home (home) because of its size, condition, or appearance, so that The Belmont may maintain the high standard of the Community.
- B. All Residents ("Resident") shall be required to complete an application for admission prior to residing in the Community and furnish The Belmont all of the information required by State law. If an application for residency is found to be falsified or misleading, it is grounds for termination of the lease, even if the application is otherwise approved.
- C. **FAILURE OF RESIDENT TO COMPLY WITH THESE GUIDELINES MAY RESULT IN TERMINATION OF THE LEASE.**

2. SITE MAINTENANCE

- A. **SITE MAINTENANCE IS THE RESPONSIBILITY OF RESIDENT.** The lawn only, will be maintained by the park. Any and all bushes, trees, landscaping, etcetera is the resident responsibility. There shall be no trash or debris on the patio areas or under the deck of the home. The Belmont may, after notice, perform site maintenance on Resident's space and bill Resident for this service, with payment due three days after billing. Performing this service or the offer to perform this service and billing Resident shall in no way relieve Resident of the responsibility to comply with this rule. At the option of The Belmont the lease may be terminated for failure of Resident to maintain his/her site.
- B. Resident shall be responsible for maintenance of trimming of any trees or other plants. Removal of trees requires management's written approval. **IF RESIDENT PLANS TO DO ANY DIGGING ON THE SITE** The Belmont must be contacted first so that placement of utility lines or pipes can be identified. If Resident, his/her agent, or contractor damages any such utility line or pipe, Resident must repair such damage immediately at his/her own expense to The Belmont's satisfaction. If The Belmont is required or elects to repair such damage to protect the Community's property or because of Residents' failure to repair same, Resident shall be responsible for such repair bills and must pay the full sum within three days after billing.
- C. The use of any furniture on the patio or deck is prohibited unless it is outdoor patio furniture approved by The Belmont. **NO OVER-STUFFED FURNITURE, IRONING BOARDS, MOPS, FREEZERS, REFRIGERATORS, WASHING MACHINES OR FURNITURE INTENDED FOR INDOOR USE, ETC. ARE ALLOWED OUTSIDE THE HOME.** The Belmont may after proper notice, remove such furniture or material and bill Resident for the service, which will be paid within three days after billing.
- D. **NO FUEL, OIL, OR OTHER MATERIALS, OF ANY EXPLOSIVE NATURE WILL BE STORED ON ANY HOME SITE.** This will create a fire hazard and constitute a violation of local fire codes. Only a minimal amount of gasoline can be stored securely at the site for use in lawn mowers or other yard maintenance equipment, but in no event shall any be stored beyond that which is allowed by local codes.



- E. Excessive oil dripping which causes damage to the driveways, sidewalks, pavement, or roads, must be cleaned by resident and any damage must be repaired at Resident's expense. When wood chips, bark, rocks or pebbles are used as part of the landscaping Resident will not permit such ground cover to spread or otherwise dispense onto the street, sidewalk or driveway. If this does occur, Resident must remove and clean such ground cover from said areas immediately.
- F. **NO** signs are to be posted, except with management's written approval.

3. CHILDREN

- A. Children are not permitted to play in the streets or in playground facilities or common areas after dark unless accompanied by parent or parent-appointed responsible adult. Skateboards are not permitted in streets, or other common areas.
- B. **PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN AT ALL TIMES AND THE BELMONT WILL BE HELD HARMLESS AT ALL TIMES FOR ANY MATTERS.**

4. LAUNDRY

- A. No clotheslines or hanging of washings or clothing of any kind will be permitted on individual sites.

5. TRASH DISPOSAL

- A. The dumping of any refuse on empty sites, in any area around the recreation, service-center areas, or across any fence or into any ditches is strictly prohibited.
- B. If the Community offers roadside trash pickup, each Resident will place trash in an approved container along roadway on the morning that trash is picked up as specified by trash service. Garbage and trash are not permitted outside at any other time.
- C. For Communities that do not have roadside trash pickup, but provide trash dumpsters, **trash is to be put inside dumpster only, not on ground next to dumpster.**
- D. Empty trash containers will be placed out of sight, except on trash pickup days, or delivery to trash dumpster.
- E. Dumpsters are for resident's use only and for disposal of normal household waste only. Construction debris, appliances, grills, tires, furniture, mattresses, liquids of any kind, etc. are to be disposed of according to community office guidelines at tenant expense.

6. PETS

- A. The Belmont reserves the right to restrict both the number and types of pets allowed including aggressive breeds as outlined in the pet policy. Pets of Residents may be prohibited solely at the discretion of The Belmont. Resident shall not be allowed more than a total of two pets. This can be two dogs, two cats or one of each. Pets will be approved only if they are house pets and stay indoors.
- B. The Community reserves the right to refuse any dog breeds that are notorious for vicious behavior such as but not limited to: Pit Bulls, Chows, Rottweilers and Doberman Pinchers and like breeds.
- C. **Any and all pets must be on a leash when outside at all times. Pets may not be left chained up outside unattended.**
- D. Each pet must be licensed and inoculated in accordance with local laws and Resident should be prepared to show such records if requested by management, failure to have will be a violation.
- E. Pets are to be kept within Resident's home, except when Resident is walking the pet on a leash. No animal may be tied up in Resident's yard, or on the deck of Resident's home.



- F. A pet running loose will be impounded at Resident's expense, and Resident may be notified to vacate his/her site or give up said.
- G. **NO OUTDOOR DOG RUNS, DOG PENS OR DOG HOUSES ARE ALLOWED.**
- H. Pets will not be allowed in any common or recreational area at any time.
- I. Any excrement left by a pet outside must be picked up immediately and disposed of by Resident.
- J. Pet-related damage to the landscaping, site, or other Community property will be repaired at the expense of Resident and may be cause for termination of Resident's lease at The Belmont discretion.
- K. Pets will not be allowed to cause any disturbance that might be annoying to neighbors. **IF A PET CAUSES ANY DISTURBANCE OR ANNOYANCE** such as barking, growling, howling, biting, or any other unusual noises, damage or harm to a neighbor, permission to keep the pet will be revoked.
- L. Resident's guests may **NOT** bring pets into the Community at any time.
- M. If any violation of the pet rules is observed or a valid complaint is made by another resident, the pet owner will receive an official warning in writing to either; correct the problem, dispose of the pet, or vacate the property. If a second violation is noted or a second valid complaint is received, the pet owner will receive a notice to vacate the property.
- N. **NO PETS ARE ALLOWED IN LEASE/RENTAL HOMES** or units financed by The Belmont without completed Pet Policy. IF VIOLATION OF SUCH IS OBSERVED, RESIDNET WILL RECEIVE A NOTICE TO VACATE THE PROEPRTY.

7. HOME AND ACCESSORIES

THE SKIRTING, FRONT DECK AND REAR STEPS MUST BE INSTALLED WITHIN THIRTY (30) DAYS OF THE DATE THE RESIDENT'S LEASE BEGINS. Unless otherwise provided, the following accessories and equipment **MUST** be provided as part of the improvements to the home.

- A. **SKIRTING:** A uniform skirting, approved by The Belmont, must be installed **COMPLETELY** around the home with skirting which matches the colors used on the home, or be white. The skirting **MUST** be an acceptable vinyl or metal manufactured home skirting. Skirting must be maintained at all times.
- B. **DECKS:** Decks must be installed and constructed to the specifications for deck design in the Community. Please inquire for information regarding these specifications from management before beginning construction. Decks must be raised to the level of entrance to the home and have handrails. Decks **MUST** be skirted with material approved by The Belmont.
- C. **STAIRS:** all homes must have, either a rear deck or rear steps with a landing of not less than sixteen sq. ft. and must be maintained in a good state of repair.
- D. **AWNINGS, STORAGE SHED, AND ENCLOSURES:** All awnings, storage sheds, and structures must be approved by The Belmont prior to installation both in regard to type and location.
- E. **FENCES, OTHER EQUIPMENT:** Any types of fences, clotheslines, window air conditioner, CB or TV antennas, ham radios are prohibited.
- F. **SATELLITE DISHES:** Satellite dishes are **PROHIBITED ON LEASE/RENTAL HOMES**. Under no circumstances will a satellite dish be installed on the property of The Belmont, without prior written approval. Satellite dishes are permitted for **HOMEOWNERS**, however the location of the satellite dish must be approved by The Belmont in writing **PRIOR** to installation.
- G. **COMPLIANCE WITH BUILDING CODES:** It is required that licensed contractors install all accessories, however, all improvements or accessories must comply with existing building codes.
- H. **HITCHES:** Hitches must be removed.
- I. **HAZARDOUS EQUIPMENT:** Hazardous equipment such as, but not limited to, **TRAMPLOINES, ABOVE GROUND SWIMMING POOLS, BASKETBALL GOALS, SWINGSETS, HUNTING EQUIPMENT, ETC. WILL NOT BE ALLOWED ON RESIDNETS SITE.** The use of any and all inflatable amusement rides including but not limited to bounce houses or castles, slides, obstacles courses, or rock climbing walls by residents, guests or vendors, is prohibited by The Belmont, and we maintain the right to deny or remove any items.



- J. **WINDOW COVERINGS:** Blankets, sheets, aluminum foil, etc. may not be used as window coverings. Mini blinds or curtains must have white backing to keep consistency throughout the Community.

8. UTILITIES

- A. Unless otherwise notified, Resident is responsible for all cost incurred in connection of the home to the existing Community facilities and utilities.
- B. All wiring and plumbing inside and outside the home must comply with appropriate Federal, State, and local requirements. Permission to alter existing Community wiring or plumbing must be obtained in writing from The Belmont. Such alteration will be at the expense of the Resident.
- C. Under no circumstances will The Belmont be responsible for any obligations contracted by Resident for repair or maintenance to The Belmont property regardless of the nature of the problem. If Resident contemplates any action outlined above, he/she should notify The Belmont
- D. Tampering with utility service connections (plumbing, wiring, etc.) and other Community utility connections is strictly forbidden. The Belmont should be immediately informed of the malfunction of the equipment, which will be referred to the appropriate utility or repaired by The Belmont.
- E. The utility pedestals (meter or utility hookups) must be accessible to The Belmont at all times.
- F. All homes with electric water heaters, must have a check valve installed in the inlet water line. The Belmont is not responsible for damage to Resident's water heater in the event park water is shut off.
- G. Resident is responsible for having pressure reducer valve installed on incoming water lines.
- H. Resident is responsible for his/her own above ground water lines. In the event of freezing weather, or ruptures due to freezing weather.
- I. The Belmont reserves the right to modify with notice any and all utility services, billing arrangements and or responsible party at its sole discretion.

9. VEHICLE CONTROL

- A. **LEGAL REQUIREMENTS:** All motorized vehicles must meet State legal requirements in order to be located or operated in the Community.
- B. **INSURANCE:** All motorized vehicles operated in the Community must have public liability and property damage insurance and be operated by a licensed driver only. The Belmont may prohibit the operation of a motorized vehicle in the Community if upon request of The Belmont, proof of insurance covering the vehicle or licensee cannot be obtained or provided by Resident.
- C. **SPEED LIMIT:** For the safety and wellbeing of Resident, the speed limit shall be Ten (10) miles per hour unless otherwise posted in the Community. Revving of Engines or the squealing of tires is prohibited. **PLEASE WATCH FOR CHILDREN.**
- D. **NO PARKING ON STREETS:** No general or overnight parking will be allowed on streets of the Community. Resident may not park his/her personal vehicle on the streets or in the guest parking area without prior consent of The Belmont. **TRACTOR TRAILER RIGS (18 WHEELERS) OR ANY PART OF SUCH ARE NOT ALLOWED IN COMMUNITY.**
- E. **PARKING:** Resident may park only such number of conventional passenger vehicles on the driveway that do not extend into the street. Neither Resident nor guests may park any vehicle on another resident's space or vacate site without the express permission of that Resident or The Belmont, whichever is applicable. Guest shall park in designated guest parking areas. If available, or in their host Resident's parking space if available. **UNDER NO CIRCUMSTANCES WILL RESIDENT OR RESIDENT'S GUEST PARK ON GRASS OR PLACES OTHER THAN THE DESIGNATED PARKING AREAS AS OUTLINED HEREIN.**
- F. **REPAIRS:** Repair or spray painting of any vehicle at the site or anywhere in the Community is strictly prohibited. Minor repairs (i.e. plug, points, changing of a tire with the jack) will be allowed only in designated areas. Resident must not leave any vehicle unattended while on a jack or jack-stand or



create a situation where damage may occur to pavement. Repairs must be completed within 24 hours without disturbing other residents.

- G. INOPERABLE OR JUNK VEHICLES.** No unusable or unsightly vehicles will be allowed in the Community unless The Belmont has specifically designated areas for such storage. Such vehicle storage (if applicable) must be by written permission by The Belmont. No unsightly or inoperative vehicles may be parked or stored anywhere within resident's site or in the streets of the Community.
- H. RECREATIONAL VEHICLES:** Recreational vehicles such as, but not limited to, campers, trailers, motor homes, ATV's and boats may **not** be parked in guest parking, on Resident's site, or on the street. They may be parked only at designated areas (if applicable). The Belmont shall not be responsible or liable for such stored vehicles.
- I. MOTORCYCLES:** mini-bikes, go-carts, motor-scooters, 3-wheelers, 4-wheelers and other motorized transportation vehicles are not permitted to be driven or ridden for entertainment inside the Community.
- J. TOWING:** Any vehicle in violation of these rules including but not limited to, vehicles improperly parked, parked on Community streets, inoperable or unsightly vehicles, shall be towed at the expense of the owner. The Belmont shall not be responsible for any damages to a towed vehicle nor any inconvenience to owner as a result of the towing.

10. SWIMMING POOL (IF AVAILABLE)

- A.** The use of the swimming pool is a privilege extended to help make your residence more enjoyable. The occasional unavailability due to repairs, etc. does not constitute a discount or refund of any rental amounts.
- B.** Tampering with the thermostats on the pool is **STRICTLY FORBIDDEN**.
- C.** Swimming hours are as posted.
- D.** State health laws require that a person shower before entering pool.
- E.** Swimmers must not use bobby pins or hairpins while in the pool, as they leave irremovable rust stains and will damage the filters and pumps.
- F.** No glass will be allowed in the pool area
- G.** No alcoholic beverages are permitted in the pool area.
- H.** No safety equipment is to be removed from the pool area.
- I.** No running, diving, horseplay or games are allowed in the pool or the areas adjacent to the pool.
- J.** Resident may have a reasonable number of guests, provided their presence does not overcrowd the pool. Resident must accompany guests at all times.
- K.** Do not swim alone. Make sure someone else is in or around the pool in case you need help.
- L.** Additional rules regarding the use of the pool are posted in the pool area. The Belmont is not responsible for accidents or injuries resulting from the use of the pool.
- M.** Pool tags may be required for anyone using the pool.
- N.** No cut-offs or T-shirts allowed.
- O. THE POOL IS TO BE USED AT YOUR OWN RISK. NO LIFEGUARD ON DUTY.** Parent, legal guardian, or parent-appointed adult must accompany children at all times.

11. SOLICITING AND PEDDLING

- A.** Soliciting, peddling, or selling within the Community is strictly prohibited. Please report any such activity immediately.



12. DISTURBING NOISES

- A. Loud and disturbing noises are **NOT** permitted at any time. Sound equipment, musical instruments and car stereos should be played at a level, which will not annoy other Resident's. Loud parties will **NOT** be permitted at any time. Consumption of alcohol in park areas, or other common areas will **NOT** be permitted at any time.

13. QUIET HOURS

- A. Quiet hours are between 10:00 p.m. and 7:00 a.m. loud noise disturbing the peace, including music, TV, yelling, etc. at any time is not permitted.

Posted traffic signs, pool rules, and any other posted notices are to be considered a fixed part of these Guidelines for Community Living. The Belmont reserves the right to add, delete and modify and part of the community rules as seen fit to better the Community, with 7 day notice.

I have received a copy of these Guidelines for Community Living.

Resident

Date

Resident

Date

Resident

Date

Resident

Date

