



Park Rules for Green Acres Estates MHP through Leicester Neighbors 2025

- **About Our Park**
 - We want our park to be a great place to live.
 - Please keep your home and yard clean so everyone can be proud of our community.
 - We can change these rules if needed, but we will tell you first.
 - These rules help keep everyone safe and let you enjoy your home quietly.
 - Everyone living here must abide these rules or they will accrue fines.
- **Who Can Live Here**
 - The landlord must say "yes" to your application before you can live here.
 - Only people on the application can live in the home.
 - You can't let another person live with you, or rent your home to someone else, without asking management first in writing.
 - If you rent your home to someone else, the new people must be approved by management.
 - If you rent your home to someone else, you are still in charge of paying the rent for the lot.
 - You are responsible for your guests and they must follow all park rules.
 - Only one family can live in a mobile home.
 - People who were kicked out of the park before are not allowed to visit.
 - This park is private property. Management can ask anyone to leave if they are violating the rules.
 - The landlord is not responsible if your things get lost, stolen, or damaged by fire or accidents.
 - You need to have your own insurance for your things.
- **Taking Care of Your Home and Yard**
 - Keep your yard clean and tidy, no junk allowed.
 - Ask management before planting new trees or big bushes.
 - Your mobile home must have skirting approved by management.
 - Ask management before adding anything new to your mobile home.
 - Ask management before building any fences.
 - No swimming pools are allowed.
 - No trampolines are allowed.

- You can't run a business from your home or yard without written permission from management.
- No day care services are allowed at any mobile home.
- You can only have a fire if it's in a fire ring.
- Small gardens are okay, but keep them neat.
- You must mow and trim your own yard.
- If you own your home, you must fix your skirting when management asks.
- If you rent your home, tell management if your skirting needs fixing.
- Keep the street gutters around your home clean.
- No basketball hoops in the streets.
- Swing sets and jungle gyms are allowed, but get written approval from management first for the type and where it will go.
- No gas-powered go-karts, mini bikes, 4-wheelers, 3-wheelers, or miniature cars are allowed in the park.
- The Dirt Track is "Use at Own Risk". Seven Rivers Group and Leister Neighbors are not responsible for any injuries or damage from any projectile objects from the dirt track.
- Clean up any oil or gas spills on your driveway.
- If you store things under your porch or steps, cover the sides so it looks neat.
- Keep your yard and patio clean every day.
- Ask management before setting up a storage shed.
- Keep your shed in good shape and painted.
- Management must approve where you put your shed.
- Don't use sheets, blankets, cardboard, foil, or newspaper for window coverings.
- Use mini blinds or curtains for your windows.
- If your window coverings are broken or look bad, fix them.
- All windows and doors must be free of broken glass, torn screens, or holes.
- If you sell your mobile home, it must be moved unless the new owner gets approved by management.
- Do not dig in your yard. Management will call to find utility lines before any digging is done. If you dig and break something, you will have to pay for the expensive repairs.
- Anyone doing work on your home must be insured.
- **Being a Good Neighbor**
 - Be nice to your neighbors.
 - No loud parties, bad behavior, too much noise from homes or cars, or anything else that bothers others or management.
 - You are responsible for what your guests do. Any damages done by your guests are your responsibility to fix.
 - Quiet hours are from 10 at night until 7 in the morning.
 - Disrespectful comments from you, your children, or guests to others or management will not be allowed and can cause you to be kicked out.
 - No drunkenness, drugs, drug use, drug dealing, or illegal activities are allowed.
 - No guns are allowed to be deployed in the park and must be registered and tenant must have Concealed Carry Permit.
- **Utilities (Electric, Water, etc.)**

- You must set up your own electric, gas, water, cable, and phone services.
- You need to do this before you move in.
- Do not mess with any utility equipment.
- You must put heat tape on your water lines in the winter. If you don't and something breaks, you pay for the repairs.
- Tell management right away if you have a water leak.
- **Cars and Other Vehicles**
 - The speed limit in the park is 10 miles per hour.
 - All vehicles must have up-to-date license plates and be able to drive. If not, they need to be removed within an agreed amount of time with Management.
 - You can only have two vehicles per lot unless management gives you written permission for more.
 - No parking in the yard.
 - No parking in the street, unless it's just for a little while.
 - No junk or broken cars without license plates are allowed.
 - Fix your vehicles quickly.
- **Children**
 - Children are welcome!
 - Parents or guardians are responsible for their children.
 - If children break anything in the park, the parents or guardians must pay for it.
 - All children must follow the park rules.
 - Put away all toys and bikes in the evenings.
- **Pets**
 - Pets over 30 pounds need written approval from management.
 - No invisible or underground fences are allowed.
 - No outdoor kennels, fences, or cages unless management gives written approval.
 - Only two pets per home, unless management gives written approval for more.
 - Pets must stay inside or on a leash at all times.
 - No dog pens, cages, or kennels outside without approval from the park manager.
 - You are always responsible for your pets.
 - Pets cannot be left alone in the park or cause problems.
 - If your pet poops, you must pick it up every day.
 - Certain dog breeds (like Rottweilers, Pit Bulls, German Shepherds, etc.) are not allowed because of insurance rules. No mixed breeds with these dogs in them are allowed either, or dogs that have bitten a person.
 - No wild or exotic animals like pythons, wild cats, wild dogs, monkeys, apes, goats, or pigs.
 - If you don't follow these pet rules, you could be kicked out of the park.
 - You are responsible for getting insurance for dog bites.
 - Management is not responsible for any accidents caused by animals.
- **Money and Payments**
 - You will get a paper that tells you about other fees besides rent.
 - You will also get a paper that tells you about late fees if you don't pay on time.
 - Rent is due on the first day of every month.
 - Rent is late after the fifth day of the month.
 - If rent is late on the sixth day, you will pay an extra \$20.00.

- Any special agreements between you and the owners must be written down.
- **Other Important Rules**
 - No registered sex offenders or people who have hurt children are allowed in the park unless they have written permission.
 - If a tenant gets a special order from the court because of drugs, fighting, threats, or bad actions, and they are found guilty of a related crime, they will be kicked out.
 - If you don't follow these rules, you could be asked to leave the park.