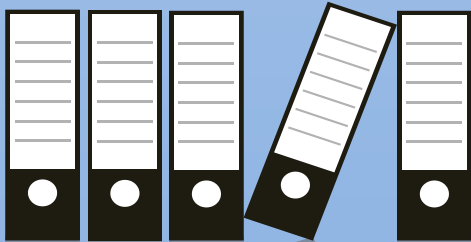




MONTROSE MOBILE MANOR



PARK RULES & REGULATIONS



Montrose Mobile Manor M.H.P.
Center Avenue South, Montrose, MN 55363
763-675-3140
Mailing Address: PO Box 100,
Watertown MN 55388

Park Management

Park Owners: Watertown Investments, LLP
P.O. Box 100
Watertown, MN 55388

www.montrosemobilemanor.com

Park Administration: Sara Griffith (612) 618-0946

Park Maintenance: Tom Griffith (612) 618-9590

Office Phone & Fax: (952) 955-1176

Emergency Numbers: Tom (612) 618-9590, Sara (612) 618-0946

On-Site Management: Irvin & Robin Bredow, Lot #66 (763) 675-3140

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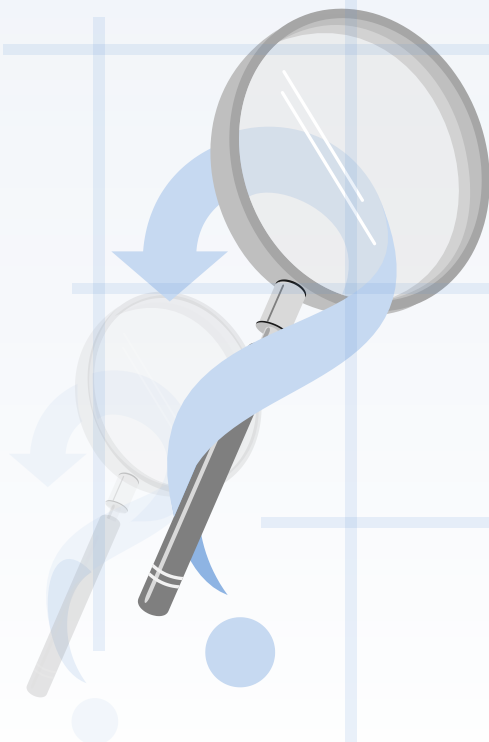
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Rent Payment

Rent payments must be made by check or money-order. The On-Site Manager cannot accept cash. Payments should be placed in the mail-slot in the door of the Park Office, or mailed to the Park's post office box. Payments should not be taken to the On-Site Manager, unless a receipt is required.

Rent payments are due on the first (1st) day of each month. A late fee of \$ 30.00 will be assessed to any account not paid by the fifth (5th) day of the month. If a check is returned by a bank for non-payment, a \$ 25.00 fee will be assessed, in addition to the late fee if applicable.

Security Deposit

When a Resident moves from the Park, Resident must give the Park a forwarding address. The Park will, within three (3) weeks, either refund the Resident's security deposit, with interest; or write the Resident stating why some or all of the deposit is being withheld. The Park will keep security deposit money only if the Resident still owes the Park money, has moved out owing rent or if the Resident has damaged the park's property. The Park will not hold the Resident responsible for ordinary wear and tear.

Complaints

Complaints must be made in writing, either mailed or emailed. To be effective, the complaint should state not only the problem, but the Lot number of the Resident causing the problem, dates and (if possible) times the problems occur. (Example: dog running loose from lot #00 on 1-1-01, 2-3pm)

Please include your name and Lot number on the complaint. We will not share this information with the Resident you are reporting, but we may need to speak with you about the complaint.

Curfew/Children

Small children must be under adult supervision at all times. No person under the age of 17 years may be in any public area of the Park between the hours of 10:00 p.m. and 5:00 a.m., except if accompanied by a parent or guardian, or is in direct route home from and within 30 minutes of a religious or other voluntary association, or is carrying a certified card of employment and is on his/her way to or from this place of employment, or is on an emergency errand or other legitimate business directed by his/her parent or guardian.

Playground

- Children must be supervised by an adult while playing.
- Do not use equipment when wet.
- No bare feet - wear proper footwear.
- No rough playing or yelling.
- No running, pushing or shoving.
- Only 1 person per swing at a time.
- No jumping off slides or platforms.
- No glass bottles or alcohol allowed in play area.
- No bicycles allowed in play area.
- No pets allowed in play area.
- Playground closes at dusk. No one permitted after dark.

Noise

There is to be no loud talking, radio, television or other noises after 10:00 p.m. and before 8:00 a.m. Residents should report serious noise violations to the Sheriff's office. Minor or continuous violations should be reported to the Park.

Police

Minnesota State Statute 327.26 Subdivision 2: Any municipality which enacts or has enacted laws or ordinances relating to the safety and protection of persons and property is empowered to enforce the laws or ordinances within any manufactured home park, notwithstanding the fact that the park may constitute private property.

Selling Your Home

If you plan to sell your home, and for it to remain in the Park, you should contact Park Maintenance for a simple inspection. You will be notified of any repair items that may need to be completed before the sale. (For example, missing skirting, chipped or badly faded paint, etc.) Any repair items must be completed prior to the transfer of ownership.

Before you sell your home to another person, that person(s) must apply for Residency in the Park. Because renting is not allowed, you may sell your home on a "Contract for Deed", but it must be a legitimate, legal document. We will require a copy of the Contract, Purchase Agreement and Title of the home in order to approve the sale. All rents and Utilities must be current at the time of the sale.

When planning to move, you must provide the Park with an "Intent to Vacate Notice." If you need help selling your home please contact the Park Owners.

Home Maintenance

Homes that are not well maintained will not be allowed to remain in the Park. Homes must have aluminum or fiberglass skirting with two access doors, one on each side in the area of the sewer and water connections. Homes moved into the Park must be skirted within 45 days of installation and must be properly anchored.

Homes must not have loose siding, skirting, trim; loose or decayed roofing; broken windows; show signs of rot or decay; have chipped, flaking or badly fading paint. Additions (such as entryways) must adequately match the mobile home with regard to siding, roofing, skirting and paint. Entryways and/or decks may not cover the driveway or block the use of it. Any additions or decks must be approved by the Park before being constructed. All homes must comply with state and local building, electrical and plumbing codes. Any alteration to the home must be approved by the Park – including painting.

Rodent infestation of the Park can best be prevented by placing pesticides under your home periodically, especially in the fall. Home Maintenance violations are subject to a fine if they are not corrected by the due date.

Lot Maintenance

Each Lot shall remain under the direct control of the Park. Resident must keep Lot in a clean and orderly fashion. No changes or alterations of a Lot may be made without permission from the Park. Garbage and miscellaneous debris must not be left on the Lot. Garbage and recycling containers should be stored on the Lot, out of view from the street, except on collection day when the containers must be curbside. Only orderly wood piles (maximum 3'W x 6'L x 6'H), standard patio furniture, planters and approved lawn ornaments are allowed to be stored outside the home or storage shed. Lot maintenance violations are subject to a fine if they are not corrected by the due date.

Lawn Care

Resident must keep lawn mowed, raked and weed-free. Grass must not be allowed to grow taller than four (4) inches in height. Animal waste must be removed within eight (8) hours. Fences are not allowed. Clothes-lines are not allowed. Tenant is not authorized to trim trees. Lawn Care violations are subject to a fine if they are not corrected by the due date.

Storage Sheds

Maximum size shed allowed is 12'L x 12'w x 8'h. Location of the storage shed must be approved by the Park prior to installation. Each Lot is allowed one storage shed.

Utility Repairs

The Park WILL NOT be responsible for damage to decks, patios, gardens/plants or storage sheds in the event that a water or sewer line is under or near the afore mentioned and must be dug up and repaired.

Fire Pits / Recreational Burning

Burning is allowed if it meets the following requirements:

Must be self-contained, i.e. a commercially manufactured fire ring, bowl or chiminea – NO DIGGING HOLES, must not exceed 36" in diameter, flame height must not exceed 30" from the bottom of the fire bowl or ring.

NO BURNING OF TRASH OR TREATED LUMBER, NO BURNING DURING HIGH WINDS, ADULT RESIDENT OF THE LOT MUST SUPERVISE THE FIRE AT ALL TIMES AND MAKE SURE IT IS PROPERLY EXTINGUISHED.

Please be considerate of your neighboring houses and don't let smoke blow towards their windows or doors. Lots that do not follow these rules will not be allowed to have fires.

Garbage Service

The Park provides each lot with one 90 gallon garbage container. Garbage is picked up weekly. Garbage containers must be curbside on pick-up day (Tuesday). Containers must be stored near the home, out of site from the street on all other days of the week.

An additional container may be ordered from the Park by a Resident for a fee. Please contact the Park.

Recycling

Recycling is not an option – the City charges \$2.00 per Lot, whether you recycle or not. The Park provides one recycling bin per lot. Recycling is picked up every other week.

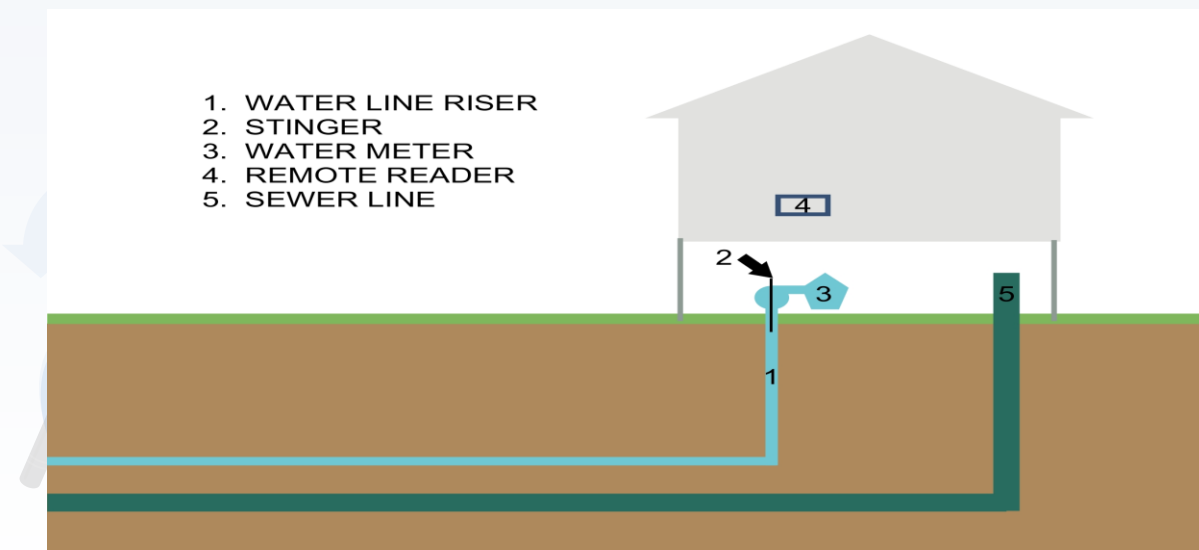
Water - Sewer

- Billing: Residents are billed by the Park for water/sewer usage based upon meter readings. The price per 1000 gallons is equal to the amount the Park is billed by the City of Montrose. Residents must report a meter reading each month by the 15th day of the month. If a reading is not received by the 15th you will be charged a fee of \$25.00.
- Meter readings: Report your meter reading ONE of the following ways each month; on the top portion of your monthly statement, write it on a separate piece of paper with your Lot number, or submit it electronically on the Park's Website. The Park keeps all meter readings that have been turned in, so please do not write the reading on your rent check. *continued next page...*

Because your actual water meter is under your house, a “remote” has been attached to your main meter. The remote is what you read each month. It is mounted on the side of your house. Below is a photo of what the remote looks like.



- General Information: Resident is responsible for any sewer clogging in the line from their home to the main. Water meters cannot measure more water than the amount that actually passes through them. If a water meter malfunctions, it can only measure less water than is actually used.
- Winterizing: Residents are responsible for any damage (not just freezing) to water meters, stingers and risers. Residents must properly winterize their home to prevent freezing of sewer and water lines. Each riser (the water pipe coming out of the ground) is equipped with a stinger. A stinger is a heating element that the resident must plug into an electrical cord. The stinger will keep the water in the riser from freezing. The stinger must be checked regularly to make sure it is functioning properly. To test your stinger, remove it from the riser and plug it in. It should be warm within seconds. If your stinger is not working, contact the Park for a new one. The Park will give you a new stinger if yours is worn out. The water lines and meter must be protected with heat tape. You should prevent drafts under your home by properly insulating. Even with a heat tape on the lines, drafts can cause them to freeze.



Pets

Certain Pets are allowed on an individual basis. The Park retains the right to limit the number of pets a Resident may have, and to restrict a resident from having any pets. The only Pets allowed outside the home are dogs. All dogs must be registered with the Park. No Resident may have more than 2 dogs, or 3 cats at ANY time. Dog-sitting non Resident pets is not allowed. Residents who do not clean up after their pets will not be allowed to keep any. Pets with fleas or who are otherwise in bad health will not be allowed to remain in the Park. Any dog that barks continuously, or who repeatedly barks during the night will not be allowed to remain in the Park.

Aggressive breeds (Pit-Bulls, Dobermans, Rottweilers, etc) will not be allowed in the Park. Any Resident caught with an aggressive breed dog in the Park will no longer be allowed to have any pets. Any dog, regardless of breed, who displays any form of aggressive behavior, must be immediately removed from the Park.

All cats and dogs must have a current rabies vaccination, and Resident must provide proof upon request. State law dictates that all cats and dogs must be kept on a leash when outside the home. Any pet caught running loose will be picked up by Park Maintenance and taken to the pound. If we receive complaints about a pet running loose it will not be allowed to stay in the Park. Pets are not allowed in the playground area.

Dog kennels must not exceed 12' x 12', and grass/weeds must not be allowed to grow around the fencing/chain link.

Pets are not allowed in the storm shelter – state law. Pets brought in a kennel may be placed in the Park garage, attached to the shelter, as space permits.



Vehicles

The 10 mile per hour speed limit (State law) and stop signs in the Park will be strictly enforced. Repeated violation of the speed limit or stop signs will result in eviction. Resident will be held responsible for his/her guest's driving habits. Cars and motorcycles must be equipped with regulation mufflers.

Junk vehicles may not be stored in the Park. Only vehicles in legal operating condition, with current license tabs displayed may be in the Park.

A Resident may repair or perform maintenance to a vehicle at their Lot only if the vehicle is registered to that Resident. Vehicle maintenance must not disturb other Residents and may not take more than one day to complete. Repeated vehicle repairs (i.e. buying – fixing – selling) is not allowed in the Park.

Parking

Parking is not allowed on the streets. Emergency vehicles cannot get through and snow cannot be plowed. Violators will be towed at the owner's expense. Do not park on lawns or repeatedly drive across them. A Resident may use a vacant Lot's parking spaces if the Resident provides the lawn maintenance for that vacant Lot. Use of a vacant Lot's parking spaces is on a first come basis. Over-flow parking is in the Park Office/Maintenance Lot.

Snowmobiles/ATVs

Snowmobiles/ATVs may enter the Park to travel to and from a Lot on a limited basis (cannot go back and forth multiple times per day). They may not be ridden recreationally within the Park. The speed limit of 10 MPH and stop signs must be obeyed. Golf carts are allowed for drivers over the age of 18.

