

## **River Park Community Guidelines/Rules & Regulations**

The following Community Guidelines have been created to provide our Residents with a written statement of our Community standards and procedures. We have formulated specific Community Guidelines in order to protect the interest of each resident and to maintain uniformity throughout the park. Compliance with these Guidelines is absolutely essential to provide you and your neighbors' pleasant and peaceful surroundings.

Each tenant contract will automatically, by direct incorporation, include the following Community Guidelines. Prior to admission to this community, each resident must sign and acknowledge that the Resident has received and read a copy of the Community Guidelines as set forth herein and any amendments. Residents agree that all other occupants and guests will abide by these Guidelines and all state, county and city laws and ordinances. Failure to comply with these Guidelines, laws or ordinances may result in the termination of residency.

The management of River Park reserves the right to interpret and enforce these Community Guidelines; and, upon thirty (30) days written notice, add to and/or amend the Guidelines so that they will conform to current park policy and to make exceptions to the Guidelines as River Park management determines necessary.

### Age Requirements

River Park has been designed and marketed as a 55 years of age and older manufactured home community. At least one resident from each home will need to be 55 years of age or older.

### General

1. All prospective residents must complete an application for residency. Management has the right to reject a prospective resident for any reason not prohibited by law.
2. All new manufactured homes must be purchased through the River Park sales office.
3. Every reasonable effort will be made by management to ensure that the Guidelines are enforced and that the quiet enjoyment and comfort of all residents is not disturbed. Ignorance of a Guideline cannot be accepted as an excuse for non-compliance.

4. Residents must keep management informed as to the identity of all occupants in the home.
5. No loud parties, loud radios, loud televisions, or other obtrusive noise will be allowed at any time. Disorderly conduct of any kind will not be tolerated.
6. Peddling, commercial soliciting or other commercial enterprises are not allowed.
7. No yard sales or garage sales will be allowed.
8. River Park management shall have the right to enter into and upon all home sites for the purpose of examination and or repair as many be necessary. It may be necessary at times to enter the crawlspace area of some homes.
9. The Lessee of the home site shall not rent out the home or any portion of the home.
10. No sprinklers are allowed for outside watering but hand watering with a hose is allowed.

#### Manufactured Homes and Home Sites

1. Resident shall maintain their home and home site in a clean, attractive fashion at Resident's expense at all times.
2. Resident shall make no alterations or additions to the exterior of the home or home site without written permission from River Park management. This includes but is not limited to decks, sun rooms, additional concrete, carports, window awnings, storage sheds and changing colors on your home or shed. Outside storage sheds meeting certain details and specifications will be allowed with River Park management's approval.
3. The accumulation of items outside of one's home will not be permitted.
4. Resident shall be responsible for the snow and ice on their driveway and walks.
5. All planting and landscaping must have prior approval from management. All flowers and shrubs around the home will be required to be put in a landscape area. All landscape areas will be required to have an approved mulch or landscape stone with weed barrier and have some form of edging flush with the ground.
6. No outdoor clothes lines will be permitted.
7. No fences are to be installed on your home site without prior written consent. Fencing for pets will not be allowed but some decorative fencing may be allowed.
8. Antennas and satellite dishes are permitted: however, Management has the right to make reasonable requirements about the placement, size and appearance.
9. Wood burning stoves, fireplaces and furnaces will not be allowed.
10. Each manufactured home shall be used and occupied as a private, single-family dwelling unit. No home shall be used or occupied for any professional office, business or commercial purpose, or any other non-residential purpose.

11. All homes must be washed down when excessive dirt or mildew appear on the exterior. This will be at the discretion of River Park management.
12. No outdoor political signs, sales signs, or commercial signs will be allowed.

### Vehicles

1. The speed limit is (15) miles per hour in River Park and streets will be posted.
2. Off street parking is provided and must be used. Parking is not allowed on the street or in lawns. Additional parking is available at the River Park Clubhouse.
3. Only normal roadside repairs may be carried out at the home site.
4. No motor homes, travel trailers, boats or other recreational vehicles shall be parked at your home site. A temporary stay may be allowed, please check with the manager.
5. No vehicle requiring a gross vehicle weight sticker is allowed within the community, except for deliveries.
6. Vehicles not in running condition, and/or without current license plates are not allowed in the park and must be removed immediately upon notice.
7. Motorcycles are allowed to operate only for egress or ingress in the community. No excessive joy riding within the community is allowed.
8. ATV's, go-carts and unlicensed motorized 2 wheeled cycles are not allowed to be ridden in the community.

### Utilities

1. River Park will have dumpsters available throughout the park for disposal of garbage. If you have an item that is too big or heavy to put in the dumpster please contact the management. Do not dispose of hazardous waste into the dumpsters including but not limited to motor oil, gasoline, paint, chemicals, etc.
2. No garbage of any kind shall be stored outside of your home. All garbage is to be immediately disposed of at one of the dumpsters.
3. Electric, gas, telephone, and cable service will be available for each lot. Resident will make his own application for service and pay all bills directly.
4. All manufactured homes will use electricity and natural gas. There will be no external fuel oil or bottled gas storage tanks allowed in the community.
5. Under no circumstances are diapers, towels, loose plastic items or any such similar materials, to be run through the sewer system.
6. River Park is responsible for all underground water and sewer lines. Once the water and sewer lines under your home are above ground level they are the homeowner's responsibility.
7. River Park will furnish water and sewer for each lot.

8. Tenants must repair all water leakage in their homes within a reasonable time frame.

### Children

1. Children are not to play in the street, neighboring lots, or in the clubhouse.
2. No children are to be left in a home unattended by a responsible adult.
3. It shall be the resident's responsibility to make sure children are supervised and not allowed to roam throughout the park.

### Pets

1. Pets are the Resident's responsibility. If not properly controlled and cared for, pets can disturb the rights of others and cause damages amounting to a considerable sum of money for which the Resident will be held liable.
2. Four legged pets are not to exceed forty pounds in weight or stand higher than 24 inches when fully grown.
3. All four legged pets must be leashed when they are taken for a walk outside. All pets must be under the restraint of their owners at all times. The pet is to occupy the home and not an outdoor pet shelter.
4. Residents will be limited to one pet per home.
5. The pet shall not disturb the rights, comforts and conveniences of other residents or neighbors. This applies whether the pet is inside or outside the home.
6. Pet Owners are responsible for immediate cleanup of pet defecation.
7. Resident agrees to immediately and permanently remove the pet from the home site if Management receives reasonable complaints from other residents that the pet has disturbed the rights, comforts or conveniences of such residents.
8. If any rule or provision concerning pets is violated by Resident or Resident's guest, Management has the right to demand that the pet be immediately and permanently removed from the home site.

## Lawn & Landscape Care

1. River Park management will mow, trim, and provide weed control for all yards.
2. Residents are asked to keep hoses and other items picked up and out of the way of the mowers.
3. Resident is responsible for the care of flowers and shrubbery around their home as well as any small ornamental trees they plant. River Park management will care for all of the other trees in the Park.

## Resale of Home

The right to occupy a home on the home site is not unconditionally transferable with the sale or transfer of title to the home. To ensure that the purchaser(s) of the home will be permitted to occupy the home site, the following criteria must be met:

1. The exterior physical appearance of the home must be in good condition. Therefore, prior to listing the home for sale, you must have the management inspect the exterior of the home and all appurtenances to ensure that it is in compliance with the Community's standards. The River Park manager will list any items which need remedied. All items that need repair or correction must be completed prior to management's final authorization for resale. Authorization for resale by management is not a warranty to any person as to the condition of the home.
2. "For Sale" signs can be mounted inside the windows or placed outside in the landscape area in front of the home and shall be limited in size to 24" x 30".
3. The prospective buyer(s) must meet with the River Park manager, apply for residency and be approved for residency, prior to closing on the sale of the home. Management has the right to reject a prospective buyer for any reason not prohibited by law.