

LOIS REALTY LLC d/b/a

**POST ROAD MOBILE HOME PARK
Cold Spring, New York**

DECEMBER 1st, 2016

RULES & REGULATIONS

The following rules and regulations are written for the convenience and welfare of our residents. We realize that some of these rules may cause inconvenience at times; however, they are necessary for the safety, benefit and comfort of all our residents. We strongly request your compliance with these rules and regulations.

SECTION A; Obligations for Occupancy

1. Applications, leases and all other necessary documents must be approved and completed prior to the occupancy of a mobile home in this Park.
2. Rent is due on the first of each month and must be paid in advance to the Management on or before the due date. Any rent postmarked after the tenth of the month is subject to a 5% late charge. An extra \$25 as additional rent will be assessed for checks that are returned due to insufficient funds.
3. Management reserves the right to approve or disapprove of any applicant based on character, credit or other references.
4. Mobile Homes may not be rented, loaned, or used by anyone for any purpose other than that granted in the original lease for space, except with written permission of Management. Residents are not permitted to sell or rent their mobile home with promises of occupancy. No mobile home shall be sold with promises that the home will be allowed to remain in the Park without the written approval of Management.
5. Not more than four persons shall reside in one mobile home, with a maximum of two adults and two children except with written permission of Management.
6. No visitor shall stay more than one week per year.
7. **Park residents must furnish the Park Management office with their home phone number and are required to notify Management of any changes to this number. These phone numbers will be kept confidential.**

SECTION B; Mobile Home Sites

1. Sites are non-transferable.
2. **All purchases of new homes shall be made through Management including the replacement of a damaged home. Any home purchased through anyone other than the Management of this Park will not be allowed to be moved onto or installed in this Park.**

3. An approved **sealed skirting** must be installed within 30 days of moving in, with the exception of the months of December, January and February. All awnings, carports, storage sheds and patio rooms must be factory made and the Management must approve the location thereof in writing. No homemade structure may be erected on a site.
4. Residents may arrange each site as to lawns, flowers, shrubs and trees. But before you dig or drive stakes or poles; you must notify Management so that they have time to determine if there are any underground utilities that may be jeopardized. Residents must than receive written permission from Management before work may commence. The cost of repairing any damage caused by failure to notify us will be charged to the resident.
5. Home sites must be kept clean and lawns and shrubbery must be trimmed. In the event of carelessness and neglect, Management reserves the right to have the work done properly and the resident charged for said work.
6. Only circular clothes lines are to be used and only one such line shall be permitted per site.
7. All garbage must be wrapped or placed in substantial containers. Garbage containers must be kept in a suitable and approved storage area. All garbage should be placed at the curb on Tuesday mornings for pick-up.
8. No rubbish, brush or leaves shall be burned or **piled anywhere in the park or disposed of on land bordering the Park's property.**
9. Residents are responsible for keeping their sewer lines clear between their home and ground connection. Do not flush down the toilet any paper towels, disposable diapers, sanitary napkins, contraceptives or any other such bulky items. The cost of any repairs caused by such articles will be charged to the resident. Coffee grounds, grease and food particles should not be flushed down the kitchen or bath drain.
10. There shall be a time limit of fifteen minutes only for watering gardens. Automatic sprinklers are prohibited. **Lawn watering is strictly prohibited.**
11. Any utility repairs from our outlet to and including the resident's home are the responsibility of the resident. Sewer and water outlets are located under each trailer and resident responsibility begins from the ground line up. Electric and phone outlets are located at the disconnect switch.
12. All sewer, water, electrical and television connections must be the approved type.
13. Proper placement of a mobile home on a site must be in accordance with the instructions of Management and be directly supervised and inspected by them.
14. All utility connects and disconnects are to be arranged through the office of the Management.
15. Unnecessary noise after 11:00PM is PROHIBITED. Children should be kept under control and out of other people's yard, unless invited.
16. No fence or building shall be constructed and no concrete shall be poured without the written permission of Management.
17. Campers, utility trailers, boats, etc. are not to be stored within the Park limits.
18. Snowmobiles, go-carts, motorbikes, **4 wheel ATV's** etc., are not to be operated within the Park limits.

19. Any items stored outside the mobile home shall be stored within an approved, factory built enclosure **such as a shed or under your home. Nothing should be left outside.**
20. No signs of any kind may be displayed within or on Park property.
21. Pools of any kind are prohibited.

SECTION C; Automobiles

1. The speed limit within the park is 10 miles per hour.
2. **No parking is permitted on lawns, main drives, or seeded areas.** Each resident shall park in his or her assigned spot(s).
3. **There is a maximum of 3 vehicles allowed per home but only if there is an ample and approved parking space on the homeowner's lot.**
4. **Annually residents must furnish the Park Management with a current vehicle registration and insurance identification card for each vehicle parked within the Parks Limits. Any unregistered vehicles must be immediately removed from the Park.**
5. Residents are responsible for their guests. No unlicensed person may drive within the Park.
6. Car washing of any kind is prohibited within the Parks limits.
7. Automobile repairs and oil changing are prohibited within the Parks limits.

SECTION D; Animals

1. Each home in the Park is allowed to have one cat or one small dog weighing not more than 20 lbs.; these animals must be house pets. Animals should not be allowed to run at large or commit any nuisance within the Park.
2. Dogs and other pets must be kept inside unless on a leash with the tenant. Dogs and other pets are not to be tied, fenced, or caged up outside the home. When walking your dog you must clean up after him.
3. All animals must be registered with Management. A copy of their shots and annual vaccinations must be sent to the office on an annual basis.
4. An owner will be required to remove his or her pet from the Park if complaints are received due to noise or any other nuisance committed by that pet..

SECTION E; Park Buildings and Property

1. Management will be responsible for the snow plowing of roadways. Residents are responsible for removing snow from their walkways, patios and parking spaces.
2. All park facilities are for residents and their guests only.
3. Management is not responsible for damage, injury, or loss by accident, fire, or theft to the resident's property. Residents will likewise be totally responsible for their guests' person or property or any others associated with the resident. This will be considered full notification that the resident or guest is using property and/or equipment at his or her own risk. Residents will be held liable for any and

all damages caused by them and their guests and residents assume all such responsibility.

4. All residents are strongly urged to carry liability insurance.
5. Soliciting will not be allowed in the park without approval from Management.
6. Residents will be held responsible for the actions of their children and must not allow their children to play in, on, or around any structure or facility (such as the roof of the well house) owned by any other Park resident or by the Management. Residents will be required to pay for any damage done by their children to the above or any other facilities.

SECTION F; General Park Policies

1. Management reserves the right to evict with due notice any objectionable resident or persons who cause disturbances, or who do not live up to the Park rules.
2. A resident may be evicted within three days after he or she receives written notice of a delinquent payment due Management unless he or she makes complete payment including all late charges and other fees within those allotted three days.
3. The resident will be given ten days to correct a violation of the Park Rules and Regulations after receiving written notice. If the resident fails to correct the violation, the resident will then be asked to vacate the Park within thirty days.
4. Any and all complaints to the Management must be submitted in writing and signed by the complainant.
5. The failure of Management to enforce any rule or regulation shall not be deemed a waiver of such rules or regulations.

The undersigned herewith has read and agrees to adhere to the Post Road Mobile Home Park Rules & Regulations, dated December 1st, 2006.

Tenant(s) Signature _____ Dated: ____/____/____
Tenant(s) Signature _____ Dated: ____/____/____
Tenant(s) Signature _____ Dated: ____/____/____

Additional Information Requested:

Home Telephone #: _____

Email Address: _____

Emergency Contact Name & Telephone Number:
