



**Saraland Mobile Home Park New home move in specifications:**

The following standards must be met before a home can be moved in and occupied in Saraland Mobile Home Park.

1. Must be rated for wind zone 2 (no zone 1 homes)
2. Must be vinyl sided (no metal sided homes)
3. Must have a gable pitched roof
4. Must have a metal roof free of rust or minimum 10 years of shingle life
5. Must have shutters or window trim embellishments
6. Must have 2 functioning doors for ingress/ egress. Both doors must have stairs or a porch that is in good serviceable condition.
7. Must be of good, safe, habitable standards.
8. Must be installed per State of Alabama requirements and have installers sticker from licensed installer. Installation must be reported to state for inspection.
9. Must have skirting, preferably metal (most durable)
10. Utilities, skirting, and porches/ stairs must be installed within 30 days of move in
11. Must be painted in a color consistent with the park's appearance (no loud colors: pink, purple, bright green, bright red, etc). Management discretion applies.
12. Other restrictions may apply. Management to decide if home is of sound fitness for placement in the park.
13. See example homes listed below.
14. All standards and specifications contained in this document are subject to inspection and confirming compliance by the City of Saraland.

# **[Property Name]**

## **PARK RULES & REGULATIONS**

Welcome to our community! It is our desire you and your family enjoy living here and will consider our community as your home.

We have designed a number of guidelines we hope will maintain the community in such a way as to make you pleased to live here. The standards outlined in these rules should serve as a guideline of behavior for the residents and their guests and will establish conformity amongst all of our residents.

### **Lease Terms:**

1. Payment of the monthly lease is due by the first day of the month.

a. Rent/Mortgage Payment may be in 3 ways. *Rent and mortgage payments are accepted through three payment methods. Tenants/Mortgagees may pay through the Web Access Portal or Direct ACH Payment through their bank account or debit/credit card. Persons wishing to pay rent/mortgage with cash must pay through PayLease CashPay. (Located at many retail locations across the country including K-Mart, Walmart, and A! Check Cashing stores.) Information regarding these methods and their cost are enclosed in your package. A fee of \$30.00 will be charged to the lessee for each payment that is returned for insufficient funds (NSF).*

b. The lease/rent payment is considered late if it is not paid in full and/or is received after the 5th day of the current month. A late charge of \$50.00 will be added to the balance beginning on the 6<sup>th</sup> of each month. *You will receive a late notice either in person, taped to your entrance, or by email. We reserve the right to begin eviction process if not paid by the 13<sup>th</sup>. All attorney and court fees will be added to the tenant's balance.*

(Persons who pay a mortgage are not considered late until 5 days past the due date that was agreed to in the mortgage.)

c. The balance will not be considered "paid in full" until all rent, mortgage, violations fees, etc. have been paid.

*The following is a list of fees that can be added to your rent/mortgage.*

- 1. Late fee for rent or mortgage not paid on time. (\$50)*
- 2. Return payment fee for NSF. (\$30)*
- 3. Violation fees for not adhering to the General Rules listed below.*
- 4. Repair fees that were not the fault of the management.*

### **General Rules**

1. Although management is responsible for maintaining the common areas, the tenant is responsible for the landscaping and maintenance of their respective space.
2. Grass areas shall be kept trimmed and edged. This includes the areas behind, besides, and under homes and against perimeter fences. Residents who do not maintain their spaces will face disciplinary action and may be fined.
3. Management must approve any changes or alteration of the space and/or landscaping. The tenant is responsible for maintaining any changes to the landscaping.
4. All plants, trees or other planted or otherwise permanent fixtures placed at a space by a lessor become property of the park in the event the lessee moves.
5. The tenant understands that management is not responsible for any damage to the property or homes that *the tenant owns or are purchasing* as a result of an act of nature.
6. Management reserves the right to access each space whether or not tenant occupied, to conduct inspections or to maintain utilities.
7. Management is responsible for providing water and sewer and gas (if applicable) and electric up to the point of connection of the mobile home. The resident is responsible for all maintenance from that point of connection to the mobile home. In addition, resident is required to heat tape and insulate all exposed water lines, meter pits, and meters. Should there be a break due to the heat tape not functioning then the resident is responsible for the cost of replacement. *Persons who live on property with a sewer pump is responsible for any repairs caused by flushing items that are not allowed and therefore caused the need for repair.*
8. *No items may be stored on the property except in a storage building.* All structures and/or additions to either the mobile home or the space must be pre-approved by management prior to their installation. Management reserves the right to demand the repair and maintenance of any structure and/or addition if management *feels that they are unsafe and/or in an unsightly condition.* If a building permit is required, it shall be the tenant's responsibility to obtain and satisfy the permit  
  
Storage units must be approved by management and shall remain the property of the resident. Management is not responsible for any losses or damage to tenant's shed or stored items. *Storage building and items stored are the tenant's responsibility to insure.*
9. Swimming Pools. Swimming pools, wading pools, and hot tubs are not allowed. Small kiddie wading pools under 2' deep are allowed as long as they are attended by an adult. When they are not in use they must be emptied and stored.
10. Fire Pits- Fire pits are not allowed. Outdoor burning in the park is not allowed. BBQ grills are not included in this category. BBQ grills for the purpose of cooking maybe safely used. If a resident does not show good care for the grill and the general fire safety of the other park residents in the manner in which they operate their BBQ grill this privilege maybe revoked at the park's discretion.

11. Trampolines (with the exception of 36" exercise trampolines) are NOT allowed in the community due to insurance liability.

12. Fireworks are NOT allowed in the community. *This will be enforced by management and/or local law enforcement.*

13. Mobile Homes, large patios and porches require skirting. NOTE: Patios and porches are not acceptable storage locations. It is the resident's responsibility to maintain at least two forms of safe ingress and egress from their home. If a patio, porch or stairs require repair the resident must fix them. If the resident fails to fix them the park may remove, repair or replace the stairs, porch or patio and charge the resident for the cost of these repairs.

14. Inoperative vehicles, boats, unattached trailers, or commercial vehicles are not permitted on the streets or in or around tenant's spaces. You will receive a \$100.00 per month fine for this violation. You will be asked to remove the objects/vehicles at your expense. Failure to remove the objects/vehicles may result in additional charges and eviction. MANAGEMENT CAN REMOVE THE OBJECTS AT THE TENANTS COST

16. State law prohibits the storage of old furniture, lumber, refuse, salvaged materials, automotive parts, and other materials in or around your spaces. The dismantling of any motor vehicle in the park is prohibited.

17. No more than two vehicles are permitted per space. Vehicles shall be parked on the parking spaces assigned to the respective home site whenever possible. Other vehicle parking requires management approval. Tenants shall not park their vehicles in vacant or otherwise unused spaces of other residents.

18. Only operative vehicles licensed for the highway are permitted within the park. Residents and guests will not exceed the posted speed limit. Off-road vehicles shall not be driven within the community.

19. Residents should park as close to the curb as possible to permit access of emergency vehicles when necessary.

20. All animals/pets must be approved by management and registered with management.

- Domestic pets less than 50 pounds are permitted within the park.
- No more than 2 pets per household will be allowed.
- Pets must be kept inside the home or on a leash at all times.
- Tenants are responsible for their pets at all times.
- Pets are not permitted to be unattended in the park and/or create any nuisance.
- If your pet defecates on the premises, it's your responsibility as its owner to pick it up daily and dispose of it properly.
- No vicious breeds are allowed on the premises at any time, specifically to include but not limited to Rottweiler, Chow-Chow, Pit Bull, Bull Terrier, American Staffordshire Terrier, German Shepherd, Doberman Pinscher, Wolf, Wolf-Hybrids, etc., or any mixed breed including one of these breeds in its lineage, and/or dogs with a history of biting a human being. In addition, no wild or exotic animals, including but not limited to pythons, boa constrictors, wild cats of any kind, wild dogs of any kinds including wolves or wolf hybrids, monkeys, or apes, or pigs. Failure to comply with this restriction shall subject

the tenant to immediate expulsion from the premises and termination of the lease by the landlord.

21. Tenants are responsible for the activities of the occupants of their home and their guests while they are in the park. An adult must supervise young children at all times. People are not permitted to play in the street, parking areas, or neighbor's yards without permission.
22. Items are not to be left in the common areas when not in use. Children under 18 years of age are not permitted to be out and unsupervised in the park after 10:00 pm.
23. Disturbing noise is not permitted in the park at any time.
24. No signs are permitted except with the permission of management.
25. Commercial activities by residents and/or their guest are not permitted within the park.
26. All federal, state, local laws, regulations and ordinances shall be obeyed by residents and guests of the park.
27. Violations of any of the above rules and regulations will result in the termination of the lease and the eviction of the tenants.

Management reserves the right to add to or alter these rules and regulations as circumstances require and as necessary for the safety and care of the community and for securing the comfort, peace, and quiet convenience of all residents. The tenants and residents will observe and comply with all such rules as the management may prescribe on written notice to residents. The failure by management to enforce any rule or regulation of the park or the failure to insist in any instance on strict performance of any requirement herein, shall not be construed as a waiver of these rules and regulations. The provisions of these rules and regulations shall be severable; if any provision is held invalid or unenforceable by any court or law for any reason whatsoever, the remaining provisions shall not be affected and shall be in full force and effect. These rules will be enforced by management to insure the health, safety, welfare, comfort, peace, and quiet convenience of each resident in the park. Any resident who violates these rules and regulations will have their lease cancelled and will be evicted from the park.

Tenant acknowledges having read and understands all the stated rules and regulations and hereby agrees to comply with each and is in full agreement with these guidelines being an integral part of the Security Deposit Agreement, and Lease between the tenant and management. Tenant acknowledges receipt of a copy of these community guidelines for

tenant's personal records. Tenant acknowledges that violations, breach or default of these guidelines, whether singular or several, will be grounds for termination of the tenant's lease and will result in eviction from the park upon three days' notice of such violation, breach, or default given by management.

**READ THIS AGREEMENT IN ITS ENTIRETY BEFORE SIGNING**

Tenant: I/We signify by my/our signature(s) that I/we have read this agreement, and hereby agree to comply with all that is contained herein.

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Management