

RULES AND REGULATIONS  
OF THE  
GOLDEN MEADOWS MOBILE HOME PARK

The primary purpose of these Rules and Regulations is to provide the Lessor and each individual Lessee with a set of minimum standards of common responsibility, conduct and respect for the other members of the Golden Meadows Mobile Home Park community and Golden Meadows Mobile Home Park property.

As set out in the accompanying Lease Agreement these Rules are an integral part of the various relationships we all enjoy as a result of your living in this modern mobile home park. The Owners and Management of Golden Meadows Mobile Home Park sincerely hope that you will enjoy a pleasant residency at our Park. Your suggestions will always be appreciatively accepted and thoughtfully considered.

1. ENTRANCE REQUIREMENTS - Tenants:

The management reserves the right to refuse to rent to anyone without giving a reason for said refusal.

- (a) No lot shall be considered rented until the management has personally interviewed all persons 18 years and older who will be residing thereon and until a rental agreement is entered into between the management and all of said persons.
- (b) Children: Responsibility for the acts of Lessees' children is the sole responsibility of the parent Lessee.

(d) A deposit is required for each lot. The amount is stated on the rent schedule contained in the Lease.

(e) Tenant is responsible for any damage to the utility hook-ups, concrete pad, and patio. Special caution must be used when moving a mobile home on to or off of a lot.

2. ENTRANCE REQUIREMENTS - Mobile Homes:

All mobile homes are to be a minimum of 50 feet long and 12 feet wide and are to be not over 5 Years old at the time that the mobile home is moved into the park. The mobile home must be neat in appearance. All tires are to be removed and the mobile home is to be set as low as possible on the lot.

- (a) After a mobile home reaches the age of 5 years and ownership of the mobile home changes, the management reserves the right to request the removal of the mobile home from Golden Meadows if the condition of the mobile home shall warrant it.
- (b) Improvements: Skirting/awnings/decks/steps: Requirements for each mobile home in the Park includes the following:
  - (1) Skirting to be installed completely around the home and ground decking with all hitches removed or when removal is not possible, concealed attractively. An entry hole must be provided in the skirting of each mobile home adjacent to the water riser stand pipe. (Owner may consider a second entry hole for his benefit.)
  - (2) Front and back steps with railings must be constructed to the satisfaction of the Lessor and "dealer steps" cannot be used on a permanent basis.
  - (3) Skirting must be approved by the management. All skirting must be installed within thirty (30) days (except that

between November 15 & March 15, 90 days will be allowed); decks, patios and steps must be installed within sixty (60) days.

(4) Enclosed fences and dog-runs are prohibited. All other types of fencing must be approved in writing by the Park Manager.

3. RATES:  
Current rates are available from the park office. The lot rent includes water, sewer and garbage pick-up.
4. PAYMENT OF RENTS AND LATE CHARGES:  
The rent payment date and late charge schedule is as follows:
  - (a) All rents are due on the 1st of the month.
  - (b) A late charge of \$15.00 shall be added to all rents which are not paid by the 5th of the month. An additional charge of \$1.00 per day shall be added to any rent not paid by the 10th of the month.
  - (c) Any rent sent by mail and postmarked later than the 5th of the month shall be considered as being a delinquent payment.
  - (d) An eviction notice will be served on anyone who has not paid their rent by the 15th of the month.
5. LOTS:  
Each lot will remain under direct control of the management. Residents shall maintain their lot in a clean and orderly manner. Childrens toys must be kept picked up and stored where they are not visible from the street.
6. LANDSCAPING:  
Residents are responsible for lawn care including watering and mowing. Irrigation water is furnished to all lots for landscape watering. City water is prohibitively expensive for this purpose. Therefore, a \$10.00 per month charge will be made for use of city water for lawn or flower watering. Anyone found using city water for these purposes without prior arrangement with the management will be assessed a penalty of \$10.00 for each occurrence. Sixty-four square feet of area may be dug up for garden with written approval from the management. No roto-tillers are to be used because of underground utilities. The management reserves the right to maintain any lot not properly cared for by the resident, for which an additional charge will be made. Changes or alterations to the lot are prohibited without prior written permission of the management. Residents are responsible for snow removal on driveway and sidewalks in front of lot. Additional landscaping (tree and shrub planting, flower gardens) may be pursued by Lessee. All plans for landscaping must be approved in writing by Park Management, prior to installation.
7. MAINTENANCE AND REMODELING OF MOBILE HOMES:  
All mobile homes, awnings, and skirting must be kept in good repair. Remodeling and alteration of mobile homes is prohibited unless prior permission is obtained from management.
8. PERSONS AUTHORIZED TO OPERATE MOTOR VEHICLES:  
All persons operating a motor vehicle of any type in the mobile home park shall have a current Montana Drivers License.
9. TRAFFIC AND VEHICLES:  
No cars are to be parked on any street at night, with the exception of guest parking. No trucks exceeding one ton are allowed to be parked in the mobile home court without prior permission of the management.
  - (a) Parking: A maximum of 2 cars per lot is allowed. Parking of any vehicle is restricted to authorized designated parking areas, (driveways). Recreational vehicles and other equipment must be parked and stored only in storage area provided.
  - (b) Repairing: Minor vehicle repairs may be accomplished in the garages at main office area and must be accomplished during the day-light hours. Major vehicle repairs or storage of in-operable vehicles for more than seven (7) days is expressly prohibited.
  - (c) Motorcycles and Scooters: Motorcycles and scooters are permitted in the park. Their use, however is restricted to travel on the most direct route between the Lessee's space and the gate to the park. No motorcycles are to be operated in the Park between the hours of 9:00 P.M. and 7:00 A.M.

- (d) Operation/License: All vehicles (including motorcycles and scooters) that are parked at the home site must be operative, properly licensed, and adequately muffled to prevent any offensive noise.
- (e) Speed Limit: The speed limit of the Golden Meadows Mobile Home park is 15 miles per hour without exception. Lessees hereby agree to inform their guests of this restriction and assume full responsibility for their guests speeding within the Park. All speeders should be reported to management and the local law-enforcement agencies.
- (f) It is the responsibility of each Lessee owning a car or truck and utilizing the driveways, to insure that oil, grease or other fluids are not leaking from said automobiles. In the event of leakage, Lessee will properly clean driveways and prevent additional occurrences.

10. PETS:

- (a) One cat is allowed. A charge of \$\_\_\_\_\_ per month for the cat is required; all cats must be kept inside between 10 P.M. and 7 A.M. The management or its agents or any tenant is entitled to obtain a cat trap from the city pound and to set it during the hours between 10 P.M. and 7 A.M. Any cat caught in this trap is to be turned over to the city pound.
- (b) One dog under 20 pounds is allowed. Registration at the office is required and a charge is made by the management for the dog each month. Any dog not registered or found running loose in the park at any time can be turned over to the city pound by the management, its agents, or by any tenant in the park. The following rules apply to care of dogs in the park:
  - 1) All dogs shall be confined to the owners premises, excepting when being walked on a leash or when accompanying the owner.
  - 2) No excessive barking is allowed at any time.
  - 3) All dogs must be kept inside between 10 P.M. and 7 A.M. except when personally attended.
  - 4) Each tenant having a dog must keep the manure cleaned up in the yard at regular intervals.
- (c) No other pets which will ever get outside of the mobile home at any time are allowed without having first obtained permission from the management.
- (d) Enclosed areas for pets are strictly prohibited.
- (e) Any landscaping damage caused by pet will be immediately restored by Lessee at Lessee expense.

11. GUESTS:

Any person residing in a mobile home over seven days out of a calendar month will be considered to be an occupant of the mobile home and registration will, at the managements discretion, be required according to the above specified rules and regulations.

12. SALE AND EXCHANGE AND RENTING OF MOBILE HOMES IN GOLDEN MEADOWS:

The name and/or address of this park will not be used for any purposes of advertisement or sale of automobiles, mobile homes, or merchandise by the tenants. Mobile homes are not transferable while they are in the park without prior written permission of the management. No mobile home may be removed from its lot and replaced by another without specific permission of the management. Mobile home space is not subject to transfer. No "For Sale" signs will be displayed on tenants coaches in the park area. Tenants may register their mobile home for sale at the office so that qualified applicants looking for a mobile home can be referred to the seller.

13. MOVING:

A 30 day written notice is required to be given to the management prior to moving. A \$75.00 charge will be assessed if this notice is not provided, and this charge will be deducted from the deposit.

14. MAIL:

Mail will be delivered to your individual box in front of your residence. Each Lessee is provided a mail box and stand while residing in Golden Meadows. Names and addresses will be applied to the top of the boxes by Lessee within 2 weeks of occupancy date. Examples of approved lettering and numerals may be observed at the Park Office.

15. TRASH AND GARBAGE DISPOSAL:

The dumping of any refuse on empty spaces or in any area around the

recreation or service center areas or across any fence or into any ditches is strictly prohibited. Refuse must be collected and retained at the rear or side of the mobile home or in a storage shed in a garbage can until trash collection day.

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~ All homes along King Ave., 32nd Street West or 36th Street West, shall keep garbage cans on the patio side of the mobile home.

16. AERIALS AND ANTENNAES:  
Television and AM/FM aerials will be permitted when they are attached firmly to the rear quarter of the mobile home. Aerials may not be more than four (4) feet above the roof of the home.
17. WIRING AND PLUMBING:  
All wiring and plumbing inside or outside the home must comply with appropriate Federal, State and Local requirements. Permission to alter existing wiring or plumbing must be obtained in writing from the Park Manager.
18. PAINTING:  
Spray painting in the park is strictly prohibited.
19. STORAGE SHEDS AND STORAGE:  
Storage shed size and location shall be approved by the management prior to construction or placement of shed. Sheds shall be sided with masonite, wood siding or siding that matches the owners mobile home. Storage of materials under the mobile home is prohibited. Excess materials must either be stored in the Lessee's utility shed or properly disposed.
20. ELECTRICAL SERVICE CONNECTIONS:  
Tampering with park fuses, electrical service connections and other park utility connections is strictly forbidden. The Park Manager should be immediately informed of the malfunction of this equipment which will be referred to the appropriate utility company. The main service connection must enter the mobile home underground.
21. SOLICITING AND PEDDLING:  
Soliciting, peddling or selling within the Park is strictly prohibited and it should be reported immediately to the management.
22. STORAGE OF EXPLOSIVE MATERIALS:  
No fuel, oil, or other materials of explosive nature will be stored in any mobile home or on any mobile home space, under any circumstance.
23. INTOXICATING BEVERAGES:  
Written permission for consumption or possession of intoxicating beverage in the Recreation Center must be obtained from the Park Manager. Where permission is given:
  - (a) The individual in charge will insure that consumption is restricted to the area reserved for the activity;
  - (b) Management may require that security personnel be present;
  - (c) The individual in charge shall be present to supervise the activity and assume full responsibility for preventing any violation of the law regarding alcoholic possession or consumption.
24. DRUGS/NARCOTIC USE:  
Use of any unlawful drugs and narcotics will be reported directly to the law-enforcement agencies available. Lessee and/or children of Lessee apprehended or found guilty of using and/or illegally possessing any controlled substance in the Park will result in an immediate termination of the Lessees' lease.
25. DISTURBING NOISE:  
Loud and disturbing noises are not permitted at any time. Sound equipment and musical instruments should be tuned and/or played at a level which will not annoy other members of the Community. Loud parties can not be permitted at any time.
26. TERMINATION OF RENTAL/LEASE AGREEMENT:  
The right to terminate the Lease, because of any objectionable person or persons who may cause a disturbance, or becomes a nuisance,

or fails to observe the conditions of these Rules and Regulations is expressly reserved by the Lessor. Upon five (5) days written Notice of Termination to the Lessee, the Lessee agrees to remove his mobile home and all personal property from Golden Meadows.

27. UTILIZATION OF FACILITIES:

RECREATION CENTER:

The Recreation Center, other recreational facilities, and maintenance facilities in the Park are further governed by additional Rules and Regulations. Lessees are expected to assist in the maintenance by cleaning up after each activity.

28. RULES:

All Lessees and Lessees' guests and Lessee's children must observe and follow the Rules posted at the Park's various community facilities. Lessees expressly assume full responsibility for their guests while in the Park.

29. Damage to Landscaping (grass, trees, flowers, shrubs, signs, fences, etc.) caused by Lessee, Lessee's children, pets or guests, will be repaired immediately and at the expense of the responsible party.

30. Residents of Golden Meadows are asked to provide cooperation in conserving water. Damaged or leaking faucets should be repaired as needed.

31. SANITARY SEWER:

Certain items, including bones, sticks, rocks and especially disposable diapers, are not meant to be flushed or put into the sewer system. Blockages will occur as a result of these items and sewage may backup into individual mobile homes.

32. WATER SERVICE RISER:

Each mobile home is provided a domestic water service underneath each mobile home. It is the Lessees responsibility to keep this riser from freezing. Upon entry into Golden Meadows and at the time each mobile home is connected to the water riser, heat tape will be wrapped around Lessees water line and Lessors water riser and insulation placed at the top of water riser housing. Heat tape shall be kept in working order by Lessee. Damage to Lessor's water riser shall be the responsibility of the Lessee.

33. SEWER CONNECTION:

Lessee shall insure his waste line is properly secured at the point where waste line passes through mobile home floor, and that a rubber ring seal is placed at connection to Lessor's sewer service riser.

34. BLOCKING AND SUPPORT:

All wood blocks used in mobile home set up shall be treated in accordance with local and state codes.

35. Lessor is not responsible for leveling mobile homes. Care should be taken to properly skirt homes insuring that water can not seep under skirting.

The above Rules and Regulations are considered as being part of the Rental or Lease Agreement, and are hereby accepted.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

# Memo

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TO: All Residents of Golden Meadows  
FROM: Park Owner  
DATE: July 20, 2007  
RE: (A) Trampolines  
(B) Swimming Pools

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In accordance with the Lease Agreement and the Rules and Regulations, the following Lease Condition and Rule Amendment is made effective July 20, 2007.

Lease Agreement condition number 7, and, Rules and Regulations number 5:

- A) No resident shall place or allow to be placed on their lot, or other Golden Meadows property, any type of a Trampoline or similar equipment.
- B) No resident shall place or allow to be placed on their lot, or other Golden Meadows property, a swimming pool which exceeds 12 inches in height.

Any trampoline or swimming pool (exceeding 12" in height) now placed on a residents' lot shall be removed from the lot and no longer used, by 5:00 p.m., August 31, 2007.

All other conditions of Lease Agreement Condition 7 and Rule and Regulations number 5 shall remain in full effect. Necessitating these enhancements to the Lease Agreement and Rules and Regulations are liability and insurance factors.