

CROSSROADS MOBILE HOME PARK  
RULES AND REGULATIONS

41-00446

Between CROSSROADS M.H.P. and \_\_\_\_\_  
Date \_\_\_\_\_ 19 \_\_\_\_\_

Lessee(s)

The following rules apply to all mobile home spaces and are expressly made a part of and in addition to the primary rental agreement between the lessor and lessee.

SPACE MAINTENANCE:

- A. All homes are to have a no freeze heat tape installed on all exposed pipes. It is tenant's responsibility to make sure they are working properly. Tenant will be held responsible for any damage to park sewer, water, and electrical services on their spaces that are damaged due to neglect, abuse, or improper hookup. Water and sewer hookups must be free of leaks. **TENANT MUST HAVE AN ANTI-SIPHON VALVE FOR YARD WATERING.**
- B. Equipment and apparatus furnished on these grounds are solely for the convenience of tenants, and all persons using same do so at their own risk. The lessor shall not be responsible for accidents, injuries or loss of property by fire, theft, wind, or floods, or any act which is beyond lessor's control.
- C. The following are required:
1. Approved skirting (when set up).
  2. Work contracted for must be by a licensed contractor.
  3. Permanent steps must be installed within 30 days.
  4. No storage of any kind permitted beneath or around mobile home; no articles will be allowed to accumulate in the yard, walkways, or parking areas.
  5. All garbage must be sealed in plastic bags. Boxes must be crushed. **OREGON STATE LAW.**
- D. All building, remodeling or alterations, including installation of woodburning stoves and construction of fences are limited by state and local code and must be approved by management prior to installation - or may be subject to removal. Copies of county inspections to be given to management.
- E. Each resident is cautioned against driving rods, stakes, pipes, etc. into ground, or against digging in any area without first checking with the manager. **ANY AND ALL DAMAGE DONE TO PARK UTILITIES BY SUCH DIGGING WILL BE PAID FOR BY THE TENANT RESPONSIBLE.**
- F. Firewood must be stacked in a neat and orderly manner at the rear of the lot and kept covered.