

41-05854

# River Village Mobile Home Park

## Park Rules

Date \_\_\_/\_\_\_/\_\_\_

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- 1) All rent money is due on the 1<sup>st</sup> day of the month after the 5<sup>th</sup> there will be a late fee
- 2) No pets allowed unless approved by the Management, pets must be kept in tenants own yard unless being walked on a leash. All pet feces must be picked up daily.
- 3) All pets must be spayed or neutered, current vaccinations and licensed.
- 4) Homes must be skirted within 30 days of set up.
- 5) Any Connections made to water must be first approved by Landlord prior to making the connection. A backflow prevention device must be installed if needed. Tenant is responsible for all costs involved in backflow prevention device installed, including annual testing if required. Management reserves the right to discontinue water service to premises for failure to install an approved backflow prevention device or failure to conduct annual test on a backflow prevention device if required.
- 6) Only person(s) and pet(s) listed on your Rental Agreement may occupy the premises for more than 14 days per calendar year. Guest (s) and pet (s) staying longer must have prior written permission from Landlord.
- 7) Mobile Home spaces must be kept clean, trees trimmed ,lawns mowed and watered .
- 8) Fences and outdoor clothes lines are not permitted. Any alteration to your space must be approved by management.
- 9) No major repair of vehicles is permitted.
- 10) All Garbage, Trash shall be placed in dumpsters and not allowed to accumulate. ALL BOXES MUST BE BROKEN DOWN (FLATTENED) before putting them in the dumpsters.
- 11) Speeding in the Park is not permitted .5 MPH ONLY.
- 12) No Parking on the Grass.

CROSS CONNECTION  
→

Agreed to by Tenant

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

RECEIVED  
JUL 23 2013  
Drinking Water Program  
Pendleton Office

## Park Rules

Date \_\_\_/\_\_\_/\_\_\_

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- 13) No more than 2 Vehicles is allowed without written permission from the Management.
- 14) Use, Manufacture or growing of Illegal substance in the Park is grounds for immediate EVICTION.
- 15) No Loud music that disturbs other tenants is permitted.
- 16) No non-operation or un-registered vehicles allowed in the Mobile Home Park. Tenant agrees to leave rented space in same or better condition upon termination of rental agreement and all rent is paid.
- 17) Tenant will be held responsible for any damage to space caused by pets or tenants negligence.
- 18) Tenant is responsible to check smoke detectors monthly to insure proper operation.
- 19) Sub-leasing of Mobile Home spaces or Mobile Homes is not permitted
- 20) No food particles or GREASE put down the drains.
- 21) No Feminine hygiene products or other items flushed down toilets. TENANT WILL BE RESPONSIBLE FOR ALL PLUMBING CHARGES.
- 22) You are welcome to use the fishing and picnic area. However the following is of great importance. THE SNAKE RIVER IS SOMETIMES A FAST FLOWING AND SOMETIMES TREACHEROUS RIVER. It will be your responsibility to warn your visitors of the danger. Children, weather yours or are visiting, may not go near or play on the river bank unless accompanied by a responsible adult.
- 23) Owners and the management are not responsible for any damage to tenants homes or personal property by FIRE, WIND, FLOOD, THEFT.
- 24) No security deposit or cleaning deposits will be returned to tenants until A: Landlord has inspected the rented unit or space. B: Keys have been returned to owner or manager .C: Yard and grounds around your rented unit or space properly cleaned. D: 30 day written notice of your intention to move is given to owner of manager. E: Check out sheet is signed by tenant.

Agreed to by Tenant

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

We Pledge our best effort to make River Village a neat and quiet place to live .

Owners and managers herewith reserve the right to evict ant tenant who does not comply with the forgoing rules.