

Bastrop Estates

PARK RULES & REGULATIONS

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

We have designed a number of guidelines that we hope will maintain the community in such a way as to make you pleased to live here. Compliance with all rules and regulations is absolutely necessary. They are created for everyone's protection and safety. 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.

1. Payments, Fees & Notices:

- A. Rent is due on, or before the 1st of the month.
- B. There will be a Late Fee Charge of \$35.00 if not paid on or before the 5th of the month.
- C. We charge a fee of \$35.00 for returned checks.
- D. You are responsible for the mowing and maintenance of your lot. Un-mowed lawns will be mowed by management, and a fee of \$25.00 will be charged.
Note: If this happens, your rent will not be considered paid until the lawn fee is paid.
- E. After your lease is up, it becomes a month-to-month lease. A one-month-notice is required before moving out of the park or you will be charged for and have to pay for a full month after you leave without notice.

2. The Park Speed Limit is 10 miles per hour. This will be strictly enforced. No joy riding of motorcycles, 3-wheelers, 4-wheelers, dune buggies, mini bikes or any other off road vehicles etc., will be allowed in the Park. You are responsible for your friends or relatives that are visiting the park. Violations will not be tolerated; this is a safety issue.

3. Pet Regulations

- A. No more than 2 pets per household.
- B. Only non-vicious pets are permitted in the park. No Pit Bulls, Dobermans, etc. allowed.
- C. Pets must be under 30 pounds.
- D. Do not ever allow pets to run loose throughout the park. Pets must be kept on a leash or inside a fenced yard by day. By night all pets must be kept inside so they do not bark and annoy other residents.

4. Home Appearance

- A. Skirting of your Mobile Home with a commercial, proper under-skirting is required within 30 days (e.g. corrugated metal is not allowed). Further, skirting must be of a uniform color and good appearance.
- B. Decks or stairs must be of commercial grade and proper-looking. Cinderblocks or other materials stacked in front of the home are not allowed in place of proper decks or stairs.
- C. Fences must be chain link. All fences must be approved by management.
- D. Mobile Homes must be painted as often as necessary so as to not be considered an eyesore
- E. The lot and mobile home are single-family dwelling units & must be kept neat & clean in appearance. Tenant is responsible for keeping lot clean and free of debris, trash, toys, non-working automobiles, etc.
 - I. No combustible or hazardous debris or other items are allowed.
 - II. No unsightly clutter.
 - III. A storage building is required within 30 Days if you are going to leave personal items or equipment outside.
 - IV. Major auto repairs & 'junkers' are not allowed. All automobiles must be in good working condition and used regularly. Non-working or unused automobiles are not allowed to be stored at Bastrop Estates.

- V. Tenants are required to establish an account with the City of Bastrop for garbage collection. Tenants are to maintain their premises free of garbage. \$30 fine will be assessed if necessary for Management to remove garbage from tenant's lot.
- VI. It is your responsibility to carry insurance on your personal belongings and to have fire, flood and/or other damage insurance on your home.

5. Vehicles, Trailers and/or Boats

- A. Vehicles are to be parked in regular parking spots that are provided with each Lot, not in the streets.
- B. Trailers and/or Boats are not to be parked in the road, or on the lot, even if two vehicles are already parked there.
- C. Loud vehicles are to be repaired with proper mufflers or whatever other equipment is required to quiet them.
- D. Loud music is not to be played from cars.

- 6. No subletting of mobile homes or lots without written approval by management. If approval is given, each prospective tenant must fill out an application (the same as any other prospective tenant) that must be approved prior to moving into the park. The original tenant is liable for the actions of any sublet tenants including payments that must be made. The original tenant can be evicted due to the actions of the sublet tenant or their guests.
- 7. You are responsible for the actions of any and all persons you allow onto the premises. Bastrop Estates reserves the right to refuse admittance to any non-residents if they violate these rules.
- 8. Additional buildings or adding on rooms to your existing mobile home are only permitted with written approval from management.
- 9. Parents are responsible to see that children do not disturb neighbors or abuse property. Not only will parents be held financially responsible for damage caused by their children to private park property, but also such damage or unruly behavior will subject Resident to eviction.

10. Garage Sales:

- A. No more than 1 per month
- B. No longer than 3 days.
- C. All sale items must be stored inside, except during the sale.

11. No trampolines will be allowed in the park due to insurance liability.

12. Swimming Pools:

Swimming pools and wading pools may be allowed with park manager's approval, but must meet the following guidelines: - Small kiddie wading pools under 2' deep are allowed as long as they are attended. When not in use, they must be emptied and stored.

13. If and when you move a mobile home into or out of Bastrop Estates, you must first coordinate with our manager. All movers must be insured, and Bastrop Estates must be named as an 'additional insured' in the event damage is caused by the move. The manager must be given a copy of the moving permit, and the lot must be left clean of any trash, tires, etc.; decks and anchors are also to be removed unless prior arrangements are made with the manager

14. All federal, state, local laws, regulations and ordinances shall be obeyed by residents and guests of the park.

15. All trash cans must be moved off the road on days that the park is not being serviced by the garbage company.

16. Sheds

- a. All sheds must have management approval before installation
- b. Only sheds made of fire-resistant material are permitted
- c. Flammable Material shall not be improperly stored in sheds.

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.

READ THIS AGREEMENT IN ITS ENTIRETY BEFORE SIGNING

Executed by all concerned parties this ____ day of _____, _____.

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.)

Signature

Signature

Management