

COMMUNITY RULES AND REGULATIONS FOR Community

These guidelines are designed to protect each resident's comfort, health, and happiness and may change from time to time to achieve these purposes.

Definition: **Resident** – Tenant legally responsible for the rent.

Management has the right to approve all homes before being placed in the Community.

All homes must be parked or pulled from the home site under the supervision of the Manager.

All homes must be skirted within 30 days of entering the Community.

TO FACILITATE PLEASANT AND ENJOYABLE SURROUNDINGS:

Homes shall be kept in an orderly fashion; neat, clean, and free of litter.

All general landscaping shall remain under the direct control of the Management. Residents shall be responsible for trimming and general maintenance of shrubs adjacent to their respective homes. If in the opinion of the Management, a yard requires attention such as a shrub trimming and or removal or replacement of landscaping, the resident will be given a minimum of a seven (7) day notice in writing. If the work has not been completed by the end of that period, the work may be done by or on behalf of Management and a minimum charge of **\$100.00** and the cost of any third-party contractors to complete the work will be billed to the resident concerned.

Each resident will be responsible for properly watering the lawn adjacent to their home. A charge will be made if Management finds it necessary to do that.

Homes, room additions, sheds, or any other structure that needs repair that is not storm related shall have 30 days to make the repairs. A written notice will be served to the resident for these repairs. If the work has not been completed by the end of that period, the work will be automatically done by the Management or subcontracted, a minimum charge of **\$200.00** plus the cost of materials will be billed to the resident concerned. More information regarding this regulation is on page 3 under Resident Home.

Any damage to the home or any structure on the lot, which is caused by storm, hail, wind, or motorized vehicle, must be repaired within a reasonable time, not to exceed 90 days. Any home damaged beyond repair by fire must be removed within 14 days. A resident has the right to demolish a home on-site if the home is completely removed, and the lot is clear of all debris within 14 days.

No steps, building, or building trim shall be erected or installed without the written approval of the Management and Olmsted Planning Department (building inspector).

The Community or its address will not be used for purposes of advertisement, nor will we allow peddling, soliciting, or distribution of any type of product or services without the written consent of the Management.



OAKWOOD MEADOWS

TO FACILITATE CONVENIENCE, PRIVACY, COMFORT, AND SAFETY:

Mail will be delivered to the box provided for your home in the office building.

No discharge of firearms, B.B. guns, bow and arrows, paintball guns, or slingshots on community property.

Explosive and aerial fireworks are still prohibited for public sale, possession, and use in the State of Minnesota. Prohibited fireworks include, but are not limited to, firecrackers, bottle rockets, missiles, roman candles, mortars, and shells.

Ten miles per hour will not be exceeded on streets within the Community. All drivers are asked to refrain from blowing their horns—someone may be resting.

Residents will be held responsible for all actions of their family members, and visitors, and any damages or disturbance caused by them. Visitors may not occupy the Premises more than fourteen (14) days during any twelve (12) month period. If the Visitor desires to occupy the Premises for more than fourteen (14) days, the Lessee must give Landlord three (3) days written notice of the Visitor's change in status. The change in Visitor's status must be approved in writing by Landlord. Approval of the change is subject to completion of a criminal background screening for each Visitor changing status and the screening result meeting established Community requirements for such screening

Control of children: Residents are expected to see that children under their custody obey these Rules and Regulations for Living at all times and do not trespass on the spaces or lots of other residents without such residents' permission. Children under 17 years of age shall not be permitted on park property other than the leased space between the hours of 10 pm and 5 am unless in the company of their parents or guardians.

No excessive noise or disturbances are permitted in the Community. Abnormal use of TV or radio, noise, which may be disturbing, will cease between the hours of 10:00 pm and 7:00 am No person shall engage in noisy, unruly, or abusive conduct on the premises of the park. No person shall interfere with the quiet enjoyment of the other residents in the park or be under the influence of drugs or alcoholic beverages on the park premises. Such behavior shall be considered a substantial annoyance to other residents.

No pets without specific permission of the Management are allowed. Only 3 (three) pets per home site are allowed. Livestock is not permitted. If pets cause discomfort or become bothersome to Community residents, the Management reserves the right to evict the pet. Each resident is responsible to clean up any dog droppings in their respective yard and Community areas. If Management serves a 3-day notice to do this and the droppings have not been picked up, the Management will then pick up pet droppings at a charge of \$25.00 per incident. No doghouses, tie-outs of any kind, dog runs, or kennels allowed. For more information regarding pets, see the Pet Agreement.

Prohibited items in the community include trampolines of all sizes, and any pool bigger than a "kiddy pool." A kiddy pool is defined as a small shallow pool that can be put up and taken down after each use. All pools require adult supervision and are being used solely at the risk of the resident, management requires approval before setup and regular use. Management reserves the right to ask any resident to take down any pool or "kiddy pool," if it is deemed to create damage to the lot or pose a safety and health risk to any residents in the community.

Each resident is cautioned against driving rods, stakes, pipes, etc. into the ground or against digging in any area without first checking with the Management and contacting Gopher State One Call 1-800-252-1166 or 612-454-0002. Underground installations might be endangered by indiscriminate action.

No overnight (after 10:00 pm) parking on the streets shall be allowed. Visitors must park in designated parking lots. Residents must park in designated areas on the home site. There are no parking vehicles on the lawn, only in the site's driveway. No cars may be parked on vacant home sites or off-street parking areas of vacant home sites. The resident affected must remove the remaining snow in the streets, due to improperly parked autos. No more than two (2) vehicles within a ¾-ton limit are allowed per home site. All vehicles must be in working condition and have current registration stickers.

No major repairs or painting of autos in the Community. Under no circumstances are residents allowed to change the oil or do any greasing within the Community at any time. Any violation of this regulation is a cause for immediate eviction.

Only snowmobiles, ATVs, and other recreational vehicles can only be transported in and out of the Community by truck, truck bed, or trailer. They cannot be driven on Community streets or Community property.

Campers, RV's, boats, trailers, snowmobiles, ATVs, other recreational vehicles, or any other large vehicles shall be parked only in designated areas for temporary storage, not to exceed three (3) days, unless permitted to use as outlined under the RV Storage Yard Agreement.

Motorcycles are subject to the vehicle speed limit of ten (10) miles per hour and may be driven within the Community only for the purpose of leaving or entering. Management reserves the right to deny usage if any of the above becomes bothersome to other residents.

The property owner agrees to provide the Tenant no less than 60 days' written notice before any planned sale or closure of the Community.

RESIDENT'S HOME:

Garbage and rubbish shall be kept in closed rodent-proof containers provided by the park. Management will establish the location for such containers. Garbage must be placed curbside in containers for pick up each Wednesday and returned to the designated location Tuesday evening.

The resident is responsible for keeping the leased area free of snow.

Change in home site arrangement, additions, or attachments to the exterior of homes are to be approved in writing by Management by existing codes and approval of the Olmsted Planning Department (building inspector). All unfinished exterior surfaces on homes or other structures must be painted or sided within 30 days of installation. If a home, room addition, porch, step, shed or any other structure becomes so dilapidated through age, accident, or neglect, the park may require the resident to repair or remodel that structure by giving the resident 30 days' written notice. This notice will list the repairs to be made to the structure. If the resident fails to make the requested changes within the time period, the park may require the tenant to remove that structure from the park.

All homes must be heated by electricity or natural gas. Outside fuel containers are not permitted in the Community. Management may allow alternative forms of heating, providing it causes no discomfort to other residents of the Community.

Fireplace wood must be piled neatly to the rear of the home or in a storage shed. The stacked firewood must not exceed eight-by-twelve feet in size. In-ground fire rings and above-ground fire pots are allowed. An in-ground fire ring must be surrounded by a minimum of six inches of brick pavers. Above ground, fire pots can either be used in the driveway or on the lawn on a brick pad that is a minimum of eighteen inches in diameter around the fire pot. All recreational must be always attended by an adult. A garden hose must be readily accessed at all times. The fire ring or pot must be located a minimum of fifteen feet from any structure. Management reserves the right to demand a fire be extinguished if the fire is unattended, too large, or bothersome to other residents.

Residents shall not tamper with any utility connections. Management will take care of any adjustments required upon being notified.

Metal straps or brackets to the home shall support window air conditioners. No support shall be permitted to reach the ground. Central air conditioners must be placed on lot sites so as not to interfere with the general appearance of the park. The resident shall place no air conditioner so that it occupies ground space other than that leased.

Under-home storage or under-deck storage will be permitted only after the home has been properly skirted. Any under-deck storage must be hidden by trim. We recommend keeping all items in plastic totes to prevent any unwanted animals and rodents. Please keep items like cardboard storage boxes away from your heat tape which may be attached to your water lines adjacent to or underneath the home.

Retractable or umbrella clotheslines are allowed. A four-foot-high garden fence is allowed between April 1st and October 1st. Fencing for decorative purposes is allowed after written Management approval. All other fencing and outside antennas are not permitted.

If Tenants own their home they may post "for sale" signs on their home, of such size and at such locations as may be required by Landlord. The tenant may sell their home without having to first relocate it out of the Community.

The tenant that owns their homes may sublease their home or assign the Rental Agreement to a buyer of the home, provided the buyer or sublessee meets the Landlord's minimum rules, regulations, and credit quality. The Sublessee shall be subject to the Landlord's pre-approval before occupying the home.

FINANCIAL AND LEGAL RESPONSIBILITIES:

Rents are due and payable in advance by the first day of each month. Rent will be paid during posted office hours at the Community office building. Rents paid after 8:00 am on the 8th day of the month will be subject to late fees. Late fees are as follows: **8% of the current lot rent.** A **\$30.00** charge will be added to a resident's account and due to the Community in 5 days if the bank returns payment to the Community for any reason. The resident will be financially responsible for collection and legal expenses the Community may incur in the collection of rent and other fees.

One full rental period, from the first to the last day of the month, shall be given in advance, in writing, to Community Management before moving from the Community, or a month's rent will be charged. All bills must be paid in full before the home may be moved from the home site.

The Management or owners of the Community are not responsible for loss due to fire, theft, or accident on Community property or in Community buildings, or accidents with power equipment. All residents are required to carry their liability insurance, and the Community will meet whatever obligations are required by state law as far as insurance coverage.

Homes are non-transferable. All prospective residents must complete the application process and be accepted as park residents. If approved, registration is not effective until all adult residents sign copies of the Community Rules & Regulations, Lease, and Crime Free Drug-Free Lease Addendum, Security Deposit, and rents are paid in full. Community Management must be informed of any sale of a home before the sale is completed.

The term of the Rental Agreement shall be for one year, commencing on the date of the original Rental Agreement, and continuing for twelve months, unless sooner terminated as provided in the Rental Agreement or under the Community Rules as applicable, and renewable at the option of Tenant unless good cause exists for nonrenewal.

Tenant shall have the right to cure defaults for nonpayment of the site lease rent. If the Tenant is evicted from the Community, the Tenant shall have the right to sell their home in place within 60 days after the eviction. For information regarding evictions, financial and other legal responsibilities of residents, and Community Management, please see the lease and the Home Parks Handbook from the Office of Minnesota Attorney General.

OFFICE BUILDING & OTHER FACILITIES:

Office lobby hours will be open during posted hours for mail pick-up from private boxes.

Recreation rooms and facilities within the building and playgrounds are available to residents of the Community for their use with their families. Contact Management for availability and reservation of recreation room. Management has full authority to accept or reject any special use or privileges of all facilities.

All refuse: soft drink containers or general rubbish must be removed or placed in receptacles by individual residents upon leaving the recreation room and playgrounds. Your cooperation assures the future availability of the facilities.

Children under the age of sixteen are not allowed in the recreation room without the supervision of an adult.

During threatening weather listen to your radio or T.V. and keep abreast of weather conditions. If the siren is sounded, come to the storm shelter located on the lower level of the office building. **NO PETS ARE ALLOWED IN THE STORM SHELTER.**

The **Storage Area Use**: Under no conditions shall Lessee be allowed to store the following: (i) household items, building materials, non-operational vehicles, and/or vehicles that do not have proper license and registration; (ii) vehicles of any type, including recreational type vehicles, which do not operate or are determined not to be in a condition which allows them to be operated for the purpose for which they are designed (as determined by management in its sole and absolute discretion); (iii) garbage, debris, or utility trailers loaded with garbage or debris; or (iv) fuel, oil, flammable materials, or any illegal substances.

Management reserves the right to change these guidelines, at which time notice will be given by posting the change in the Community office building. Any rule change that does not require a 60-day notice will become effective immediately.

To the extent that any provisions within this Document are deemed to conflict with the then applicable Home Parks Handbook from the Office of Minnesota Attorney General or such other governing law documents by the applicable authority (collectively “Applicable Minnesota Law”), the requirements of Applicable Minnesota Law shall prevail, and the remainder of this document shall remain in full force and effect.

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OAKWOOD MEADOWS

SIGNATURES: BY SIGNING THE RULES AND REGULATIONS FOR LIVING YOU ACKNOWLEDGE HAVING READ AND RECEIVED A COPY OF THE RULES AND REGULATIONS FOR LIVING AND AGREE TO COMPLY AS OUTLINED.

RESIDENT SIGNATURE

DATE

RESIDENT SIGNATURE

DATE

RESIDENT SIGNATURE

DATE

ORONOCO ESTATES AUTHORIZED SIGNATURE

DATE

