



208) 522-9400

## **Southern Idaho Rentals Rules of the Park**

### **SECTION A - MOBILE HOMES**

1. **Basic standards of the home.** No mobile home may be moved into the park unless it is either at least 45 feet long and 10 feet wide or at least 40 feet long and 12 feet wide. The home must be modern and well equipped and must at all-time be kept neat and well painted.
2. **Location on the lot.** Homes must be placed upon each space exactly as directed by landlord.
3. **Carpports, porches, etc.** As a matter of course, landlord will permit a tenant to erect against his single width mobile home a neat and well-constructed porch or carport, provided that such extra construction shall not extend higher than the vertical sidewall of the mobile home or exceed 75 percent of the home's length or be wider than 10 feet for a 10-foot-wide trailer or 12 feet for a 12-foot-wide trailer. Any other sort of sheds or extra construction of any kind is forbidden except in accordance with designs which must be approved in advance by landlord. Plans for any such construction must be well and accurately drawn. Otherwise, tenant will be running the risk that the final construction may be condemned by landlord and required to be removed. Once commenced, any construction must be completed promptly.
4. **Skirts at foundation of home.** The foundation of each home shall be enclosed by a skirt of material and design approved by the landlord. Skirting shall be completed within 90 days of moving the mobile home on the lot. All skirting must be securely and neatly installed and maintained. Chipboard or pressboard is not acceptable.
5. **Exterior equipment and paraphernalia.** The placement and use or continued use of gas cylinders, oil tanks, trash cans and any other appendages, equipment or paraphernalia, whether named in this paragraph or not, may be completely regulated by landlord.
6. **Electric, sewage and water installations.** All electric, sewerage and water installations must be approved by the park management and properly maintained by the tenant. Electric heat tapes must be furnished and properly installed by you on all water lines prior to October 1st of each year to prevent water lines from freezing and breaking. No rubber or plastic hoses are allowed for water supply under the home. You will be responsible for the cost of repair of frozen and broken water lines.
7. **Fences.** No fence may be more than forty-two inches in height without express permission of the landlord, and, as in the case of all other improvements upon the premises, the design and material of the fences must be approved by landlord.

## **SECTION B - MOBILE HOME LOTS**

1. Your mobile home lot will remain under our direct control and any improvement, such as plantings, storage sheds or fencing must have our prior signed approval and comply with city and state codes. We may monitor and inspect your lot at any-time.
2. You must keep the lawn areas on your lot weekly watered, mowed, trimmed, free of weeds and litter at all times. Maintenance equipment shall be your responsibility. Lawn watering is discouraged between the hours of 10 a.m. and 4 p.m. in order to avoid excessive loss of water due to evaporation. All weeds in driveways should be separated to keep from breaking up the pavement. If you do not care for the lawn, we will take care of it at a \$25.00 weekly fee payable by you on demand.
3. The only fencing which will be approved is 3 to 5 foot chain link with top railing.
4. You are responsible for snow removal from your walks and driveways.
5. Only circular clothes lines are permitted.
6. You may not have anything stored or staked on your lot, except within a storage shed approved by landlord.
7. No material of flammable nature is to be stored in, around or under your mobile home.
8. Awnings, porches, additions, and such must be approved by landlord before installation and then painted only in the same or a complimentary color as your mobile home. Bare wood is not acceptable.
9. Wood must be neatly stacked near the rear of the home. Any sawdust or debris resulting from sawing or splitting wood must be cleaned up as soon as possible.
10. No washing of paint brushes or paint articles will be allowed at the curb sides.
11. You must keep your lot free of rubbish and debris at all times, and in a sanitary, neat, tidy and clean condition. Garbage or anything else should not be thrown over the fences.
12. To comply with the fire prevention laws within the jurisdiction of which the facilities is located. You must equip your mobile home with fire extinguishing equipment. Do not permit open fires in any place or manner that would endanger life or property.
13. Lessee shall not do or permit anything to be done in, on or about the premises, or bring or keep anything in, on or about the premises, that shall in any way increase the rate of fire insurance on the premises, or bring or keep anything in, on or about the premises that conflicts with the laws relating to fire, or with the regulations of the fire department, or with any insurance policy on the premises.
14. All reports of repairs or any irregularities must be made in writing to lessor. Lessee shall not make any repairs to park property without the prior written consent of lessor.
15. You are responsible, at your expense, for sewer line maintenance from your mobile home to the City main line concerning clogged pipes or lines.

## SECTION C – VEHICLES

1. Parking for two vehicles is provided for each lot. Parking at the curb side is discouraged because of other tenants' playing and crossing the streets. Parking in streets from **Dec. 1st to Mar. 15th** is prohibited so that snow can be removed from streets. Violators will be towed away at the vehicle owner's expense.
2. The speed limit in our park is 5 miles per hour. Please inform your friends and visitors. **PLEASE WATCH FOR CHILDREN!**
3. Campers, boats, trailers, snowmobiles and such must be stored on rear areas of the lot. Parking of such in streets for more than 24 hours is prohibited.
4. You or your visitors' cars may not block lots or driveways at any time.
5. No major repairing, overhauling or painting of vehicles is permitted in the park. Any unregistered, junked or otherwise inoperable vehicle must not be parked on lots or in streets. Any vehicle giving the appearance of an inoperable vehicle will not be allowed to remain in the park. Cars may not be used as a storage facility for personal items. Vehicles in parked in violation of this section will be towed away and impounded at your expense.
6. No parking of trucks or other commercial vehicles is allowed except as approved by landlord in writing.
7. No fast, loud, or otherwise offensive riding of motorcycles, snowmobiles or three-four wheelers is permitted. Motorcycles, scooters or other noisy vehicles may not be run or ridden round the park after dark.
8. No loaded trucks will be permitted on streets. This is necessary to protect the pavement from damage. **VIOLATORS WILL BE PROSECUTED.**

## SECTION E – PETS

1. **One indoor dog** not taller than 16" at the shoulder **OR one cat** may be kept on each lot, under the following conditions:
  - \* Pet is registered with the landlord.
  - \* City/County leash law (whichever is applicable) requiring pets to be on a leash or within a confined area at all times is strictly obeyed. You will not permit your pet to run at large in the park.
  - \* If your pet runs loose in the park, the City dog catcher will be called to pick it up. You will pay all costs incurred in the capture, impounding or disposal of your pet found running loose.
  - \* Excessive barking must be stopped and not repeated.
  - \* The privilege of having a pet in the park may be revoked at any time, for any reason.
2. Pets that become a persistent nuisance must be permanently removed from the park or your rental agreement may be terminated by us. Nuisance is to be defined as dogs running at large (off leash) and unattended, loud yelping, barking, digging in yards or garbage containers, or any other offensive actions or actions which violate the applicable animal control ordinances.

## SECTION F – GENERAL

1. All garbage and refuse must be kept in an enclosed container with a lid and be kept out of sight until time for pickup. You are responsible for your own garbage disposal or service. We do not provide any garbage service or facilities.

2. All noise levels, such as stereos, televisions, radios and other electrical or mechanical equipment must be kept at a moderate level so as not to disturb your neighbors. No loud parties, drunkenness, immoral conduct, loud appliances or other excessive noises or disturbances or any lewd conduct will be tolerated. Any applicable noise or curfew ordinance shall be complied with. In any event there shall be no loud or boisterous conduct between the hours of 10 p.m. and 6 a.m.
3. You will be held responsible for any damage caused by you, your dependents, guests and invitees to other tenants' property or the park. You are responsible for the actions of your dependents, guests and invitees at all times.
4. Minors must be under adult supervision at all times. Unsupervised minors, whether dependents or guests of the tenant on the premises of any other tenant without that tenant's permission will constitute trespassing. It is the responsibility of that tenant (not landlord) to require the dependents to leave the premises. It is your responsibility to see that your dependents do not trespass.
5. Landlord is not responsible for loss due to fire, water, theft or vandalism and tenant waives any right of subrogation tenant or tenant's insurer may have against landlord, its manager or employees.
6. You must carry your own insurance on your personal belongings. We will not be responsible for any loss or damage to your personal property, whatever the cause.
7. No peddling or soliciting or commercial enterprises shall be permitted within the park without first obtaining the written consent of landlord.
8. **Danger in digging.** At each lot in the park there are underground utilities which may be easily cut, and electrical power lines—in some locations carrying current of very high voltage—so no tenant should permit any excavations for any purpose, even planting a bush or tree—until the landlord has been consulted. Tenants are responsible for any digging done on their premises.
9. **Fire regulations.** Tenant agrees to abide by all applicable regulations, including the requirement that tenant's lot number is to be displayed in the front left hand side of your mobile home toward the street. Numbers are to be at least 3 inches high and ½ inch wide and of a dark or contrasting color which will show plainly for the guidance of fire department personnel in case of an emergency.
10. **Guns.** No firearms, BB rifles or air guns may be discharged within the park area.
11. **Leaks affecting the water system.** Faucets in the mobile home must not leak and must not be allowed to constantly run. Any leakage must be repaired within three days of notice of violation of this rule. In the event the leakage is not repaired within the period allowed for repair, there will be a \$50 fee assessed for each month or part of a month the repair is not done.
12. **Decision on violations.** Landlord shall be the final judge of whether the park's rules are being observed.
13. **Amendments or supplements.** These rules are complete as of the date of the lease to which they are appended, and landlord reserves the right from time to time to amend or supplement the rules and regulations and to adopt or promulgate additional ones.

### **Acknowledgment of Receipt**

Tenant hereby acknowledges receiving a copy of the foregoing Southern Idaho Rental Space Rental Agreement and Southern Idaho Rental Rules of the Park this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant