

RULES AND REGULATIONS
FOR ALL
OWNERS, OCCUPANTS AND GUESTS OF MOBILE HOME UNITS
LOCATED IN COUNTRYSIDE VILLAGE OF WINDSOR MOBILE HOME PARK

Attached hereto are the rules and regulations with respect to your occupancy at this mobile home park. Upon receipt of these rules you will be asked to sign for them, and a record will be kept by the management in order to ensure that everyone within the park has a copy.

These rules are for the benefit of all residents in the mobile home park and should assist all of us in maintaining orderly and pleasant surroundings in which to live. If you have any questions, feel free to call our main office at (248) 626-0614.

GENERAL RULES AND REGULATIONS

1. Management has the right, in its sole discretion, to approve or reject any and all applications for rental of all spaces. The manager shall have regular office hours posted on the office door. Also, an answering machine has been installed so that you may leave messages when the manager is not available. A drop slot has been installed at the manager's office for rental payments to be made when the manager is not available. Do not disturb the manager except during normal office hours unless it is an emergency.
2. Management has the right to approve or reject the type, size and appearance of any and all mobile homes.
3. If you decide to sell your mobile home, the prospective new tenant must be approved by the management in writing prior to the sale of your mobile home. There are "Application for Tenancy" forms available at the office which must be filled out by the prospective new tenant. At the same time a copy of the park rules and regulations must be picked up and signed.
4. Rents are due and payable on the 1st day of each month. A \$25.00 late charge will be assessed if the rent is not paid by the 5th day of the month, and an additional \$25.00 will be assessed if the rent is not paid by the 10th of the month, and another \$25.00 late charge if not paid by the 15th of the month for a total late charge of \$75.00 for the month. All returned checks will be assessed a \$25.00 fee in addition to any late charges that may apply. If you require the use of the manager's keys, there will be a \$25.00 charge.
5. The local utility company may require a deposit of an amount determined by them for the new tenant. Tenants shall not tamper with their utilities/meter boxes. Also, tenants shall regularly pick up their mail from their mail box to avoid mail build up.
6. Standard rental rates are for two persons and any children that they may have that have been preapproved by management in writing. No additional persons are allowed to permanently reside in any mobile home without permission of the park management in writing. If permission is granted there will be an extra charge of \$50.00 per person per month. Guests are not allowed to remain for more than two (2) weeks. Evicted tenants are not allowed back in the park to visit or stay with any tenants. Violation of this rule will result in immediate eviction.
7. Management shall be notified thirty (30) days in advance when a tenant is planning to move out of the mobile home park, otherwise there will be no refund of the security deposit. The management reserves the right to delay the movement of any mobile home from the park until proof has been shown that all utilities and rent have been paid.

8. Please check out at the office before vacating the mobile home park. This is necessary for the forwarding of mail and the answering of inquiries. Also, any damage done to the lot in moving the unit will be the responsibility of the tenant.
9. No peddling, soliciting, or commercial business shall be conducted in the park unless approved by the management in writing.
10. Loud parties, use of vulgar or obscene language, excessive volume of radios, TV or musical instruments shall be grounds for immediate eviction.
11. Drunkenness or immoral conduct will not be tolerated.
12. Residents shall be liable for the actions and any damage they cause or that is caused by their children or guests in the mobile home park.
13. Children shall not be allowed to roam throughout the mobile home park unsupervised. Parents and guardians of children will be solely responsible should their child be injured or hurt in any way in the mobile home park. Furthermore, parents and guardians are solely responsible for the actions of their children. There is a 10:00 p.m. curfew for children 14 and over. Children under 14 may only play in their own yards after 8:00 p.m.
14. No commercial vehicles, campers, or boats are allowed in the mobile home park at any time.
15. No subletting of any mobile home is permitted without permission of the management. This will assist us in keeping an accurate record of all residents in the mobile home park in the case of an emergency.
16. Mobile home sites shall remain under the direct control of the tenant and management. The management reserves the right to enter the site or rental home of any tenant in order to make necessary repairs and in the case of emergencies.
17. All mobile homes shall have approved skirting installed within three (3) weeks after arrival. Skirting other than commercially sold type must first be approved by management in writing. All mobile homes must have address numbers placed on the unit.
18. Residents shall be responsible for the upkeep of their site and where necessary for the planting of lawns and landscaping of their lots, as well as the removal of snow and ice. Residents are asked to maintain their sites in a clean and orderly fashion and to be prompt with the necessary lawn care, tree and shrub trimming. Yards should not be dug up or disturbed, nor should flowers, trees, bushes and shrubs be removed without permission from the management. If these items need attention notify the management promptly. Grass should be cut as needed. Grass that is not cut or sites that are not kept in a neat condition will be taken care of by the management and a charge of \$50.00 will be added to the rent for that month.
19. No additions, structures or fences may be added without first being approved by the management in writing. Once approved they may not be removed without permission of the management.
20. Mobile home parks, of necessity, contain underground facilities. Any digging must be approved by the management in writing and a sketch for the proper area to dig in should be obtained. High voltage utility lines and water lines run underground to all spaces. It is extremely dangerous to dig anywhere on your lot without first obtaining permission.

21. Every mobile home site must be kept clean and neat. Storage of bottles, cans, boxes, refrigerators, washers, dryers, tires or similar equipment on the patio or under the mobile home is not permitted. Any materials that could cause a fire hazard must be removed from the mobile home park. All mobile homes must be properly equipped with smoke alarms and a fire extinguisher.
22. One storage shed that is acceptable in design and appearance by the management will be permitted.
23. Fences around mobile home sites will not be permitted unless approved by management in writing.
24. Boats, trailers of any kind or unmounted campers are not allowed in the mobile home park.
25. Transfer of mobile homes from one site to another to improve the decor of the park shall be at the discretion of the management.
26. No repairing or overhauling of vehicles in the mobile home park will be permitted. No vehicles shall be jacked up or blocked other than to change a tire.
27. No snowmobiles, motorcycles, mopeds, four wheelers, dirt bikes, ATV's or motor bikes are allowed in the park. Excessive noise will not be tolerated.
28. The speed limit in the mobile home park is set at ten (10) km per hour for your safety and the safety of others, particularly the children. It is the responsibility of the tenant to inform their guests of the speed limit.
29. Every resident of the mobile home park has a responsibility for helping to keep the park clean and neat at all times. The proper disposal of refuse and garbage would go a long way to this end. It is important that all residents store garbage inside their mobile home. Garbage must be in plastic bags. Any resident that fails to keep their lot neat and clean and the lawn maintained will be charged \$50.00 if management must come in take care of the tenant's lot.
30. Large items will be not picked up. It is the tenant's responsibility to either take all large items off site and to the local dump, or to retain and pay for a private service to remove their large items.
31. No dogs are allowed in the mobile home park without prior written permission from management. Pets must be on a leash when outside, with owners on the other end of the leash at all times. No dogs are allowed to be tied outside or left unsupervised. Please keep your dog quiet so that it does not disturb any neighbors. The tenant is solely responsible for their pet and their actions. Any dog that becomes a nuisance or is in violation of these rules must be immediately removed from the park or tenant will be subject to immediate eviction. All cats must be kept inside your home at all times. All feces must be put in the garbage immediately. If the yard is not kept clean of any feces and we have to come in to clean it up, a \$50.00 clean up fee will be charged and you will have to remove your dog from the mobile home park.
32. In addition to the normal right of the management to vary rental rates with respect to mobile home sites, and notwithstanding any other agreements made between management and the owners or residents of mobile homes, it is understood that the rental rates for each and every site may increase as determined in the sole discretion of the mobile home park owners.
33. The violation of any law or ordinance of the county, province or federal government will not be tolerated. No acts or demeanor will be permitted which would place the management or owner of the mobile home park in violation of any law or ordinance.
34. Unseemly conduct, interference with other residents or their guests, disturbances of peace and quiet, or willful and careless destruction of or injury to property on these premises will result in immediate eviction of the offenders and demand for payment for damages done, as well as criminal prosecution.

35. The management reserves the right to evict without notice of any objectionable person or persons who may cause a disturbance or become a nuisance. The management is the sole judge of the existence or cause of such action.
36. These rules will be enforced for the benefit of those that live in and enjoy the mobile home park. Anyone not wanting to obey these rules will be evicted from the mobile home park.
37. We are open to suggestions from anyone on how to make this a better mobile home park to live in.
38. If any rules require clarification please contact the management.
39. Management reserves the right to make amendments to the rules that will in its judgment benefit the residents and improve the operation and good order of the mobile home park.
40. Each tenant will be liable for his own site as to insurance, accident, fire, theft, cleanliness, utility connections and disturbance. Each tenant must maintain their own liability and fire insurance on their mobile home and site. Each tenant shall be responsible to pay for all of their own utilities, including but not limited to, gas and electric.
41. Tenants must register all of their vehicles with the manager of the mobile home park. All cars must have current license plates and in good running order. All other vehicles will be towed without notice at the owner's expense.
42. Each tenant is allowed two (2) parking spots in front of their home. All vehicles must be licensed and in running condition. No parking is allowed on the grass or in yards.
43. No commercial trucks or travel trailers are permitted to park on the street at any time.
44. No open fires are allowed in the park.
45. All complaints should be registered with the manager.
46. Any significant repairs or improvements to your mobile home must be registered, along with the repair person's name, with the manager before the work is begun.
47. There is no dumping allowed in the woods or trespassing allowed.
48. Television, CB, telephone, short-wave, scanner, satellite antennas, etc. are not allowed unless tenant receives written prior permission from management.
49. The laundry room is operated through the use of tokens sold by management only and in minimum amounts of \$5.00. All users should make sure the laundry room stays clean and locked at all times. The dryer filters should be emptied regularly. The management is not responsible for lost or stolen clothes. Dyeing in the machine is not permitted. If you have any problems with the machines, please notify management.
50. If you decide to sell your home, you must notify management before the sale. You need to have the new tenants come in and fill our paperwork before hand and sign for the rules. If you do not notify us of a sale beforehand, you could be held finically liable for any unpaid rents, taxes, etc.

ACKNOWLEDGMENT OF RULES AND REGULATIONS

I acknowledge that I have received, read and understand the rules and regulations of this mobile home park now in existence, and rules and regulations which may be published at some future date. Any breach of same by myself, members of my party, or guests, shall be construed to be a failure to perform an express condition of my tenancy. We agree to hold owners or management harmless from damages caused by fire, windstorm, or other acts of God, and from any losses resulting from injury, theft or breaking in of tenant's property. We further agree to register all persons living in our home. We understand rent is payable in advance.

Manager

Tenant

Dated: _____



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NEW TENANT INFORMATION SHEET

PRINT NEATLY AND ANSWER COMPLETELY

Park Name: _____ Address/Lot# Requested: _____
 Date of Occupancy: _____ Desired Number of Bedrooms: _____

Full Name: _____ Date of Birth: _____
 Current Address: _____
 Home Phone: _____ Cell Phone: _____
 Driver's License # _____
 Current Landlord's Name _____ Current Landlord's Phone # _____
 How long have you been at this address? _____

Spouse/Roommate's Name: _____ Date of Birth: _____
 Social Security # _____ Driver's License # _____

Current Employer: _____ Years Worked: _____
 Employer Address: _____
 Supervisor's Name: _____ Employers Phone # _____
 Number of Hours Worked per week: _____ Salary or Hourly Wage: _____ Position: _____

Previous Employer: _____ Years Worked: _____
 Employer Address: _____
 Supervisor's Name: _____ Employers Phone # _____
 Number of Hours Worked per week: _____ Salary or Hourly Wage: _____ Position: _____

Spouse/Roommate's Employer: _____ Years Worked: _____
 Employer Address: _____
 Supervisor's Name: _____ Employers Phone # _____
 Number of Hours Worked per week: _____ Salary or Hourly Wage: _____ Position: _____

Other Income: _____ Amount: _____

In case of emergency notify: _____ Phone: _____
 Address: _____ Relationship: _____

Have you ever broken a lease, been evicted or received any type of eviction notice from any type of housing? _____
 Have you ever been late in paying your rent or mortgage payment? _____
 Have you ever lived in this mobile home community before? _____
 Have you ever been convicted of a crime? If so please explain. _____
 Do you know anyone that currently lives or has lived in this mobile home community? _____
 If yes, please explain in detail (use back of form if additional space is needed) _____

Name of other occupants (All persons occupying premises must be listed)

Name	Relationship	Age/Birthdate
_____	_____	_____
_____	_____	_____

Please list all autos (including company cars) that you would keep at this address?
 Make _____ Color _____ Year _____ License # _____
 Make _____ Color _____ Year _____ License # _____

Do you have any pets? If so, indicate kind, weight, breed, age: _____

Are all pets current on all shots and licensed? _____ (Proof of vaccinations must be provided upon request)

References: (You may use back of form for additional room)

Bank: _____	Address: _____	Account # _____
Major Credit Card: _____	Exp: _____	Monthly Payment Amt: _____ Balance _____
Auto Loan: _____	Amount Owed: _____	Monthly Payment Amt: _____ Balance _____
Other Debt: _____	Amount Owed: _____	Monthly Payment Amt: _____ Balance _____
Other Debt: _____	Amount Owed: _____	Monthly Payment Amt: _____ Balance _____

Personal References:

Name: _____ Phone # _____ Relationship _____
 Name: _____ Phone # _____ Relationship _____

You have my permission to conduct both a credit check and a criminal background check. A credit check may appear on your credit report as an inquiry. The signor below certifies that he/she is at least 18 years of age and the information above and the contents thereof are represented, by me, to be accurate and complete. Providing false information and/or not completing the New Tenant Information Sheet may result in your denial to move into the mobile home community, and/or eviction from the mobile home park if it is determined at a later date that you provided false or misleading information.

Signature _____ Date: _____

Spouse/Roommate: _____ Date: _____