

# HOOMES MOBILE VILLAGE & RV PARK

## *Rules & Regulations*

### **RENT PAYMENT; SALE OF HOMES; AGE LIMIT POLICY**

1. Any mobile home for sale in our park must be registered with Hoomes Mobile Village & RV Park management. ALL MOBILE HOME SALES MUST BE APPROVED BY HOOMES MOBILE VILLAGE & RV PARK MANAGEMENT. **NO EXCEPTIONS!** The mobile home may not be left as a rental unit. Management reserves the right to require that a home not up to park standards relating to condition and appearance must be removed from the park upon sale.
2. BEFORE ANY SALE OF A HOME IS FINAL, THE FOLLOWING CONDITIONS MUST BE MET:
  - a. Prospective owner (person responsible for paying lot rent) must pass a credit check.
  - b. All residents must pass a criminal background check to be allowed to reside in Hoomes Mobile Village & RV Park.
  - c. Hoomes Mobile Village & RV Park management reserves the right to deny residency in Hoomes Mobile Village & RV Park to any person failing to meet our entry requirements.
3. **THERE WILL BE NO "LEASE PURCHASE" or "OWNER FINANCING" SALES ALLOWED.** All sales must be an OUTRIGHT PURCHASE with complete and total CHANGE OF OWNERSHIP. A copy of the Bill of Sale must be furnished to Hoomes Mobile Village & RV Park management at the time of sale or as soon as possible thereafter.
4. Anyone selling their mobile home must continue to pay lot rent. The individual owning the mobile home on the first (1st) of the month will be responsible for the lot rent.
5. A 30-day written notice must be given of intention to vacate lot. All accounts must be current before removal of mobile home and arrangements made between homeowner and park management to satisfy the current lease held on the lot. **Five (5) business days' notice must be given prior to home moving out of the park! Park management must be present for home to be moved.** The lot must be left clean of any trash or debris; anchors must be removed; and any decks or porches removed.
6. **AGE LIMIT OF HOMES ALLOWED IN HOOMES MOBILE VILLAGE & RV PARK** – All mobile/manufactured homes must be no older than 5 years from current date. Existing mobile/manufactured homes already located in Hoomes Mobile Village & RV Park are exempt from this regulation. This is a City of East Brewton ordinance.

### **LOT MAINTENANCE AND GARBAGE DISPOSAL**

1. Do not drive your vehicle off the road or parking areas without the express consent from park mgt. Damage to water meters, sewer lines, etc. can be very expensive.
2. Residents are responsible for the upkeep of their lot. **If needed lot maintenance is not performed by specified date, our maintenance crew will perform necessary maintenance on your lot, and an appropriate fine will be assessed and charged (minimum \$20.00).**
3. Residents are required to subscribe to garbage service. Household garbage ONLY is to be deposited in cans. Cans must be brought back and stored by your home. Do not leave cans out by the road.

### **PET POLICY**

1. Hoomes Mobile Village & RV Park allows SMALL dogs & cats as pets. No exceptions.
2. Dogs and cats will not be allowed to run loose in the park. After you are warned twice regarding a pet causing a disturbance or problem (i.e. excessive barking, lot damage) the pet will be removed from the park and will not be allowed to return. This will be strictly enforced. All pets must be registered with the park office along with a current copy of rabies vaccination.
3. Pets outside of the home must be accompanied by the owner and not pose a threat to the safety of people or other animals. Dogs must be on a leash when outside of home. **NO EXCEPTIONS!** Vicious dogs will **NOT** be allowed to remain in the park.
4. Certain animals are not appropriate for habitation in Hoomes Mobile Village & RV Park per an East Brewton City Ordinance and are not allowed. They include, but are not limited to goats, chickens, ducks, geese, pigs, horses, cows, sheep, or monkeys.

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### **SPEED LIMIT/VEHICLES**

1. The speed limit in Hoomes Mobile Village & RV Park is 15 mph. THE SPEED LIMIT MUST BE OBSERVED AT ALL TIMES. Please inform all guests of the speed limit.
2. Vehicles must park in designated parking areas only. DO NOT PARK IN THE YARD OR ON THE GRASS ANYWHERE IN THE PARK FOR ANY REASON. Do not block your neighbor's vehicle.
3. Excessively noisy vehicles will not be allowed in the park.
4. No junk vehicles will be allowed to remain in the park. All vehicles must be in operating condition, currently licensed and insured, and registered with Hoomes Mobile Village & RV Park management. Any vehicles failing to meet these stipulations will be towed out of Hoomes Mobile Village & RV Park at owner's expense.

### **GENERAL**

1. DIGGING for any reason must be approved by Hoomes Mobile Village & RV Park management. Before constructing dog pens, decks, or any other work that requires digging, check with Park management prior to starting.
2. BUILDING of any kind such as awnings, sheds, decks, carports, storage buildings, pen or fence placement, etc., must be approved in advance by Hoomes Mobile Village & RV Park management. All work performed must be done in a professional manner and not result in an eyesore. Any type of work done deemed to be an eyesore by Hoomes Mobile Village & RV Park management will have to be removed.
3. Any decks, fences, storage buildings, etc., erected or placed on the back-door side of a home must not infringe on the front yard of the home behind. Approval from Park management prior to start of a project or placement of a storage building is required.
4. BURNING yard trash or household garbage is prohibited. This includes bonfires. Small campfires in a firepit with screen covering are acceptable.
5. **UNDERPINNING:** All mobile homes must be underpinned with vinyl skirting with top and bottom trim within 60 days of occupying the lot. Also, the tongue/hitch must be removed prior to underpinning. **Any damaged or missing underpinning must be repaired/replaced immediately.** Any mobile home not underpinned with vinyl skirting within 60 days of occupying the lot will be fined \$5.00 a day.
6. LOT NUMBERS must be displayed on your home using 3- or 4-inch numbers.
7. RENTALS: No rentals are allowed in Hoomes Mobile Village & RV Park other than those owned by Hoomes Mobile Village & RV Park. NO EXCEPTIONS. If you are selling your mobile home, advise buyers of this rule.
8. FIREARMS: No discharging of firearms is allowed in Hoomes Mobile Village & RV Park. This includes air guns (B.B. or pellet guns) and paint ball guns. No fireworks allowed in park.
9. Water is supplied by the City of East Brewton. Even though each resident pays their own water bill, leaking toilets and faucets that put a strain on the sewage system will not be allowed to persist.
10. All sewer connections will be odor and leak proof and installed to eliminate sagging. Residents are responsible for sewer connections from the home to the main sewer line connection. It is strongly suggested that "clean-out" access be installed. Residents are responsible for any sewer blockages up to the main sewer line connection.
11. POSITIONING of all mobile homes on the lots will be supervised by Hoomes Mobile Village & RV Park management. No mobile home may be moved in or out and set on the lot without a representative of Hoomes Mobile Village & RV Park present. **Five (5) business days' notice must be given prior to moving the mobile home in or out of the park. Wet conditions may delay the move.**

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12. No peddling, soliciting, or commercial enterprises are allowed in the park without first obtaining permission from the management.

### UTILITIES

\*NOTE: Placement of the propane tank on the lot must be supervised by park management as to the location and safe access by truck.

### RESIDENT CONDUCT

1. No loud music or parties that disturb others will be allowed in Hoomes Mobile Village & RV Park. No live bands are permitted. Small parties are permissible however, large parties with more than 12 persons are not permitted. **EXCESSIVE NOISE AFTER 10:00 P.M. AND BEFORE 8:00 A.M. WILL NOT BE TOLERATED.** Continued violations of this policy will result in eviction from the park. PLEASE BE CONSIDERATE OF YOUR NEIGHBORS.
2. **Public drunkenness and immoral conduct will not be tolerated and may result in immediate eviction.** This includes guests and visitors to your home, whose actions owner/residents will be held responsible.
3. Management reserves the right to remove, without notice, any objectionable person or persons who cause a disturbance or become a nuisance and terminate their tenancy. Management shall be the sole judge of the necessity for such action and there will be no refunds in such event.
4. Guests staying for two (2) or more nights a week, **on a regular basis, will be considered as residing in Hoomes Mobile Village & RV Park and must register with park management.** All residents must be registered with park management and pass criminal background check.
5. Bear in mind that YOU ARE RESPONSIBLE FOR ANY GUEST OR VISITOR TO YOUR HOME who causes a disturbance and YOU WILL BE HELD RESPONSIBLE for any consequences resulting from their actions. YOUR GUESTS CONDUCT AND ACTIONS COULD RESULT IN YOUR EVICTION! Be careful who you invite into Hoomes Mobile Village & RV Park.
6. All residents, guests, or visitors will comply with all rules and regulations set forth herein by Hoomes Mobile Village & RV Park, all laws of the City of East Brewton, Escambia County, State of Alabama, and the Federal government. Any violations of rules and regulations may comprise reason for termination of tenancy and the calling of law enforcement officials if deemed applicable by management of Hoomes Mobile Village & RV Park.
7. Hoomes Mobile Village & RV Park management reserves the right to revise or add rules and regulations as so deemed necessary. A 30-day notice of rules and regulations changes will be given.

### RELEASE OF LIABILITY

1. Hoomes Mobile Village & RV Park is privately owned. The resident accepts rental privileges with the understanding that he/she does hereby release Hoomes Mobile Village & RV Park, its officers and employees, of all liability for loss or damage to property and injury to his/her person arising out of his/her use of the park's property, and agrees to indemnify Hoomes Mobile Village & RV Park, its officers and employees, against claims resulting from loss or damage to property or injury to the person or any member of the family or guest of the registered resident arising out of the use of the park's property.

Resident Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Park Owner/Manager Signature: \_\_\_\_\_

Date: \_\_\_\_\_