

Geneva Mobile Homes Association
Rules & Regulations
Pursuant to Covenants, Conditions & Restrictions
Amended September 23, 2021

1. Property owners and/or tenants in Geneva Mobile Home Park (Park) are responsible to comply with The Association Rules & Regulations to uphold the integrity, safety and general welfare of the property and its owners and/or tenants. Lot owners are responsible to enforce the Rules and Regulations on their tenants in the event property is leased to a tenant. No tenant shall have the right to rent or sublease his/her mobile home while it remains in the park. In the event of the sale of a mobile home, the sale shall automatically cancel your tenancy of the lot. **In all cases, lot owners are required to get approval of The Association Board before a mobile home is sold, transferred to a buyer or leased to a tenant.** In no event shall a mobile home owner lease rooms to a sub-tenant.
2. There shall be no commercial activity on the lots, and no mobile home unit or lot shall be the place of any illegal activity such as drugs, guns, violence, or immoral act. Such activity will be grounds for immediate eviction.
3. Any fencing must be of the chain link type no higher than 48" and must be approved by the Association in advance of installation. No fence shall be located farther forward on the lot line than the front line of the mobile home. All fencing must be completed within (30) days. Call Miss Utility to mark underground lines at **1-800-552-7001** or **811**.
4. Clotheslines may be erected provided they are placed on the back of the lot and approved by the Association. The umbrella type is preferred. Clothes and linens that are hung outside must be on a clothesline and not on porches, railings, fence, trees, etc.
5. An electrical meter & telephone line is installed for each lot. Resident will make his/her own application for electric and telephone service. The Association has installed water meters on each lot.

In regards to water lines, and in case of any necessary repairs or replacements of said water lines, **the Association will only bear the cost of repairs that occur from the water meter to the street.** If the damage is found to be from parking on or near the water lines by the tenant/owner/occupants, then the tenant/owner is responsible for the cost incurred for the repairs and replacement. Tenants and/or lot owners are fully responsible for any plumbing or pipe problems on their lot AND the cost to repair them from the water meter back to the home. Owners are responsible to replace the water meter if needed.

6. Parking of the mobile home will be under the supervision of the Association Manager, but at the cost and the sole risk and responsibility of the owner who will be responsible for any damage to the private property of others or utility lines.
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7. Underpinnings or "skirting" is required around each mobile home within thirty (30) days of occupancy. The skirting is to be vinyl type or other approved material, and all the skirting on the mobile home must be the same type and color.
 8. Each mobile home lot must be kept neat, clean and trimmed at all times. No boxes, bottles, cans, junk, tires, motors or other unsightly debris will be tolerated. There will be bulk pick-up the last Friday of the month (Bulk Pick-up Day) at no cost to the resident. If items are put out for collection on a day other than Bulk Pick-up Day, owner will be charged a \$35.00 violation fee and a \$35.00 early pick-up fee.
 9. Decks, screen porches, awnings, carports, sheds or masonry work must be approved by the Association prior to installation. No storage unit (shed) shall exceed 100 square feet in floor area and limited to one per lot. No storage shed shall be closer than five (5) feet from any property line. Sheds are to be located on the backside of the lot close to the property line. Owner or tenant is responsible for all permits required by the City of Chesapeake.
 10. Driveway and sidewalk additions or modifications are not allowed without prior approval of the Association Board. The Board will only consider poured concrete by a licensed and insured contractor, and will not approve concrete pavers or brick as accepted material.
 11. Windows of the mobile home are to be covered with blinds, shades or curtains of matching color and in good repair to improve curb appeal. Towels, sheets, blankets, flags, cardboard, etc. are not allowed as window covering.
 12. Exterior Holiday decorations are permitted within the following guidelines:
 - a) Christmas lights and decorations may not be displayed before Thanksgiving Day and must be removed no later than January 7th of the following year.
 - b) Lights and decorations for other holidays and other family events are permitted but shall not be displayed more than one week before or one week after the holiday or event.
 13. Because of underground utilities, water, sewer, electric and telephone lines, management must be consulted in regards to planting or digging of any nature. You must call Miss Utility at **1-800-552-7001** or **811** so the utility lines can be marked. Damage from digging will be the responsibility of the owner and/or tenant.
 14. Residents are expected to maintain their yards in a neat and clean condition at all times. Neglected yards will be mowed and/or cleaned at the occupants expense by the Association, and the owner will be billed. Owner or resident must sweep the curb and be kept free of debris. Curbs must be kept clear of grass and weeds that grow in cracks between concrete and the edge of the street.
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15. All trees and shrubs must be approved by the Association Board before they are planted.
16. **There will be no parking or driving on the grass of any lot at any time. It will cause damages to underground water and sewer lines. Resident/Owner will be charged the cost of repair to property, and may additionally be charged fines up to 90 days as described elsewhere in the document.**

Parking of all vehicles shall be limited to the driveway of each lot, and an additional vehicle on the street in front of their lot if space permits. A resident or visitor must not park in front of the neighbor's lot. The vehicles must not block the streets or exits of any lot. If this occurs, the resident of the lot will be notified by posting a written notice on his door or on the vehicle stating that unless the vehicle in excess of the one (1) permitted on the street is not removed within the hour from the time of notification, the offending vehicle(s) will be towed at the expense of the owner or tenant of the lot. Occupants are encouraged to request their visitors park at the office parking lot.

17. Vehicle maintenance including body repair and painting, and extensive mechanical repairs including engine and transmission repair/replacement requiring more than 4 hours is NOT permitted in the Park. Routine maintenance such as tire replacement/repair or changing oil is allowed. **Oil and other fluids must be disposed only at an approved disposal site.** All vehicles being repaired must be registered with Geneva Mobile Home Park office to have a GMHA decal or guess pass. All vehicles must be operational and in good repair with valid and current State inspection, City and State tags. Association Manager has the right to check and verify the above vehicle conditions.
 18. Our roadways must accommodate vehicle and pedestrian traffic. For the safety of owners, tenants and visitors, all must comply with posted speed limits and stop signs at all times.
 19. Parents are responsible for their children at all times. Parents are expected to exercise control over their children's conduct and where they are at all times. Parents will be responsible for any damage caused by their children. No small children are allowed on the lot or on common areas without adult supervision. Any continued problems with misconduct of children will be considered a violation, and will be followed with legal action if necessary.

Geneva Mobile Home Park has adopted the same curfew regulations as the City Of Chesapeake. Residents and/or guests must comply with Chesapeake code Sec. 46-7 in regards to curfews.
 20. Use of common areas is limited to owners and residents of the Park that conduct themselves properly.
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21. Each lot has a water meter to measure water usage. The meters are read monthly and billed at a rate to conform to City of Chesapeake and HRSD. Owners are responsible to pay the bill to the Association by the 5th of the month.
 22. The Board of Directors has determined it is in the best interest of Geneva Mobile Homes Association to NOT rent the Social Hall to owners or residents for personal use.
 23. Loud and boisterous parties will not be permitted anywhere within the Park.
 24. To help maintain the quiet and peaceful environment, radios, TVs, stereos and other sources of noise must be kept within the bounds of moderation at all times. If owner/resident receives more than 2 complaints in 60-day period, owner will be subject to eviction or legal action.
 25. **NO B.B. GUNS, FIREARMS OR FIREWORKS ARE TO BE CARRIED OR FIRED IN THE PARK AT ANY TIME.**
 26. The Association reserves the right to go on any lot, at reasonable hours, to inspect the same, perform any work required to bring the appearance of the area up to acceptable standards, terminate any nuisance and remove or eject any person for any violation of the park rules and regulations.
 27. The Association is not responsible for fire, theft, or damage in any place, shape or form to any mobile home, car, boat or other personal property belonging to the occupants living therein; neither will it be liable for any personal injuries to any person occupying such mobile home, or being upon the premises or common areas. **Insurance is recommended.**
 28. All residents must comply with city ordinances, state laws, and federal regulations while living in Geneva Mobile Home Park.
 29. Flags (including windsocks or banners) may be displayed on the lot according to the following approved conditions:
 - a) Displaying the US Flag or Virginia State Flag is allowed; however, the flag may not be attached to the exterior of the mobile home except by flag pole attached to the mobile home or deck. Flags may also be displayed on a vertical flag pole installed in the yard.
 - b) Small decorative flags or welcome signs are permitted to be displayed on the lot hanging from appropriate sign hangers.
 - c) Patriotic bunting may be hung from railings during holidays, but not attached to the mobile home.
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d) Residents must exercise due care to assure that Flags being flown remain in good condition as determined by American Flag Code.

e) No more than 4 Flags may be displayed at any one time.

Any Flags that do not meet the above conditions must be approved by The Board

30. No trucks over ¾ ton, 18 wheeler/tractor trailer or "Mack" type trucks at no time are allowed in the Park except for temporary delivery, i.e. UPS, Federal Express, Vendor deliveries etc. Vans larger than a "mini-van", service vans or work trailers are not allowed to be parked on the street.

31. Each lot is to have a standard mailbox in good condition that is not in a state of disrepair.

32. No Pet Rule is amended to allow only a house pet up to 13" tall and weigh no more than 35 lbs. **ANY PET MUST BE KEPT ON RESIDENT'S PROPERTY OR ON A LEASH AT ALL TIMES. NO PET IS ALLOWED TO RUN LOOSE IN THE PARK.** If a pet becomes a nuisance to the occupants of the park, upon notice by the Association, the nuisance **MUST** be eliminated within twenty-four (24) hours, or the pet must be removed from Geneva Mobile Home Park. If your dogs bark and is a nuisance, you must put them inside to not disturb your neighbors

NO PIT BULL, ROTTWEILER, GERMAN SHEPHERD, DOBERMAN, CHOW OR MASTIFF type dogs are allowed in the Park. Any pet must have shots and a license, and a copy must be on file in the office.

33. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot with the exception of dogs, cats and/or other customary household pets provided they are not kept, bred or maintained for commercial purposes.

34. There will be no playing in the fire lanes at all. Residents may play at the common area near the social hall/office until dark. No portable basketball goals are allowed in Geneva Mobile Home Park.

35. Trash cans are to be placed on the street for collection no earlier than 6:00 pm the day before collection, and are to be pulled back to the mobile home by 6:00 pm the day of collection. Trashcans must be stored out of sight from the street.

36. No outside burning of any kind is allowed including fire pits or barrels, in Geneva Mobile Home Park.

37. Management may bring legal action to enforce the "Rules & Regulations" after giving written notice of such violation to the owner, tenant or both. Any lot owner or tenant who does not comply with the Rules & Regulations are subject to a \$35.00 violation fee and \$10.00 a day for each day the issue is not corrected. If non-compliance violations end up in court, tenant or owner will be responsible for court costs and violation fees, as well as \$125.00 fee for each time management has to be in court.
38. Geneva Mobile Home Association reserves the right to modify and amend the above Rules and Regulations at any time. Owners will be notified when any changes take place.
39. Addendum titled "Condition Requirements for Mobile Homes" is adopted and made a part of the Rules and Regulations of Geneva Mobile Home Park.

Geneva Mobile Homes Association

David Collins
President

9/23/2021
Date

***Geneva Mobile Homes Association
1401 Deep Creek Blvd.
Chesapeake, VA 23323***

**Condition Requirements for Mobile Homes
Amended April 26, 2018**

The mobile home and shed must be in good condition and repair at all times. This effects the appearance and property values of all the lots in the Park.

“Good condition” means the following, but not limited to these conditions:

- a) Siding must be visibly appealing, and not dented, dinged, and not streaked, faded or discolored from mildew. If it is painted, it must be done in a manner to look professional, not painted over electric receptacles and light fixtures, nor paint on the edges of the windows.
- b) The shutters must be in good repair and not missing any slats, and not broken or faded, etc.
- c) A metal roof cannot be rusted or discolored. If it has a shingled roof, it cannot be missing any shingles, not have any broken tabs or discolored from stain or mildew.
- d) The skirting must be visibly appealing, and not wavy, chipped or broken at the lower edge or other areas. It shall not be missing any panels or sections.
- e) The porches and steps shall be structurally safe, not having any warped or rotted boards or handrails. If the porch is painted, it must not be chipped or faded to give an unattractive appearance.
- f) The fence must be a chain link fence. The top and support rails must be straight. The fence mesh must not be bent or out of shape, and must not be rusted.
- g) The concrete patio and driveway cannot be broken or cracked to create a trip hazard. The concrete cannot be grease or oil stained to create an unattractive appearance.
- h) The Association Board has adopted approved paint colors for all mobile homes. The approved paint colors must be used when repainting mobile homes. Board approved colors are available at the Association office.