

Rules and Regulations
Tapo Mobile Home Association Inc.

**TAPO MOBILE HOME ASSOCIATION
HOUSE RULES**

ADOPTED PURSUANT TO THE AMENDED BY-LAWS FOR TAPO MOBILE HOME ASSOCIATION
AND WHEREAS
AMENDED ON 27 FEBRUARY 2012 BY THE MEMBERS OF THE ASSOCIATION

GENERAL

1. The Association has the right to go upon any limited common area at reasonable hours to inspect same, perform work required, terminate any nuisance or remove any persons for violation.
2. The Association is not responsible for fire, theft, or damage to any mobile home, car, or personal property belonging to the occupants living therein.
The Association is also not liable for any personal injuries to any persons occupying such mobile home or belonging upon the premises.
3. An electrical meter and telephone line is installed for each unit. Principal occupant will make his own application for electricity and telephone service.
Underground gas lines are not provided.
4. Any pets causing excessive community nuisance must be restrained or removed from the park.
5. A fee of \$25.00 will be charged on checks returned for any reason.

APPEARANCE

1. No mobile home shall be permitted to be moved onto a lot if, at the time of placement it is more than five (5) years old, unless it is approved in advance by the Architectural Committee.
2. Parking of mobile homes will be done under the supervision of the Architectural Committee, but at the cost and at the risk of the principal occupant who will be responsible for any damages done to the property or utility lines therein or of others.
3. Underpinning or "skirting" is required around each mobile home within eight (8) weeks of being parked. The skirting must be approved by the Architectural Committee.
4. Prior to planting or digging of any nature, Miss Utility must be called to mark water, electric, and telephone lines.
5. Screened porches, awnings or masonry work must be approved by the Architectural Committee prior to installation.
6. Each lot is to have a mailbox in a state of good repair, as approved by the Architectural Committee.
7. Chain link, split rail and picket fences, not to exceed more than 4 feet in height are

allowed by unit owners, subject to approval by the Architectural Committee.

8. Umbrella type clothes lines only are allowed.

9. Owners and/or tenants are expected to maintain the yard in a neat and clean condition. Boxes, bottles, cans, or other unsightly debris will not be tolerated. Neglected yard will be mowed and/or cleaned, at the unit owner's expense, by the association at a cost of \$50.00 minimum, following proper notice by the association.

10. Parking on the street or yards is not allowed. Vehicles parked on the street or yards are subject to being towed without notice. Unit owners are limited to two (2) vehicles per unit. Two (2) designated parking areas have been provided for visitor and over night parking only. Any owner who has visitor or personal vehicles parked in these designated areas, at the time of grass cutting, must cut the grass beneath the vehicle.

11. All vehicles must have current State Tags and current City Inspection Stickers.

12. Vehicle maintenance of any type is not allowed. No vehicle will be allowed to sit with flat tires or on blocks with the wheels removed or in any situation that is unsightly and distracts from the appearance of the park.

13. No trucks over one (1) ton shall be parked except for temporary delivery, unless specific arrangements are made with the Association.

14. Satellite dish locations must be pre approved by the Association.

15. No school buses are permitted to be parked in the park.

16. Residents may have two (2) trash cans provided they are maintained in a place where they are least visible.

17. Upon Approval from the Association. Unit Owners, may park only one (1) of the following types of vehicles on their unit:

1. Boat with Trailer
2. Unattached (popup type) camper trailer
3. Utility trailer.

Vehicle is to be parked in the driveway. Driveway extension requests must be pre-approved by the Association.

SAFETY & CONDUCT

1. Unit Owners in the Condominium are responsible to comply with the Association House Rules pursuant to self rule to uphold the integrity, safety, and general welfare of the property and its owners and/or tenants. Owner(s) are responsible to enforce the House Rules on tenants in the event property is rented.

2. Proper driving is required at all times. The observance of posted speed signs must be complied with by owners, tenants and visitors.

3. There shall be no commercial activity on the lots and no units shall be the place of any illegal or immoral act.

4. Parents are expected to exercise control of their children's conduct and will be held

responsible for any damage caused by them.

5. No alcoholic beverages shall be sold or consumed in the park.
6. Loud and boisterous parties will not be permitted.
7. Radios, televisions, and other sources of noise must be kept within the bounds of moderation at all times.
8. No B.B. guns, firearms, or fireworks are to be carried or fired in the Park except as authorized by law.
9. Sports such as baseball, football, Frisbee, etc. shall not be allowed except in designated areas by the Association. Playing in the street is not allowed.
10. No wading or swimming pools allowed.

DUES AND UTILITIES

1. All unit owners are responsible for Bi-monthly water & sewage bills as determined by meter readings.

A \$15.00 fee will be added to each water & sewage bill to cover the cost of reading the water meters.

Each lot owner will repair any damage to water meter or box caused by owner at owner's expense. In case of a water meter failure, the unit owner will be given twenty-four (24) hours to replace the meter or the Association will replace the meter and bill the unit owner \$100.00 minimum.

2. Delinquent water & sewage bills are subject to meter turn-off and the following rates apply:

- a. Turn Off: *\$15.00*
- b. Turn ON: *\$15.00*
- c. Turn Off and On during holidays, weekends, or weekdays 3:30P.M. to 7:30 A.M. : *\$35.00*
- d. Meter tampering following Turn Off: *\$50.00*. (Meter subject to removal).

3. A \$30.00 fee will be charged for final meter reading when a unit is sold or change in tenant.

4. Any water & sewage bills including additional fees due the Association not paid within ten (10) days of the due date will subject the property served to a lien and the parties to Court action for collection along with disconnection of utility services.

ENFORCEMENT OF HOUSE RULES

1. Any violation by an owner or tenant in possession of a lot at tapo mobile Home Condominium is considered to be a public nuisance. The Board of Directors, after giving proper written notice of such violation to the owner, may bring an action in law or equity to enforce the House Rules, and the owner shall be Assessed reasonable attorney's fees and court costs resulting from enforcement against such violation.