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# CENTER LAKE VILLAGE

P.O. Box OH • Spirit Lake, Iowa • 51360

## Rules and regulations for persons with mobile homes in Center Lake Village

1. All rent is due and payable on the 1st day of each month. Rent may be paid at the Dowden-Hinn Real Estate office or mailed to P. O. Box OH in Spirit Lake. All rents are on a month to month basis and Landlord reserves the right to give notice to any tenant to vacate within 30 days and expects any tenant to give a 30 day notice when moving.
2. Utility bills for electricity and natural gas are billed to each tenant by the utility company. Please pay these bills in a timely manner. Your rent includes water, sewer and garbage service. Do not abuse your water usage by excessive lawn watering or car washing.
3. Each resident is responsible for care of their own space including lawn mowing and snow removal from the mobilehome to the parking area. Landlord will clear snow from streets and parking areas as soon as possible after snowfall. Please move cars to assist Landlord in snow removal when possible.
4. Lawn mowers may be rented from the court at a cost of \$2.00 per mowing which fee includes fuel.
5. Decks, patios or storage sheds located on the lot must be painted and well maintained by each tenant. Improper care of such facilities will be cause for eviction. Construction of any such facility by any tenant requires previous written approval from Landlord.
6. All mobilehomes must be skinned and winterized to prevent freezing of waterlines. Heat tapes are required to be placed on all above ground waterlines and a thermoline heater is required to be placed in water junction. Heaters are available at the office and it is the tenants responsibility to have them installed and to check them each fall prior to freeze up.
7. All court utility services are underground. No tenant may dig or excavate for any reason on their lot without first notifying Landlord.
8. If you rent your mobilehome to a third party, you are responsible for the court rent. Landlord will not accept a third party payment of court rent.
9. No laundry may be hung outside except on an umbrella type clothesline.
10. Additional residents will not be permitted in any mobilehome unless approved by Landlord. Additional automobiles also must be approved by Landlord.
11. Children are restricted to playing in the lot occupied by their parents mobilehome or in the recreation area within the court. Please respect your neighbors lot space.
12. Pets must be restricted to your own lot and not allowed to run free in the court. Please clean up after your pet in your own yard also.
13. Tenants are responsible for any blocked sewer line between their mobilehome and the main sewer line. In the past when sewer lines have been plugged the plumber has discovered everything from diapers to sanitary napkins when the line was dug up. If this is the case, the tenant will be responsible for the cost of digging and repair. This cost is normally in excess of \$300. Please govern yourself accordingly.
14. No automobile repair or maintenance may be performed on your lot.
15. Speed limit within the court is 10 MPH. Please advise your friends accordingly. Noisy vehicles will not be tolerated in the court and no snowmobiles, mini-bikes or motorcycle riding will be permitted within the court.
16. No "on street" parking is permitted within the court. This is a must for our mutual fire and police protection. Keep the streets open.
17. Excessive noise is forbidden within the court. Remember that you are living in a confined residential community and when playing your radio, television or stereo it must be at a reasonable volume.
18. No home may be removed from the court if the rent is delinquent on lot space, until such time as all back rent is paid in full. Landlord must be notified in advance when a home is to be moved so that a representative can monitor the move to see that no damage is done by the move.

19- Rent is due on month.