

RIDGEWOOD ESTATES COMMUNITY RULES

Effective Date: November 1, 2004. | Last Revised: March 16, 2020



GENERAL SITE REGULATIONS

1.	Site up-keep: Tenant is responsible for lawn care and shoveling of paved areas within the boundaries of the Site. Tenant is responsible for mowing and trimming of the grass on the Site a minimum of once per week during summer months. This includes trimming around skirting, sheds, poles, plants, etc. Grass shall be kept to a maximum of 4". Lawns shall be raked and all leaves, debris and pine needles removed and disposed of in accordance with local regulations. Snow shoveling shall be completed in a timely manner which means within 24 hours following a snowfall. Please keep your mailbox area clear of snow to ensure delivery.
2.	Outside storage of building materials, appliances, car parts, and other materials is not permitted. Boats, campers, and trailers may not be stored in the park without written permission, and never anywhere other than a parking spot. A fee may be charged if permitted.
3.	Trees, shrubs, and flowers may damage community utilities or prevent free movement of homes in and out of the community. Therefore, trees, shrubs, and flowers may only be planted with prior written consent of the Landlord. Tenant's Rental Agreement also prohibits Tenant from removing any plantings unless Tenant has entered into a specific separate written agreement with Landlord.
4.	Satellite Dishes, Antennas, Solar Panels, Wind Turbines & Other Devices: No satellite dishes with a diameter greater than 40", ground based solar panels, wind turbines, or other devices are permitted without written consent of Landlord. Exception may exist due to prior ownership. Any tenant wishing to erect a satellite dish, antenna, solar panel, wind turbine or other device must receive permission from the Landlord. Any antenna must be placed by the Home so that the antenna runs up the side of the Home and must be securely attached to the Home without the use of guide wires. Antenna height is limited to 6 feet measured from the highest point on the roof of the home.
5.	No fences are permitted.
6.	Clotheslines, sandboxes, swing sets, slides, sport hoops and poles, and propane tanks <u>are permitted only with written permission from the Landlord and proper placement from maintenance.</u> NO TRAMPOLINES OR POOLS ALLOWED.
7.	Before digging, driving rods or posts, check with the Landlord for the location of underground utilities. A call to Diggers Hotline is also required.
8.	Each Home must display the address (or lot number) clearly on the exterior of the Home facing the street within 7 (seven) days of arrival.
9.	Construction of any accessory building, structure, deck or attachment to the Home must be in accordance with the state and local building code and be prior approved in writing by the landlord. If a permit is required, the Tenant shall obtain a permit after receiving written permission from the Landlord. A copy of the permit shall be provided to the Landlord. In no case will chipboard, plywood, or blandex be permitted as an exterior siding material. Any accessory structure must match the Home's exterior color. A change of exterior color of the Home or accessory structure, deck or attachment will be approved only if the proposed color is in harmony with other existing Homes.
10.	If storing firewood, it must be stacked no higher than four feet. It must be stacked in a safe manner so it cannot topple over and must be located out of sight at the rear of the Home or behind an approved accessory structure. If grass is killed by the wood pile, it is the responsibility of the Tenant to replace the grass when the firewood is removed.
11.	All rubbish must be put in fly-tight garbage cans or trash bags no more than 12 (twelve) hours prior to pick-up. Recyclables must be separated in accordance with local recycling regulations. Tenant agrees to regularly and properly dispose of garbage and recyclable materials. Burn barrels of any sort are not permitted. They are a fire hazard and pollution nuisance to others. Garbage should be stored inside unless in cans, which should be kept behind the home or shed.
12.	If Tenant wishes to dispose of any large items, it is the responsibility of Tenant to make special

	arrangements, in accordance with local ordinance and laws, to dispose of such items. Any charges incurred by Landlord as a result of Tenant's failure to comply with the above will be the responsibility of the Tenant.
13.	Window air conditioners are permitted if installed with wall brackets. Bracing from the ground is not an approved installation method.
14.	Tenant shall use only appropriate window coverings, such as drapes or blinds. Rugs, towels, blankets or sheets are not allowed.
15.	Holiday decorations must be removed within 30 days after the holiday with the exception of string lights. Ex: Halloween decorations must be removed by November 30.
DAMAGE TO THE PROPERTY	
1.	If the property is damaged as a result of the intentional acts, negligence, carelessness, or misuse by Tenant, Tenant will be responsible for the repair costs incurred by Landlord.
2.	Tenant must reimburse Landlord for any repair costs within fifteen (15) days of demand.
VEHICLES AND RECREATIONAL EQUIPMENT	
1.	Parking: Only TWO cars are allowed for each lot. No other vehicles or recreational equipment may be stored on a Tenant's lot without prior written consent of the Landlord. The Landlord should be notified when visitor parking is required overnight.
2.	No on-street parking is permitted. All vehicles must be parked in approved parking spaces. No parking on grass is permitting.
3.	The speed limit in the community is 10 mph for all persons including guests.
4.	No unlicensed or non-operating vehicles are permitted.
5.	No semi-trailers or tractors are permitted in the community.
6.	Working on, repairing, overhauling and changing of oil is not permitted on the streets of the community, but is permitted on the paved portions of Sites in the community only if appropriate safeguards are employed to prevent oil, fuel or other pollutants from spilling onto the ground. Safety measures shall be taken to prevent accidental injury to others. No vehicle under repair can be unattended. No vehicle may be in the community while awaiting repairs if it is incapable of movement under its own power for more 8 (eight) hours. Vehicles leaking fluids must be removed from the park until repaired.
7.	The operation of snowmobiles, dirt bikes, mini-bikes, ATV's, go-carts, and similar recreation vehicles in the park is prohibited at all times. This includes movement from the home to outside of park boundaries.
8.	Parking of vehicles along the roadway shall follow the winter parking ban of the municipality. Any vehicles parked along the road that interfere with plowing will be ticketed according to municipal ordinance.
SIGNS	
1.	"For sale" signs are limited to one sign per Home which must be located in a window and not exceed 11 inches by 14 inches. Prior approval in writing must be obtained from Landlord prior to displaying.
2.	No other signs except political signs may be displayed. Political signs can be displayed 45 days before and up to 10 days after an election. No profane/curse words or innuendo allowed.
UTILITIES	
1.	Homeowner is responsible for winterizing the Home and shall be responsible for any and all damages to the Landlord's equipment if freezing is caused by the homeowner's failure to properly winterize. Homeowner and or tenant shall not run water in the Home to prevent freezing. Heat tapes protecting ground-to-home piping and meters are the responsibility of the homeowner to install and maintain. Dripping faucets and toilets will cause ice-ups in sewer lines. Prevent damage by fixing or reporting leaks immediately.
2.	Foreign objects including but not limited to sanitary napkins, paper towels, and toys must not be flushed down toilets. The Tenant will be responsible for unplugging and repairing sewer pipes and drains caused by

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	foreign objects.
3.	Water meters are the property of the village. No one is allowed to tamper or alter any meter for any reason, including but not limited to diverting the flow of water or bypassing the meter. Tampering will be considered a breach of the rental agreement. The landlord or meter owner may reasonably estimate the usage for as long as the landlord or meter owner believes the meter was tampered with and charge the Tenant accordingly. The Tenant will also be responsible for all costs to return the water service to its original condition.

HOME SET-UP

1.	Installation of the Home shall be the responsibility of the Homeowner. Home installation shall be done in accordance with State and Federal installation standards. Home installation shall be performed by a licensed professional home installer. Home must have a separate water shut-off valve installed for easy access. Any Home with an electric water heater must have a back flow valve installed at the water heater connection point.
2.	All utility hook-ups must be done in accordance with local and state regulations with sewer and water hook-ups done by a licensed plumber.
3.	Before removing the Home from the community, Homeowner must give at least 10 (ten) day notice to the Landlord. Home movement must be done during business hours Monday thru Friday. Transporters shall present the transportation permit and insurance to the Landlord. Landlord must be called to supervise the removal. Any damage to the site or utility hook-ups and cleanup of the site is the responsibility of the Homeowner.
4.	Hitches must be removed within 15 days of entering the park or whenever skirting is installed, whichever is earlier
5.	The Homeowner shall cover from the ground up to the Home with vinyl or other skirting material approved by the Landlord around the entire perimeter of the Home within 15 (fifteen) days after installation of the home. Skirting must be kept in good condition at all times. "Good condition" includes free of buckling, cracking, and loose pieces. Skirting must be replaced within 24 hours of wind storm or any event that would cause it to become loose or separated from the Home.
6.	Axles, wheels and other transportation components necessary for moving the Home may not be sold, leased or removed from the Site without the Landlord's permission.
7.	Steps must be constructed in accordance with state and local building codes and shall consist of materials resistant to the weather such as concrete or treated wood. Generally, all steps shall measure at least 3 ft. wide and a landing of at least 3 feet in the direction of travel shall be provided at the top of the stairs. The landing may not be more than 8 inches below the interior floor elevation. Stairs shall have at least one handrail. Handrails shall be provided on all open sides of stairs. (SPS 321.04)
8.	The Landlord must be notified 45 days prior to any sales of a mobile home. The new owners must apply for residency in the park prior to purchasing the home to assure approved residency and avoid having to move the home from the park.

ANIMALS

1.	Only house animals are allowed in the community. A house animal is defined as a cat or bird. No Ferrets. Dogs are allowed with a maximum 25 lb weight limit. All animals must be spayed/neutered.
2.	Tenant may have no more than 2 animals.
3.	All animals must be registered with the landlord.
4.	All animals must have a license from the municipality in accordance with local regulations and be current on vaccinations.
5.	Tenants have a responsibility to maintain control over their animals so that the peaceful enjoyment of the community by all can be maintained. All animals must be on a leash that is held by the tenant, at all times. Animals may not be tied out or allowed to run loose. No animal enclosures are allowed.

6.	All animal droppings must be contained to your lot and cleaned up immediately.
7.	Permitting animals to stray, allowing animals to soil other Tenant's lots, creating unreasonable noise, being unruly or causing complaints from other Tenants shall be cause for eviction.
8.	Special provisions may exist from prior owner lease agreements or from prior rules that some outside animals and dogs are allowed in the park. No new dogs are allowed.
9.	Animal fees, if any, are listed in the lease. <u>No animals of any type will be allowed in homes rented from the Landlord without specific written approval.</u>
10.	The park does not discriminate. Tenants with disabilities are permitted to have assistance animals. An assistance animal is not a pet. The animal must be necessary as a reasonable accommodation for the Tenant's disability. Management reserves the right to request documentation that verifies the disability-based need for the requested accommodation. Verification will be accepted from a third-party professional such as a physician, licensed health professional, professional representing a social service agency or disability agency or clinic. <i>(**Please note that landlords are not allowed to require specific details regarding the individual's disability, such as the exact nature or extent of the disability. Landlords are only allowed to confirm that the tenant has a disability and that the Tenant needs the requested accommodation. **)</i>
11.	Tenants are not allowed to feed stray cats or dogs.

CONDUCT

1.	Tenants are prohibited from lighting and using fireworks or using weapons of any nature in the park. This includes, but is not limited to guns, rifles, shotguns, air pellet guns, BB guns, knives, tasers, bows, compound bows and crossbows.
2.	No alcoholic beverages are permitted in any building owned by the Landlord (this does not mean the home itself). No alcoholic beverages are permitted on sidewalks or streets.
3.	Tenants will be held responsible for the conduct of all household Tenants and guests. Be sure all Tenants and invited guests understand the community rules.
4.	Your site is designed for residential use and not for the conduct of a retail business or any other enterprise prohibited by zoning or other ordinances pertaining to the community.
5.	No outside fires are permitted except in a barbecue grill. No fire pits or other wood burning fireplaces are permitted. After use of a barbecue grill, ashes and debris created by the grill must be disposed of in a metal container.

EMERGENCY SHELTER

1.	The park does not provide an emergency shelter.
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A VIOLATION OF THE ABOVE RULES AND REGULATIONS SHALL CONSTITUTE A MATERIAL VIOLATION OF TENANT'S RENTAL AGREEMENT AND IS GOOD CAUSE FOR TERMINATION OF TENANCY AND EVICTION OF TENANT(S).

TENANT(s): _____ Date: _____
Tenant Signature(s)

TENANT(s): _____ Date: _____
Tenant Signature(s)

TENANT(s): _____ Date: _____
Tenant Signature(s)

TENANT(s): _____ Date: _____
Tenant Signature(s)

Landlord or Authorized Agent: _____ Date: _____
Landlord or Authorized Agent Signature(s)