

Hunt Mobile Home Park Rules & Regulations

Updated March 8, 2025

1. Acknowledgement of Rules

a. Prior to admission to the community, each resident must sign and acknowledge that he/she has received and reviewed a copy of the Community Rules & Regulations, and any amendments. Residents agree that he/she, as well as their guests, will abide by the Rules & Regulations. Failure to comply with the Rules & Regulations may result in termination of tenancy as provided to state law.

2. Amendments to Rules

a. From time to time, rules may be changed or amended. Prior to the implementation of a new or amended rule/regulation, a 30 day written notice will be given to each tenant.

3. Enforcement of the Rules

- a. The park management reserves the right to enforce these Rules & Regulations through written notices of violation, fines, and/or eviction for repeated or severe violations.
- b. The park management will provide a written notice of any violation, and provide a time frame for the violation to be remedied.

4. Notice of Violation

- a. Residents who violate a Rule or Regulation will be notified by management. If a notice is issued, it is the tenants responsibility to correct the violation within 30 days. Failure or refusal to correct the violation within the given time frame will result in a \$500.00 fine.
- b. Failure to correct the violation within 60 days from the date of first notice will result in termination of tenancy.

5. Owner of Record

a. Homes **must** be titled in the name of the resident. A copy of the title must be provided to management.

6. Occupancy

- a. Only residents and approved occupants named in the lease are to occupy the premises. Residents shall notify management promptly in writing of any anticipated change in occupancy.
- A guest may not stay in a residents home for more than 3 consecutive days without prior written notice to management. A guest cannot stay more than 36 days in any 12 month period without prior written approval from management.

7. Vehicles

- a. All vehicles are to be parked in designated parking spots only. Each resident is permitted to park two (2) vehicles per site. All vehicles must have a current license plate/registration and be operable.
- b. Vehicles must be parked in designated parking areas only.
- c. Parking on the grass is strictly prohibited due to the risk of damage to underground utilities (septic, water, etc.).
- d. Vehicles with expired tags, no license plates, or those parked in unauthorized areas will be towed at the owner's expense.
- e. Unauthorized parking includes, but is not limited to, parking in other resident's designated parking spots, parking in the roadways, or parking on any portion of the grass.
- f. The speed limit within Hunt Mobile Home Park is 5 mph.

8. Home & Site Maintenance

- a. Each resident shall keep the lot clean and free of fire hazards.
- b. All homes must have block type numbers affixed to the street side of the home and be clearly visible from the street.

c. Exterior Maintenance and Repairs

- Residents are responsible for maintaining the exterior of their mobile homes in a clean, safe, and well-maintained condition.
- ii. This includes, but is not limited to:
 - 1. Siding: Repairing or replacing damaged, loose, or warped siding.
 - 2. Roofing: Maintaining a leak-free roof and repairing or replacing damaged shingles or other roofing materials.
 - 3. Windows and Doors: Ensuring windows and doors are in good working order and free from damage.
 - a. Windows shall not be covered with any foil, paper, wood, metal or other non-transparent material.
 - b. Broken windows should be repaired as appropriate.

- 4. General Cleanliness: Keeping the exterior of the home free from debris, clutter, and unsightly materials.
 - a. No items are to be stored outside of the mobile home, including but not limited to, appliances, furniture, and household items.
 - b. All trash must be placed inside of the provided trash receptacles. No trash is to be stored outside of the provided trash cans.
- iii. The park management reserves the right to require residents to make necessary exterior repairs within a reasonable timeframe, as determined by the management.
- iv. Failure to complete needed repairs in a timely manner, will result in the park completing the repairs, and billing the resident for the cost of the repairs.

d. Skirting

- i. All homes must be skirted within 45 days of being moved in.
- ii. Skirting must be kept in good repair. Skirting that has numerous holes or other defects must be repaired or replaced.

e. Air Conditioners

- i. Units must be kept in good, working condition.
- ii. Window units are to be self-support and cannot be located on the front/hitch end of the home.

f. Stairs/Decks

 All steps leading to any door must be enclosed cement or treated wood with proper handrails installed. Steps must be maintained in a safe and attractive manner.

g. Storage Buildings

- i. All storage buildings must be approved by management prior to installation.
- ii. Each storage building should be a maximum size of 8'x10', and cannot be taller than the home.
 - 1. Buildings must be kept in good repair and must not interfere with existing utility lines.

h. Pools

 For safety, liability, and maintenance reasons, private pools of any kind, including above-ground, inflatable, and in-ground pools, are strictly prohibited within Hunt Mobile Home Park.

i. Trampolines

- i. For safety and liability reasons, trampolines are strictly prohibited within Hunt Mobile Home Park.
- ii. This prohibition applies to all types of trampolines, including in-ground and above-ground models.

j. Gardens

i. No gardens are to be planted on the premises.

k. Outside Items/Storage

- i. All items must be stored inside the home or in an approved storage building.
- ii. All patio furniture, grills and any other outdoor items must be kept in good condition.
- iii. No discarded furniture or appliances may be stored on the deck or outside of the home for any reason.

9. Pets

- a. No outside pets are allowed within the premises.
- Each resident is responsible for the behavior and clean up of their pet. All pets must be listed on the Pet Addendum with a nonrefundable pet fee prior to move-in.
- c. All pets must be kept on a leash and under the control of the owner at all times when outside of the residence.
- d. Pet owners are responsible for cleaning up after their pets.
- e. Pets that are considered "dangerous breeds" are not to be permitted on the premises.

10. Lawn Care/Maintenance

- a. Lawns are to be kept free and clear of items that hinder lawn care.
- b. No fencing is to be erected on any property, unless installed by the landlord.

11. Utilities

- a. Water, sewer and trash pickup will be provided by the property owner.
- b. Residents are responsible for water lines and electrical wiring from the meter to the home.
- c. Burning of trash is **NOT** permitted.
 - i. Per Wake County, burning of any sort (including fire pits) is not permitted on the premises.

12. Selling of Home or Transfer of Ownership

- a. Management must be notified immediately of any intent to sell a mobile home inside the community or transfer ownership. Any new owner/resident must complete an application and sign a lease in their name.
- b. Any transfer of ownership needs to be in writing with a 30 day notice to management.

13. Eviction

a. In the case of eviction, residents MUST have the mobile home removed within 30 days of ruling by a court.

14. Subleasing

a. No subleasing of a lot or home is permitted without written permission from management.

15. Removal of a Mobile Home From the Community

a. If a resident chooses to remove their mobile home from the community, any damage to the lot is the sole responsibility of the tenant and must be repaired.

Acknowledgement of Updated Rules & Regulations

Tenant Signature		Date	
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Landlord Signature		Date	
Management Signature		_ Date	