



Community Rules and Responsibilities

1. COMMON COURTESY:

- NOISE: Quiet hours are from 11pm to 7am. Please keep noise to a minimum during these times. Complaints from neighbors about noise, late parties, late visitors, etc. and written warnings from Management are grounds for termination of lease and eviction.
- DUMPING: Annual dump passes will be issued to all tenants. Tenants are to maintain yards and common areas. Dumping liquid and solid waste and debris on the property may result in termination of lease and eviction.
- SPEED LIMIT is 5 MPH throughout the property. Speeding through the property endangers your neighbors and their children, family members and guests. Drive the Speed Limit. Failure to do so may result in eviction.

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2. OCCUPANCY

- TENANTS: Must be listed in the lease and all residents listed on the Resident Information Form (available in the **FORMS** section under **Current Residents** on the website.)
- GUESTS: may stay up to 2 weeks without notifying management.
 - guests staying more than 2 weeks will need management approval.
 - guests wishing to stay more than 30 days will be considered prospective tenants and must apply to be added to your lease and submit to a credit and background check.

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3. ANIMALS:

- A maximum of 3 indoor pets are allowed.
- Dogs and cats must be kept indoors.
- Dogs must be on a leash and accompanied by their owner or a responsible person while outdoors.
- Dogs may not be tethered in the yard unattended.
- Barking dogs that are repeatedly a nuisance may be asked to leave.
- The lot must be kept free of pet waste and debris.
- You must clean-up after your pet when you walk them around the community.
- LIVESTOCK are not allowed.
- CHICKENS are the only fowl allowed at The Meadows
 - Tenants may keep a total of 5 laying hens only.
 - Roosters are not allowed.
 - Chickens must be kept in a coop and run or a chicken tractor approved by management.
 - Approval must be in writing and the coop/tractor must be in place before the chickens can be brought into the park.

(Available in the **FORMS** section under **Current Residents** on the website)

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4. REGISTRATION: Registration must remain current for your home. A copy of current registration for your manufactured home will be required every time you renew your lease.

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5. EXTERIOR OF MOBILE HOME:

- SIDING should be dent free and the paint in good condition - no rust. (See **Current Residents: Approved Colors on the website**)
- WINDOWS / DOORS must be in good repair. Broken windowpanes, warped panes, warped and unpainted doors, and damaged storm doors must be repaired or replaced.
 - Torn blinds and curtains may not hang in exterior windows. Obvious blankets and sheets may not hang in exterior windows.
- SKIRTING must be approved by park management unless it is typical vinyl siding. Both upper and lower tracks are required.
 - Aluminum or metallic looking siding is **not** permitted.
 - Skirting must be uniform in color and remain in good condition.
 - Dents and cracks must be repaired. Panels with holes must be replaced.
 - Faded and worn looking skirting must be painted to match/coordinate with your trailer or replaced.
 - Skirting panels that blow out must be replaced within 10 days.
 - Any repairs or replacement must be done in a professional manner.
 - New Mobile Homes: Mobile homes are to be skirted within 60 days of moving into the park. Failure to do so may terminate the lease.
- STEPS: must be in good working order, have 2 handrails, and must be painted or stained. Old worn looking steps must be repaired and refinished or replaced.
- WINDOW AIRCONDITIONERS: must be braced to ensure they are sound and not an injury risk to anyone underneath them.
- HITCH/TOW BAR: Must be removed or covered.

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6. MAINTAINING YOUR LOT:

- YARD around the home must be kept clean and tidy.
 - OUTSIDE ITEMS must be stored under the home/deck or in an approved storage shed unless approved by Management. This includes toys, sports gear, and yard tools.
 - RAISED BEDS, plant containers, and plants must be approved by Management and maintained by Tenant.
 - ALL PLANTS, whether wild or planted must be kept neat and healthy by the Tenant.
 - LAWN FURNITURE: must be in good condition and manufactured solely for outdoor use.
 - DEBRIS AND PET WASTE: is not permitted. Please remove promptly
 - After written warnings and non-compliance, Management reserves the right to contract someone to maintain the yard and discard debris.
 - Tenant will be billed for the labor cost + an additional \$25.00 for administration fees.
 - Failure to pay fees and keep yard clean will result in termination of the lease.
- MOWING will be taken care of by management. However, weed control around the perimeter of your home and steps will be your responsibility.
- DECKS AND PORCHES are permitted if approved. (See the **REQUEST FOR EXTERIOR ALTERATIONS FORM** in the **Current Resident** section on the website)
 - The Meadows does not limit the size of the deck, however, it must meet setback and permitting requirements imposed by Wilson County and conform to the aesthetic goals of the community.
 - All decks must be constructed of treated lumber or Trex like material - capable of enduring harsh winters and hot summers. All lumber must be painted or stained to protect it from the elements and kept in good condition.

- Deck tops and porches are not storage spaces and therefore, only barbeques, outdoor patio furniture/umbrellas, small outdoor decor and plant containers and plants are allowed to be kept on them.
- Decks must be skirted with trellis or other attractive material.
- OUTBUILDINGS/STRUCTURES: all outbuildings and structures must be approved in writing by Management. (See the **REQUEST FOR EXTERIOR ALTERATIONS FORM** in the **Current Resident** section on the website)
 - UNAPPROVED buildings/structures must be removed
 - FENCING: all yard fencing or approved fences must be maintained. Unapproved fences must be taken down and disposed of.
- LAUNDRY/CLOTHESLINES: Must be hidden from regular view and not seen by the road or your neighbor.

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7. HOMEOWNER'S INSURANCE:

- All tenants must keep active homeowner's insurance and list Fortuity Investments, LLC as co-insured.
 - The minimum amount you must insure your home is \$10,000.00 to use towards removal should there be a total loss. However, we strongly urge you to maintain more insurance. Natural disasters and kitchen fires do happen. (Please contact Management should you have difficulty finding insurance)

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8. VEHICLES AND PARKING:

- VEHICLES:
 - Tenants may keep no more than 3 vehicles per lot.
 - Tenants may not store vehicles owned by others.
 - All vehicles must be operable with current registration, license plates, tags, and insurance.
 - Heavy work trucks must have management approval to park onsite and will be required to pay a monthly fee.
 - Boats, RVs and Trailers must be parked offsite unless stored inside an approved shed/outbuilding. (See the **REQUEST FOR EXTERIOR ALTERATIONS FORM** in the **Current Resident** section on the website)
- TENANT PARKING:
 - Vehicles must be parked in the designated parking space. Vehicles may not be parked on grass or alongside mobile home.
- GUEST PARKING:
 - Guests must park in one of the three areas for overflow parking unless there is space in yours.
 - Guest vehicles may not be parked onsite more than 72hrs without management approval.
- MAINTENANCE:
 - NO CARS ON BLOCKS
 - Other than washing the car or changing a tire, all maintenance must be done off-site.
- ABANDONED VEHICLES: Any vehicle remaining in the same location for 14 days that cannot be moved under its own power, or not displaying a current license plate and inspection sticker, will be considered abandoned and will be towed away at the owner's expense.

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9. NO SUBLETTING

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10. SEPTIC SYSTEMS

- Each lot has a septic system permit through Wilson County for the use of a specific number of permanent residents - either 4 or 6 depending on the lot.
- Long term guests or frequent large parties can overwhelm the drain field and adversely affect the functioning of your septic system. Please familiarize yourselves and your guests with the proper treatment of the septic system. See the "[How to Care for Your Septic System](#)" PDF. (Under **Current Residents on the website**) Flushing or draining improper items is prohibited. These items include:

<ul style="list-style-type: none">• Grease/oil• Coffee Grounds/Tea• Household Chemicals (unless Septic System safe)• Pharmaceuticals• Feminine Hygiene products• Diapers	<ul style="list-style-type: none">• Wet/Baby Wipes• Paper Towels• Condoms• Dental Floss• Kitty Litter of any kind
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- Septic Systems require pumping every 5 years. The Meadows will pump and maintain the systems in good repair. However, if your system begins to malfunction and the malfunction is due to misuse, you may be charged either partially or fully for the cost of repair depending upon the situation.

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11. Firearms

- Discharging of firearms is prohibited onsite.

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My initials at the end of each section of these Community Rules and Responsibilities indicates that I understand and will comply.

I understand I must also abide by all local City, County, State, and Federal laws and ordinances. I will be courteous to my neighbors, respectful of their rights, and if they are in violation of the park rules or acting in a way that is dangerous, I recognize that I have the right *and* responsibility to call the authorities and notify management.

Address: _____ Date: _____

Signature: _____

Signature: _____