

Congaree Mobile Home Village

PO BOX 586
Chapin, SC 29036

RULES AND REGULATIONS

We strive to make Congaree MH Village a safe and family friendly community.
Please help us in doing so by abiding by the rules for the community.

- 1. Rent is due on the 1st of each month, rent is late after the 5th. There is a \$50 late charge for all rents collected on the 6th and after. Eviction will be filed if rent is not received by the 10th. All rent must be paid by money order or bank check. NO CASH. Rent is to be deposited in the black deposit box by the mailboxes.**
- 2. NO LOUD NOISES SHALL BE TOLERATED AT ANY TIME INCLUDING BUT NOT LIMITED TO: NOISE FROM PARTIES, RADIO, TV, VEHICLES AND/OR OTHER EXCESSIVE NOISE.**
- 3. ONE PET PER HOME, 25 POUNDS OR LESS IS PERMITTED IN THE PARK. NO ADDITIONAL PETS ARE ALLOWED IN THE COMMUNITY OTHER THAN THE 1 PET LISTED ON YOUR LEASE AGREEMENT. PETS 25LBS OR LESS MUST BE ON A LEASH AT ALL TIMES WHEN OUTDOORS. YOU ARE RESPONSIBLE FOR PICKING UP AFTER YOUR PET. A VIOLATION OF THIS IS GROUNDS FOR IMMEDIATE EVICTION.**
- 4. NO DIRT BIKE, GO KARTS, 3 OR 4 WHEELERS, ATVS OR ANY OTHER TYPE OF OFF-ROAD RECREATIONAL VEHICLES ARE ALLOWED IN THE COMMUNITY.**
- 5. PARENTS ARE RESONSIBLE FOR THE BEHAVIOR OF THEIR CHILDREN AND ANY DAMAGES CAUSED BY THEM.**
- 6. VACANT LOTS AND MOBILE HOMES MUST NOT BE DISTURBED AND ARE NOT TO BE PLAYED ON OR IN BY CHILDREN.**
- 7. EACH RESIDENT MUST KEEP HIS/HER LOT NEAT AND CLEAN. IF THE LOT IS NEGLECTED AND TRASH, LEAVES, KIDS TOYS AND/OR OTHER MATTER IS ALLOWED TO ACCUMULATE AROUND THE HOME, THE MANAGEMENT RESERVES THE RIGHT TO COLLECT AND REMOVE SUCH MATTER AND BILL THE TENANT FOR THE COST. A 48-HOUR OF WRITTEN NOTICE OF LANDLORDS INTENTIONS SHALL BE GIVEN TO THE TENANT.**

- 8. NO STORAGE OF BOTTLES, CANS, BATTERIES, BOXES, OLD FURNITURE, OR ANY PERSONAL BELONGINGS ARE ALLOWED OUTSIDE THE HOME. NO MATERIALS THAT COULD CAUSE A FIRE HAZARD OR ATTRACT INSECTS OR TODENTS ARE PERMITTED TO BE STORED UNDER OR AROUND THE HOME.**

- 9. ALL GARBAGE MUST BE PLACED IN THE DUMPSTERS OUT IN FRONT OF THE PROPERTY. OUTSIDE GARBAGE CONTAINERS MUST HAVE A TIGHT LID AND SHALL BE KEPT ON THE CAN AT ALL TIMES. ADDITIONALLY, BAGS OF TRASH SHALL NOT BE PLACED OUTSIDE OF YOUR HOME.**

- 10. NO CHANGES, ALTERATIONS, OR ADDITONS TO THE MOBILE HOME OR THE LOTS MAY BE MADE BY THE RESIDENTS WITHOUT PRIOR WRITTEN PERMISSION. LOCKS MAY BE CHANGED BY THE LANDLORD ONLY. NO NAILS ARE TO BE PLACED IN THE WALLS OR ADHESIVE USED ON THE WALL, WINDOWS SHALL NOT BE COVERED WITH INCLUDING BUT NOT LIMITED TO: FOIL, BED SHEETS, BLANKETS, FLAGS OR ANY OTHER SUBSTANCE OBSTRUCTING THE VIEW.**

- 11. THE LANDLORD RESERVES THE RIGHT TO INSPECT PARK OWNED HOMES IF THEY DEEM NECESSARY.**

- 12. NO BB GUNS OR FIREWORKS SHALL BE PERMITTED IN THE COMMUNITY.**

- 13. COMMERCIAL ENTERPRISES ARE PROHIBITED, INCLUDING BUT NOT LIMITED TO: DAYCARE, MECHANIC WORK OR SALES OF ANY KIND.**

- 14. ROAD AND DRIVEWAYS SHALL NOT BE BLOCKED AT ANY TIME FOR ANY REASON AND NO DRIVING AT ANY TIME ON PROPERTY OTHER THAN ROADS OR DRIVEWAYS.**

- 15. NO MECHANICAL OR BODY WORK OF ANY KIND SHALL BE PERMITTED ON THE PREMISES. ALL VEHICLES MUST MAINTAIN A VALID DRIVERS LICENSE PLATE. ALL VEHICLES OF THE TENANTS MUST BE REGISTERED TO THE TENANTS LISTED ON THE APPLICATION.**

- 16. THE SPEED LIMIT IN THE COMMUNITY IS 10 MPH**

- 17. ALL VEHICLES ENTERING THE COMMUNITY MUST DISPLAY A VALID VEHICLE LICENSE PLATE AND MUST OBSERVE ALL LAWS.**

- 18. NO TRAMPOLINES OR SWIMMING POOLS ALLOWED.**

19. MAIL BOX KEYS ARE PROVIDED BY THE MANGAEMENT AND A DEPOSIT OF \$25.00 IS REQUIRED. EACH ADDITIONAL KEY WILL BE \$10.00

20. YOU MUST BE AT HOME, LEAVE KEYS OR GIVE WRITTEN PERMISSION TO THE LANDLORD OR AGENT OF LANDLORD TO ENTER HOME IN YOUR ABSENSE TO DO REQUESTED SERVICE. IF A TENANT REQUESTS SERVICE OR REPAIRS ON A PARTICULAR DATE AND TIME AND REPRESENTATIVE IS UNABLE TO GET IN THE HOME, THE TENANT SHALL BE CHARGED FOR A \$50.00 SERVICE CALL.

21. THERE SHOULD BE NO OTHER OCCUPANTS LIVING IN YOUR RENTAL HOME OTHER THAN THOSE THAT ARE LISTED ON THE LEASE AGREEMENT.

I HAVE READ ALL 3 PAGES OF THE RULES AND REGULATIONS AND AGREE TO ABIDE BY THEM OR ANY RULES POSTED BY THE LANDLORT IN THE FUTURE. A VIOLATION OF THE RULES OR REGULATIONS MAY TERMINATE MY TENANCY.

TENANT (S) _____

LANDLORD _____

DATE: _____