

CAIRO MANUFACTURED HOME COMMUNITY

PARK RULES & REGULATIONS

These Park Rules & Regulations (“Rules”) are established to promote the safety, cleanliness, appearance, and peaceful enjoyment of Cairo Manufactured Home Community (“Community”) located in Cairo, Nebraska.

These Rules apply to all residents, occupants, guests, visitors, and invitees within the Community. Each resident is responsible for ensuring that all occupants, guests, visitors, and invitees associated with the resident comply with these Rules.

Violation of these Rules may constitute a violation of the applicable Lease Agreement and may result in enforcement action as permitted by the Lease Agreement and applicable law.

1. OCCUPANTS AND GUESTS

Only persons approved by Management and identified as authorized occupants may reside in a home within the Community.

Residents must notify Management before allowing any additional person to establish residency within the Community. Any person required by Management to complete an application or screening process must be approved before establishing residency.

A guest is a person temporarily visiting an authorized resident and who maintains a permanent residence elsewhere. Guests may not use temporary visits to establish residency within the Community or circumvent Management's application and approval requirements.

Residents are responsible for ensuring that their occupants, guests, visitors, and invitees comply with these Rules and are legally and financially responsible for any violation of these Rules or damage to property caused by such persons.

2. CONDUCT, NOISE, AND COMMUNITY DISTURBANCES

Residents and other persons within the Community shall conduct themselves in a manner that does not disturb the peaceful enjoyment, safety, or comfort of other residents.

Excessive noise, loud music, unnecessary vehicle noise, shouting, fighting, threatening behavior, harassment, disorderly conduct, public disturbances, or other conduct that unreasonably interferes with other residents is prohibited.

Quiet hours are from 10:00 p.m. to 8:00 a.m. During quiet hours, residents and their occupants, guests, visitors, and invitees shall not create noise that is audible outside the resident's home or that disturbs the peaceful enjoyment of other residents.

Parties or gatherings that create excessive noise, traffic, parking problems, disturbances, property damage, or require law enforcement intervention are prohibited.

Illegal activity, vandalism, and intentional damage to property are prohibited within the Community.

3. CHILDREN AND SUPERVISION

Children shall be appropriately supervised while within the Community and shall not play in Community streets, parking areas, vacant Lots, utility areas, or other locations where their activities may create a safety hazard or interfere with other residents or Community operations.

Under no circumstances shall children enter or play beneath any manufactured home within the Community. Children shall not enter upon or play on another resident's Lot without permission.

4. PETS AND ANIMALS

Pets and animals are prohibited within the Community unless expressly approved in writing by Management.

Management may approve an animal that is continuously kept inside the resident's home in an aquarium, cage, or other appropriate enclosure.

Any approval is specific to the individual animal and may be conditioned or withdrawn if the animal creates noise, odors, unsanitary conditions, property damage, a safety concern, or interference with other residents.

Any animal expressly authorized in writing by Management as of the effective date of these Rules may remain subject to the conditions of its authorization.

Authorization applies only to the specific approved animal and does not permit the replacement of the animal or the acquisition of another animal.

5. LOTS, CLEANLINESS, AND OUTDOOR STORAGE

Residents shall maintain their Lots in a clean, sanitary, safe, and reasonably attractive condition. Trash, garbage, discarded furniture, appliances, automotive parts, building materials, scrap materials, and other refuse may not be stored on or around a Lot.

All manufactured homes shall have skirting installed and maintained in good condition and in compliance with applicable local zoning and other governmental requirements. Skirting shall be properly secured and kept free of missing, damaged, loose, or open sections. Openings necessary for ventilation, utility access, or other legitimate purposes shall be properly screened, covered, or otherwise protected when not in use.

Personal property, including toys, bicycles, lawn equipment, garden hoses, and similar items, shall be stored inside the home or in an approved enclosed storage structure when not in use. Porches, decks, patios, and areas surrounding or beneath homes shall not be used for storage.

Grills, outdoor furniture, and other items designed for outdoor use may remain outside when kept clean, orderly, and in good condition. Furniture and other household items designed for indoor use may not be stored or used outdoors.

Residents shall not allow conditions that create a fire, health, or safety hazard, attract pests, or unreasonably interfere with neighboring residents. Management may require the removal, cleanup, repair, or proper storage of items or conditions that violate this section.

6. LAWN CARE

Residents are responsible for mowing and maintaining the lawn within their Lot and shall keep all grass and weeds reasonably trimmed and no more than five (5) inches in height.

If a resident fails to mow or maintain the lawn as required, Management may perform or arrange for the work to be performed and assess a charge of \$50.00 per occurrence.

7. SNOW AND ICE REMOVAL

Residents are responsible for removing snow and ice from their designated parking areas and from steps, decks, porches, walkways, and other areas used to access their homes.

Residents shall not place or pile snow in Community streets, driveways, or other areas where it may interfere with traffic, drainage, Community operations, or access to another Lot.

8. IMPROVEMENTS, LANDSCAPING, AND EXTERIOR CHANGES

Prior written approval from Management is required before installing, constructing, removing, or materially altering any shed, fence, deck, porch, steps, awning, carport, satellite dish, exterior structure, concrete, landscaping feature, garden, tree, shrub, or other improvement to a Lot.

Residents shall obtain any permits or governmental approvals required for work they perform or arrange to have performed after Management's approval.

Residents may not dig, excavate, drive stakes, install posts, disturb the ground, or cut, trim, damage, or remove trees without prior written approval from Management.

Any approved improvement or alteration must be maintained in a safe and reasonably attractive condition. Management's approval does not make Management responsible for its construction, maintenance, repair, safety, or compliance with applicable law.

Any approved improvement shall remain the responsibility of the resident unless otherwise agreed in writing by Management.

9. PEST CONTROL

Residents shall maintain their homes, personal property, and Lots in a clean and sanitary condition that does not attract or harbor rodents, insects, or other pests.

Residents, at their own expense, shall promptly address pest infestations originating from or existing within their home, personal property, or Lot and shall notify Management when an infestation may affect neighboring homes, Community property, or other residents.

If a resident fails to promptly address a pest infestation affecting the resident's home or Lot, Management may arrange for pest control treatment and assess the cost to the resident.

10. WATER & SEWER UTILITIES

Residents shall use the Community's water and sewer systems in a reasonable manner and shall not damage, misuse, tamper with, alter, obstruct, or interfere with any Community utility system or equipment.

Residents shall immediately notify Management of any known or suspected water leak, sewer backup, slow drainage, broken utility connection, damaged utility equipment, or other condition that may affect Community property or utility systems.

Grease, oil, diapers, wipes, sanitary products, paper towels, food waste, chemicals, hazardous materials, or other materials likely to damage or obstruct the sewer system shall not be placed into sinks, drains, or toilets.

Residents may be responsible for the cost of clearing or repairing sewer lines or other damage to the Community's utility systems caused by misuse, negligence, or violation of these Rules.

Residents may not perform, authorize, or hire another person to perform repairs or modifications to Community-owned water or sewer systems without prior written authorization from Management.

11. TRASH DISPOSAL

Trash shall be placed only in containers or collection areas designated by Management. Community trash containers may be used only for normal household garbage generated by residents of the Community.

Furniture, mattresses, appliances, tires, construction materials, automotive parts, hazardous materials, and other large or prohibited items may not be placed in or beside Community trash containers. Residents shall arrange and pay for the proper disposal of such items.

No person who does not reside within the Community may use Community trash containers or disposal facilities. Burning trash, leaves, or other refuse within the Community is strictly prohibited.

12. VEHICLES, PARKING, AND TRAFFIC

The speed limit within the Community is ten (10) miles per hour. Vehicles shall be parked only in designated parking areas associated with the resident's Lot or other areas approved by Management. Parking or driving on lawns, yards, vacant Lots, or other areas not designated for vehicle use is strictly prohibited.

Unless otherwise approved by Management, no more than two (2) vehicles belonging to or regularly used by residents of a Lot may be kept within the Community. Vehicles must be operable, properly licensed, insured, and currently registered. Residents shall provide proof of current registration and insurance upon reasonable request by Management.

Vehicle maintenance, repairs, dismantling, and fluid changes are prohibited. Motor oil, antifreeze, fuel, chemicals, or other automotive fluids may not be drained, dumped, or disposed of within the Community. Vehicles may not be used for storage.

Residents shall move vehicles when reasonably requested by Management for snow removal, maintenance, utility work, emergency access, or other Community operations.

Vehicles violating these Rules may be removed or towed as permitted by law and at the vehicle owner's expense.

13. RECREATIONAL VEHICLES AND EQUIPMENT

Boats, campers, motor homes, recreational vehicles, unattached trailers, commercial vehicles, off-road vehicles, and similar equipment may not be stored within the Community without prior written approval from Management.

ATVs, dirt bikes, snowmobiles, and other off-road recreational vehicles may not be operated within the Community without prior written approval from Management.

Swimming pools, hot tubs, trampolines, and other large recreational equipment may not be installed or used within the Community without prior written approval from Management.

14. FIRE SAFETY, HAZARDOUS MATERIALS, AND WEAPONS

Open fires, burning of refuse, discharge of fireworks, and other activities creating an unreasonable fire hazard are strictly prohibited within the Community.

Gas and charcoal grills may be used in a safe manner and at a reasonable distance from homes, structures, vehicles, and combustible materials.

Residents shall not store hazardous, explosive, highly flammable, or unlawful materials within their residence or anywhere within the Community.

The discharge of firearms, BB guns, pellet guns, air rifles, bows, slingshots, or similar weapons within the Community is prohibited.

No person shall engage in any activity within the Community that creates a substantial risk of fire, explosion, injury, or damage to persons or property.

15. ENFORCEMENT OF PARK RULES

Management reserves the right to change, add, delete, or amend these Rules from time to time. Notice of any change, addition, deletion, or amendment shall be provided to residents at least sixty (60) days before becoming effective, except when a shorter notice period is authorized in accordance with applicable law.

When a resident fails to correct a violation within the time allowed by Management or applicable law, Management may take reasonable action to correct the violation when permitted by the Lease Agreement and applicable law.

Residents shall be responsible for the reasonable costs incurred by Management to clean, repair, remove, tow, dispose of, or otherwise correct conditions caused by the resident, occupants, guests, visitors, invitees, approved animals, or personal property.

Management's failure to enforce a Rule on one occasion does not waive Management's right to enforce that Rule or any other Rule in the future.

Any exception to these Rules must be approved in writing by Management.

ACKNOWLEDGMENT

The undersigned Resident(s) acknowledge receipt of these Park Rules & Regulations and agree to comply with them.
Resident(s) understand that these Rules are incorporated into and made part of the Resident's applicable Lease Agreement.

Resident (Print): _____

Resident (Signature): _____ Date: _____

Resident (Print): _____

Resident (Signature): _____ Date: _____

Management: _____ Date: _____