Park Meadow MHC LLC
Guidelines for Living

We would like to welcome you to our Community. These Guidelines are in place to ensure a peaceful existence for our Residents in our Community.

Resident’s, their Occupants, and Guests: Resident’s are responsible at all times for the actions, whereabouts, and safety of themselves, their occupants and guests. Any three (3) violations in a period of twelve (12) consecutive months will result in the termination of the lease agreement.

Abandonment of Property: Any personal property abandoned or otherwise left unattended on the leased premises by the Resident shall be disposed of pursuant to the Disposition of Personal Property Landlord and Tenant Act, Neb. Rev. Stat. & 69-2301, ET. Seq.

Absence of Residents: When a Resident is absent from their home for an extended time, Management must be informed of the following: Whom will be taking care of the lawn? Whom do we call if the rent is not paid? Whom to call if there is a problem with the home? In the winter, whom do we call if there is a water problem? Who will be checking the heat tape?

Address: Due to 911 services, all Resident’s are required to place their lot# and house address number on their home, in clear view of the street.

Alcoholic Beverages: Alcoholic beverages are not permitted on the common property, in the streets, the playground area, and swimming pool, mailroom or office area.

Age and Size: Management prior to and during home occupancy in the Community must approve age, size and conditions of homes. Management reserves the right to deny occupancy or require compliance to Management specifications, before the home is allowed to enter the Community. This helps maintain the overall appearance of our Community.

Awnings: Management must approve any awnings in writing prior to placing them on your home. Contact the office for the proper form and instructions on completing the form.

Bicycles: Bicycles are NOT permitted on other Residents’ lawns, common areas, or in the middle of the streets. Parents will be notified if children do not follow safety rules when riding their bicycles. Continual disregard for following safety rules will result in a violation being issued to the parents.

Bus Stop: All children must wait in a designated area in an orderly manner.

Clotheslines: Umbrella-type is the only style of clothesline permitted in the Community.

Clubhouse Party Room: A party room is available for Park Meadow Resident’s to rent for your use and enjoyment. A $100.00 cash only deposit for damages, returnable upon inspection of the party room is required. A $50.00 non-refundable charge for up to 25 people, a $100.00 non-refundable charge for up to 50 people, and a $200.00 non-refundable charge for over 50 people. Clubhouse party room hours of use are 9:00am to 11:00 p.m. Please call the clubhouse for reservations at 493-1420 one week in advance of the scheduled event.

Commercial Business: No commercial business shall be conducted in the Community. No Resident is permitted to drive their company semi-truck or dump truck into the Community.

Curfew: No one under the age of 18 shall be on the streets, around the clubhouse, including the mailroom area or pool area, or on empty lots or other common ground areas after 10:00pm. The only exceptions will be for those coming from or going to work, proof of current employment may be required. Any three (3) violations in a period of twelve (12) consecutive months will result in termination of this lease agreement.

Disturbing Noises: Resident’s, their occupants, and Guests shall not make or permit any disturbing noises, play music loudly or conduct themselves in the Community in a way that would infringe upon the rights, comforts, or convenience of other Resident’s of the Community. Resident’s shall sufficiently reduce at any time upon request of Management, the volume of any radio, stereo, television or any musical instrument in the Community to a level as not to disturb or interfere with the peaceful enjoyment of other Resident’s. Resident’s shall not play upon or permit to be played any musical instrument or operate or permit to be operated any stereo, radio, or television in the Community between the hours of 10:00 p.m. and 8:00 a.m., any three (3) violations in a period of twelve (12) consecutive months will result in termination of the lease agreement.
Driveways: **No vehicle repairs of any kind are permitted in the Resident’s driveway.**

Drugs: There will be no drug usage or drug activity permitted in the Community, or in any of the common areas in the Community. Resident’s, Resident’s children, or their guests who are not following these guidelines shall be declared a default of the lease and Management will immediately terminate the Resident’s lease.

Electric Homes: Electric homes are not allowed in the older section of the Community. Resident’s are not responsible for heating elements in electric hot water heaters when the water is shut off in the Community.

Fences: The installation of permanent perimeter fencing is not conducive to manufactured home Community living. Any additional fencing is prohibited. Existing fences will be allowed to remain provided they are properly maintained. Prior to the sale of a home all existing fences must be removed.

Fireplaces: Proper disposal of all fireplace ashes is required. No dumping is allowed or permitted at the Resident’s home site or parking area.

Firewood: All firewood needs to be stacked in a neat and orderly fashion. The location of the firewood stacks shall be in an area that is inconspicuous and hidden from site from the front of the home. Firewood is not to be stacked in any common areas of the Community. No Resident shall be allowed to store firewood for resale purposes. No Resident shall use common grounds or utility/dumpster areas to store wood.

Fireworks: Fireworks will not be permitted in the Community, unless otherwise stated.

Gambling: No gambling of any kind will be permitted in the clubhouse or office.

Guests: Management approval is required if a Resident or their occupants are to invite more ten (10) guests to their home at any given time. Any guest who remains in a Resident’s home for more than fourteen (14) consecutive days MUST be placed on the Resident’s “Application for Residency’’ and lease, have a criminal check at the Resident’s expense and be approved by Management. Any three (3) violations in a period of twelve (12) consecutive months will result in termination of the Resident’s lease agreement.

Guns or Lethal Weapons: No guns or lethal weapons will be allowed in the Community or outside your home. This includes BB guns, bows, slingshots, air guns, etc. **Immediate termination of the lease agreement shall result if any Resident, their children or guest are witnessed shooting weapons in the Community.** This is for the safety of all Resident’s of our Community.

Harassment: Resident’s are prohibited from harassing other Resident’s, their guests, Community Management and staff.

Home Improvements: All homes, which are located in the Community, must receive prior Management written authorization and approval on any exterior improvements to their lot or home. This includes but is not limited to sheds, decks, sidewalks, carports and driveways. Contact the office for the proper forms to be completed.

Home Set up: All homes must be properly set, blocked and connected to public utilities. All hitches must be removed or enclosed with vinyl skirting or other materials with prior Management approval.

Insurance: All homeowners are required to carry homeowner’s insurance for their protection as well as that of their guests. Proof of such insurance coverage is to be kept on file at the office. Our fax number is 402-492-8636.

Landscaping: Resident may landscape his lot after obtaining written Management approval. Any trees, flowers, shrubs, bushes, etc. that are placed on or in the lot by the Resident’s, or that already exist on or in the lot when Resident takes occupancy are now the responsibility of the Resident. Resident is responsible for the trimming, maintaining, and cutting down of any trees, flowers, shrubs, bushes, etc. Management may at any time remove or trim any landscaping including trees, flowers, shrubs, bushes, which we deemed necessary.

Laws: Resident, his/her occupants, guests and invitees must abide by all city, county, state, and federal laws.

Mailboxes: Resident shall be responsible, at a charge of $ 25.00, for the replacement key or locks due to loss or Resident damage. We suggest having copies made at the local locksmith. We will be happy to keep your copy on file at our office in case you misplace your original.

Management Office Hours: Office hours are Monday through Friday 8:00 am to 5:00 pm. The office will close for a lunch period each day. The Management staff is available for appointments on Saturday when necessary. In addition, Management can be reached for maintenance emergencies such as water, sewer or electrical 24 hrs. by contacting the office at 493-1420.

Maintenance: Resident shall properly winterize his/her home each Fall to protect against frozen pipes. Resident is responsible for plugging in and checking heat tapes and heat rods. Management is not responsible for water breaks due to Resident’s negligence. Resident is responsible for replacement of all electric box fuses after move-in. All homes (including skirting, siding, windows, doors, etc…) steps and sheds must be kept
in good repair and properly painted. All lawns must be mowed, free of debris, bushes and scrubs trimmed regularly, and weed controlled. All Resident’s personal property must be stored in Management approved shed.

Motor Bikes and Motor Vehicles: Mini Motorbikes, snowmobiles, go-karts, are prohibited from being ridden anywhere in the Community other than the streets going in and out of the Community. No unlicensed bike or driver is allowed within the Community in or on a vehicle.

Movement of Home: All homes must be set and removed under the supervision of Management. All homes coming into the Community must stop at the office before going to the lot for set-up. Resident must receive Management approval 2 weeks prior to actual move-out along with the coordination with the toter service and the movement of the home in or out of the Community. Only licensed servicemen who are bonded and insured may tear down homes. The serviceman, toter or dealer must remove all tie downs before home is moved out of the Community. No home will be moved in or out after 4:30 p.m. Monday through Friday, no weekend moving is permitted. Before the home can leave the Community Management must be provided with a copy of the tax clearance statement. These guidelines will help ensure the safe and successful move of your home.

Move out Charges: Resident is required to clean lot upon move-out. A $100.00 minimum charge will be levied if debris is left. Damages to any community property will be charged according to actual repair or replacement costs.

Mowing: Resident’s lot must be kept cleared of mowed, trimmed and clear of debris. Any lawn not mowed by Resident after notification by Management will be serviced by Management and charges of $60.00 made to Resident. Mowing charges must be paid with the next month’s rent or balance due for rent and mowing charges will be considered delinquent.

Paint: Homes must be well maintained with no peeling paint and flaking of exterior paint permitted.

Pets: Management must approve all pets prior to moving them into your home. NO pet over 24” in height at adult growth will be permitted, unless proven to be a “help” animal. A pet agreement must be signed by Management and the Resident and be on file at the office. Pit Bulls, Rotweilers and Doberman breeds of any kind are restricted from the community. Management reserves the right to deem any dog that is dangerous not be allowed into the community. DOG SHELTERS, KENNELS OR DOG RUNS ARE PROHIBITED WITHIN THE COMMUNITY. Only two (2) pets total per household.

Private Swimming Pool: Resident’s individual pools must be enclosed in a fence for the safety of other Resident’s. Resident’s with large pools (size will be determined by Management) will be assessed a $10.00 water fee each time upon filling.

Recreational Vehicles/Boats: When space is available, Resident’s may rent a space in our R.V. storage area for a monthly fee. An R.V. Rental Agreement must be kept signed and on file in the office prior to storing your R.V. in our storage area. All Recreational Vehicles/Boats must be properly licensed to remain in the R.V. storage area. All boats must be properly tarped at all times when in the R.V. storage area. Recreational Vehicles/Boats are NOT allowed to be parked in your parking pad or driveway, the street, the clubhouse parking lot, on your lawns or in any of the community common areas.

Rent: All rent is due on the first of the month. It must be paid by check, money order or cashier’s check. NO CASH will be accepted. A late charge of $ 50.00 will be assessed if rent is not received in our office by the 5th of each month.

Rentals: Resident’s MAY NOT sublet the premises or any portion or part thereof. The Resident may sell their home, but if following the sale, the home is to remain in the Community with the new owner, the prospective Buyer must first apply for residency, approval by Management is required, and their approval must be obtained prior to the sale. If a home is sold to a buyer who is not approved by Management, this sale will be valid, but the new purchaser will not be considered a Resident of the Community, and the home will be required to be removed from the Community immediately. You may therefore, suffer substantial damages if you attempt to sell without the Communities approval.

Repairpersons, Servicepersons, and Other Contractors: Any repairpersons, servicepersons and/or other contractors entering into or onto the Community property shall be insured with general comprehensive liability insurance. Ask them for proof of insurance before hiring them to do work on your home; this helps protect you as homeowners as well as Park Meadow M.H.C., L.L.C.

Resident Play Equipment: All outdoor play equipment located at the Resident’s home site is the property of the Resident with the Resident assuming full responsibility for its use, safety and liability. Trampolines will NOT be permitted. Small swimming or wading pools are permitted, but must be emptied on a daily basis for health/safety purposes.

Resident Utility Responsibility: Resident’s are responsible for utility connections from his home to the electric service box, gas line stub, water block, and sewer hook-up, including replacement of electrical fuses. Resident’s must install heat tapes and have water block protected against winter weather to effectively protect your home. Service repairs of frozen lines will be the sole expense of the Resident.

Return Check Fees: Any check, which is returned for non-sufficient funds will be, assessed a $25.00 fee, which will be billed to the Resident’s account in addition to the amount of the check. Checks will no longer be accepted from any Resident who has had a return check. Money order
or cashier’s check will be the only form of payment accepted from that point on. Any check which is re-deposited by the bank twice in order to verify that the funds are available will be assessed a $10.00 fee to their account.

**Right of Entry:** Management retains the right of entry onto any home site at any time for the purpose of maintenance, preventive maintenance, and inspection of home site and/or in case of emergencies.

**Sale of Home:** Resident’s must notify Management when home is put up “For Sale”. No “For Sale” signs are permitted outside of the home. Management reserves the right to inspect any home to see if it meets the Community guidelines. Management may, at their option move the home to a smaller lot at the expense of Park Meadow, M.H.C. L.L.C. Resident may NOT assign their lease to a new Resident. Management must assign all new leases. Management processes a criminal and credit check at Buyer’s expense prior to purchase, which then must be approved for all prospective buyers.

**Satellite Dishes/Antennas:** Resident must follow the most current F.C.C. ruling. Large satellite dishes are not allowed in the Community; only the smaller style that can be attached to the home will be permitted.

**School Buses:** School buses are not allowed to park in front of homes while not in use.

**Semi Tractors:** Semi Tractors are not allowed in the Community or in the clubhouse parking lot.

**Set-Up of Home:** All homes must be set-up in a manner specified by the Management by the mobile home dealer or Management approved serviceman who is bonded and insured. Management must inspect all homes for proper set-up with heat tapes and water riser insulated and schedule 40 plastic pipe properly glued at the sewer connector, all gas lines must meet M.U.D. specifications. All homes must be properly tied down and blocked upon set-up.

**Sewer:** It is the Resident’s responsibility to make sure they do not plug or damage sewer lines. Some of the items that can cause damage are tampons, condoms, diapers, kid’s toys, food particles, grease, underwear, or clothing. Resident will be responsible for costs incurred for cleaning out sewer if blockage was caused by negligent use by Resident or their guests.

**Sheds:** All sheds, decks, steps, and awnings must have Management approval prior to installation and must meet Management specifications. Prior to construction Resident must complete an Outside Construction Agreement, which must include a completed diagram of the project along with a list of materials to be used for the project. Storage buildings, decks, and awnings must be factory made or professionally built to Management specifications. There cannot be any room additions put on homes without the Management prior written approval. Storage buildings must be a minimum of six (6) feet from the home to meet fire codes. Only one shed is allowed per lot, and must be pre-approved by Management prior to installation. Before construction begins the Resident is responsible for calling One Locate (344-3565) to find all utilities. Any damage done to utilities will be the sole responsibility of the Resident.

**Shelter:** The entrance to the clubhouse shelter area is located in the lower level of the clubhouse on the west side of the building by the pool. Park Meadow Management or a Maintenance staff member will open the shelter when necessary. These shelter rules will apply when in use:

1. NO pets of any kind are allowed in the shelter.
2. NO SMOKING of any kind is permitted in the shelter area.
3. No drinking is permitted.
4. Resident’s must furnish own radio, flashlights, phones, blankets etc.
5. Order must be maintained at all times by the Resident’s, their children and their guests.
6. Park Meadow M.H.C. L.L.C. assumes no responsibility for injury to Resident’s or guests while using the shelter.

**Skateboards:** Skateboards are not permitted on the streets in the Community. Management will take the skateboard from anyone found riding in the street. Parents may pick them up at the office. RAMPS ARE NOT PERMITTED anywhere in the Community.
Skirting: All skirting must be installed within Thirty (30) days upon move-in. The Management, in writing prior to installation, must approve all skirting. Skirting must be installed in a professional manner specified by Management and inspected by Management for proper installation. Any non-compliance with the Management’s specifications will result in termination of the lease agreement. The approved methods of skirting are vinyl or manufactured materials that are properly primed, painted to match the home or of a complimentary tone, framed and set up with access to utilities.

Snow Removal: Any vehicle that is parked in or on the street from October 15 to April 15 will be towed away without notice at the Residents expense. Residents must park in their designated parking slots, not in the street or in the lawn at any time. Guests may park on the street for a few hours unless we are plowing. If plowing or sanding is being done Guests must park at the clubhouse.

Soliciting: Absolutely NO soliciting is allowed within the Community. Resident’s, along with their children, are not allowed to go door to door to sell items.

Speeding: The posted speed limit is 15 miles per hour. Violations will be issued for speeding.

Stop Signs: Resident’s and their guests must abide by all stop signs within the Community. Stop, look again and then proceed through the intersection if no one coming traffic. Violations will be issued for the Resident’s who do not come to a complete stop or roll through the intersections. No cutting through the clubhouse parking lot to avoid stop signs will be permitted.

Swimming Pool: The use of the Community swimming pool is for the enjoyment of Park Meadow Resident’s and their guests only. Resident’s, their occupants and guests shall comply with all Community, state and city swimming pool rules and regulations. Management reserves the right to limit the number of people in the pool at any one time, and deny pool privileges to residents for misconduct or non-compliance with pool guidelines. Management reserves the right to control the opening and availability of the pool and Park Meadow M.H.C., L.L.C. shall not be responsible to Resident for rent abatement during shutdown of the pool for required repairs, servicing or compliance with state and city ordinances. All swimming is at the risk of the individual. Park Meadow M.H.C., L.L.C. does not provide a lifeguard and shall not be responsible for injury or loss. All Resident’s, their occupants, and guests are to sign in and out at all times when using the pool. Occupants under 14 years of age must be accompanied by a Resident 19 years of age or older as of the 2003 pool season to use the swimming pool. The use of the Community swimming pool is for the enjoyment of Park Meadow Resident’s and their guests only. Resident’s, their occupants and guests shall comply with all Community, state and city swimming pool rules and regulations. Management reserves the right to limit the number of people in the pool at any one time, and deny pool privileges to residents for misconduct or non-compliance with pool guidelines. Management reserves the right to control the opening and availability of the pool and Park Meadow M.H.C., L.L.C. shall not be responsible to Resident for rent abatement during shutdown of the pool for required repairs, servicing or compliance with state and city ordinances. All swimming is at the risk of the individual. Park Meadow M.H.C., L.L.C. does not provide a lifeguard and shall not be responsible for injury or loss. All Resident’s, their occupants, and guests are to sign in and out at all times when using the pool. Occupants under 14 years of age must be accompanied by a Resident 19 years of age or older as of the 2003 pool season to use the swimming pool.

Beginning in the 2005 pool season state law for Nebraska requires any Resident, occupants or their guest under the age of 16 years of age must be accompanied by a Resident 19 years of age or older to swim in the pool. To gain access to the pool Resident must obtain a numbered tag from the office. A fee of $5.00 per person per tag per year must be paid when tags are picked up. Tags will be issued for the number of Resident’s and occupants as shown on the “application for residency”. A fee of $5 for lost tags will be assessed. Anyone found using a tag reported lost will lose his or her swimming privileges for the remainder of the season. Any Resident who is delinquent on their lot rent will not be allowed to purchase pool tags. Guest passes are available at Management discretion at $1.00 per visit. Guests will be permitted to swim only when the pool is not overcrowded. Tags must be with the swimmer and used by Resident’s and guests to whom they are issued. If Resident’s tag is passed to non-Resident, the tags will be picked up and swimming privileges will be lost for the remainder of the swimming season.

Steps: All steps must either be pre-cast cement steps with wrought iron railings, or professionally built stained or painted according to management specifications. Any broken steps or railing must be repaired in a timely manner.

Tongues: All manufactured housing tongues/hitches must be removed or enclosed to Management specifications.

Trampolines: NO trampolines will be permitted in the Community. If a home is sold the trampoline must be removed from the Community.

Trash Disposal: All trash shall be in an Abe’s container or a trash can with a snap on locking lid only. Resident’s are responsible to assure refuse is placed only inside trash containers. There will be a ten-dollar ($10.00) charge for those who do not comply. All Resident’s will be responsible to dispose of leaves, tree limbs and grass clippings. Arrangements can be made with Abe’s Trash for yard waste removal. The disposal of hazardous waste is prohibited within the Community.

Use of Name: Park Meadow, M.H.C. L.L.C. prohibits the unauthorized use of the Community name, logo, or corporate name and/or image.

Vehicles: Resident’s vehicles must be parked in parking spaces provided and designated by Park Meadow M.H.C., L.L.C. Only two (2) vehicles per leased lot are permitted to be parked within the Community. Parking lot entrances, driveways, and crosswalks must not be obstructed. Parking on access streets is prohibited. All vehicles must have current license plates. The repair or overhaul of any vehicle is not permitted, Management reserves the right to tow all inoperable vehicles at Resident’s expense after notice is placed on the vehicle for 24 hours or without notice if parked on access streets or if vehicle is parked in or blocking other Resident’s parking area. NO SEMI TRACTORS ALLOWED IN THE COMMUNITY. Parking in front of the clubhouse and sales office is reserved for future Resident’s and staff.
**Violent, Threatening, Disturbing or Undesirable Behavior:** Resident, Resident occupants, family, friends, guests or invitees shall not engage in any violent, threatening, disturbing or otherwise undesirable behavior. Park Meadow M.H.C., L.L.C. reserves the right to exclude any person or persons from the Park Meadow M.H.C., L.L.C., as determined in Park Meadow M.H.C., L.L.C. sole and absolute discretion. Violent, threatening, disturbing, or otherwise undesirable behavior shall not be permitted and shall be grounds for Park Meadow M.H.C., L.L.C. declaring the Resident in default of the lease agreement and shall terminate the lease agreement. Resident must conduct himself/herself and also require occupants, guests, and invitees to conduct themselves in a manner that will not disturb or otherwise interfere with the Resident’s neighbors’ and/or Park Meadow M.H.C., L.L.C. employees and agents’ peaceful enjoyment of the mobile home community. If and when violent, threatening disturbing or undesirable behavior occurs Park Meadow M.H.C., L.L.C. will declare Resident in default and terminate the lease agreement immediately. Park Meadow M.H.C., L.L.C. has absolute and sole discretion to exclude such person or persons that disturbed or otherwise interfered with the peaceful enjoyment of the Community.

**Watering:** Unattended water of lawns is prohibited. Resident may be charged $10.00 for excessive usage if unattended sprinkler results in the wasting of water.

**Windows:** Windows cannot be covered with foil, paper, cardboard, wood, metal or other nontransparent substance or material. Only blinds and/or curtains or drapes are permitted.

**Yard Sales:** Resident who desires to have a private yard sale must obtain prior permission from Management at least one week prior to the sale date. One sign near the entrance to the Community will be permitted, along with an additional sign located near the Resident’s home site. All signs must be removed by 6:00 pm on the day of the sale. Do not attached garage sale signs to any Park Meadow M.H.C., L.L.C. property, i.e. light posts, street posts or stop sign posts.

Failure to comply with these guidelines or any others that may later be reasonably required by Park Meadow M.H.C., L.L.C. will constitute a breach of the Resident’s lease agreement. In case any court of law or jurisdiction or records finds any one part of these guidelines to be invalid, the remaining guidelines will continue as written and in force with no interruption.

Until the lease agreement is executed on behalf of all parties hereto, it shall be construed as an offer of proposed Resident to Park Meadow, M.H.C., LLC

IN WITNESS WHEREOF, the parties have executed this Lease Agreement this ______ day of ________, 20____.  

Park Meadow M.H.C., LLC  
Resident: _____________________________________  
Resident: _____________________________________  

_______________________________________  
Management  
Guarantor of Rent: ____________________________  
Guarantor of Rent: ____________________________  

Continental Communities approved