

PARK RULES

1. Registration / Occupying lot / lots
 - a. Prior to moving a mobile home into Masden Mobile Home Park, coordination must be made with the office in order to register and fill out the required forms for the purpose of renting a lot / lots.
 - b. Mobile homes will be positioned on the lots by the management or by authorized personnel only, within thirty (30) days after the mobile home is positioned on the lot skirting and underpinning must be installed properly and neatly and shall be maintained in good condition at all times in accordance with Radcliff City Ordinance.
 - c. Sub-leasing of mobile home lots is not / will not be permitted without the management approval. **Before occupants of any mobile home can be changed the park manager must be notified and any new occupants must register at the office with Photo I.D. if they are over 18. It is important that we know who is living in each mobile home. This is required by law.**
 - d. **Any guest staying in the property more than 2 weeks in any 6-month period will be considered an occupant, rather than a guest, and must be approved by management. As stated above any occupant over 18 years of age must provide a current valid i.d. and submit to a background check PRIOR to being added as an occupant. THIS INCLUDES OVERNIGHT CHILD CARE PERSON(S)**
 - e. Only one family shall live in a mobile home within Masden Mobile Home Park at any time.
 - f. No manufactured or mobile home shall be brought into Masden Mobile Home Park to be placed on a lot unless it has been certified habitable and a Class B1 seal has been affixed as described in KRS. 227.600 and KRS. 227.605.2.
 - g. All mobile homes are required by City Ordinance, chapter 18, section 18-2 to have lot numbers affixed on the mobile home where they are visible from the street when passing immediately in front of the home, The numbers are to be a contrasting color to the background, the numbers shall be of four (4) inch in height.
2. Amendment to Lease
 - a. The Management reserves the right to change any part of this lease agreement to conform to the laws and regulations be it city ordinance or for the improvement of the park, should either of these occur you will be notified.
3. Cleanliness of the Park
 - a. All lots / mobile home spaces shall always be kept neat and clean and in a sanitary condition, it is the responsibility of all tenants to help in keeping the park clean and neat at all times.
 - b. All picnic / grill items and toys of all types including bicycles must be stored out of view when not in use, do not leave them thrown all over the yard, this is not only to improve the appearance of the park but also assist in safeguarding your property. **Masden Mobile Home Park is not responsible for any lost or stolen articles.** Ensure that your bicycles and toys or any other item is marked with your own identifying marks or numbers. Ensure all toys and articles are properly stored and secured.
4. Tenants Duties
 - a. Keep that part of the premises that the tenant occupies and uses safe and sanitary.
 - b. Dispose of all rubbish, garbage and any other waste in a clean, safe, and sanitary manner.
 - c. Keep all plumbing fixtures and connections in working order, to include installing heat tapes when needed, should be checked every fall.
 - d. Use and operate all electrical and plumbing fixtures properly.

- e. Personally, refrain and forbid any other person who is on the premises with the tenant's permission, from intentionally or negligently destroying, defacing, or removing any fixture or any other part of the premises.
 - f. Conduct themselves and require other persons on the premises with the tenant's consent to conduct themselves in a manner that will not disturb neighbors' peaceful enjoyment of the premises.
 - g. Inform the management within a reasonable time of any conditions, whether caused by the tenant or due to normal use of the premises, which should be corrected in order to preserve the condition of the rented premises.
 - a. Tenant shall insure that the lawn is neatly mowed and any building or structure on the lot is neatly trimmed around. During mowing season, lots **ARE EXPECTED TO BE MOWED EVERY WEEK** and trimmed as needed! Lawn care is **YOUR** responsibility. If Management mows your lot, there will be a minimum \$25.00 charge (Additional charges will be added for raking, bagging, etc.). If your lot is not trimmed and we spray, there will be a \$35.00 charge.
5. Non – Operation Vehicles
- b. Vehicles that are in a non – operational status will not be stored or kept on the lots or in the mobile home park. Any vehicle that is not properly registered at vehicle registration will not be stored on the lots or in the mobile home park
 - c. Overhauling or repairing of vehicles is not permitted.
 - d. Violation of Any of the above listed under Non – operational vehicles will result in vehicle being towed out of the park at the owner's expense.
6. Utilities
- e. Tenant is responsible for paying for all water, sewage, fuel, and electric which may be charged against the premises
 - f. Tenant shall notify the appropriate Gas & Electric Companies that they are occupying the lot.
7. Pets
- g. The management reserves the right to decide what size and breed of dog that is allowed in the park. The park has a right to require ANY animal that appears vicious to be removed from the property and not allowed to reside within the property.
 - h. Doberman, Pit Bull, Rottweiler, and dogs of that type are not allowed. **NO AMERICAN BULL DOGS ADDED AFTER JANUARY 1, 2016!**
 - i. The tenants must agree to adhere to all local ordinances including leash and licensing to include shots up to date. Copies of Licensing and Rabies Vaccination Records need to be kept on file in Masden MHP Office.
 - j. No dogs will be tied outside or left unattended at any time.**
 - k. Dogs will not be allowed to run loose in the park. **ANIMAL CONTROL WILL BE CALLED 270-769-3428.**
 - l. The leash law will be observed, Leash law meaning that the animal must be on a leash held or maintained by a person.
 - m. Noisy or unruly pets or those which complaints are received will not be allowed to remain in the park.
 - n. **YOU ARE RESPONSIBLE TO PICK UP PET WASTE; WE SUGGEST YOU CARRY A BAG IN HAND WITH YOU AS YOU ARE WALKING DOG!**
8. Trash Pick Up
- o. Trash Pick Up is provided by the park.
 - p. Trash pick-up as a rule will be on Monday's usually between 8:00 and 9:00 a.m. **by Waste Mgmt. @ 800-866-2286.**
 - q. Trash containers must be set out by the street for pick up.
 - r. One WM container is provided per home and trash will only be pick up in WM containers (You are responsible for renting additional containers from WM). Waste Mgmt. will only pick up one bulk item a

week (fabric covered items such as mattresses, couches, etc. must be wrapped in plastic). We recommend setting out the night before and bring back in immediately after pick up.

- s. DO NOT LEAVE EMPTY TRASH CONTAINERS AT THE STREET SIDE. Trash containers are to be kept beside the home/porch in an area that does not affect exterior appearance.
- t. **Trash Must be bagged AND in appropriate container.**
- u. **If you have large items it is your responsibility to remove them from property if WM does not pick up. In the event Masden MHP must remove the items you will be charged.**

9. Lost Or Stolen Articles

- a. Masden Mobile Home Park is not responsible for any lost or stolen articles.
- b. Ensure that your bicycles and toys or any other item is marked with your own identifying marks or numbers.
- c. Ensure all toys and articles are properly stored and secured.

10. **Parents Keep Your Children Under Supervision at All Times**

- a. Children must be kept out of other tenant's yards.
- b. No playing in the drainage ditches.
- c. If you suspect child neglect or abuse call 1-888-KYSAFE1

11. Violation of Covenants

- v. Violation of any of the covenants of this agreement or the nonpayment of any rent due and unpaid shall be sufficient cause for eviction from Masden Mobile Home Park upon three (3) days' notice thereof by registered mail or by personal service.
- w. Tenant agrees to waive the requirement of any notice to quite or notice to remove. Tenant agrees to vacate at the termination of the lease for any reason and that the owner is entitled to possession upon the termination of the lease without the need to provide to Tenant any notice to quit or notice to remove.
- x. If suit be brought to collect rent or damages, to cause eviction from said property, or to collect the cost for repairs, the tenant shall pay all cost of such actions, including reasonable attorney fees and court cost as affixed by the Court.
- y. Tenant agrees that if an eviction process is ever completed, they will not be able to live anywhere nor stay anywhere within Masden Mobile Home Park without written permission from Masden MHP office and agrees that it will be considered criminal trespassing.

12. The Following Will Not Be Permitted

- a. Fences/Kennels
- b. Basketball goals.
- c. Trampolines.
- d. Swimming pools including kiddie pools
- e. Parking on the grass or on vacant lots (without management approval) Vehicles will be towed at owners expense.
- f. Use of Vacant lots (any items found on vacant lots will be removed at management discretion)
- g. Gardens, or digging in the yards
- h. Building or adding any structure without permission from the office & proper city or county permits (if applicable)
- i. Loud radios in home or autos.
- j. ***Use of this property to transact or use any controlled substance. IF YOU SUSPECT ANY DRUG ACTIVITY WITHIN THE PARK PLEASE CALL THE DRUG TASK FORCE AT 270-769-0694***
- k. Speeding, speed limit anywhere in the park is 15 MPH.
- l. Semi-truck or trailer parking.
- m. Soliciting.
- n. Joy riding of motorcycle/mini motorcycles (including but not limited to any non licensed recreational vehicle) in the park.
- o. **NO LONG TERM STREET PARKING, Visitors - Short term parking only and must not block or interfere with mail, garbage pick up and/or blocking or obscuring views. (Violators may be towed without notice)**