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PIONEER MOBILE HOME COURT RULES AND REGULATIONS

1. Rent is due and payable on the first of each month. A late charge of \$10.00 will be added if not paid by the 10th of each month in which it is due unless other arrangements have been made. Checks should be made payable to Pioneer Mobile Home Court. There is a special mail box located in the office if you want to drop off your check.
2. If a check is returned to us because of insufficient funds, etc. we will charge you a \$20.00 service charge. If the service charge is not paid within 30 days, you will be subject to eviction.
3. Your utility bills will be mailed to you by the utility company. Please pay their bills direct.
4. All tenants must notify the park manager 30 days in advance when moving. All park bills must be paid before moving.
5. No drunkenness or rowdiness will be allowed within the court. Loud radios or other excess noise will not be tolerated.
6. It will be parents' responsibility for any damages incurred by their children. Tenants of the mobile home are responsible for the conduct of their guests and pets.
7. No business is allowed within the court unless approved by the management. No baby sitting of other kids brought into the court is allowed. Hanging signs or posters for advertising purposes, in the court, is prohibited.
8. All year around mobile homes shall have their water pipes heat taped to prevent them from freezing. Running of water is not allowed to prevent water pipes from freezing. Anyone without heat tape on their pipes shall be subject to having their water shut off. Any over running of water to eliminate pipes from freezing will pay for the use of extra water. If a frozen water pipe happens to break and the water has been running for a long period of time, you will be responsible for paying for the water.
9. All mobile homes shall be kept in a neat and respectable condition.
10. Consult the manager 30 days before putting your mobile home up for sale.
11. Any account, 30 days past due will be subject to eviction. Any resident who receives in one year, three notices of correction for any item or rule that is not followed, will be subject to eviction.
12. Any mobile home may be rejected from the court at any time. Lot must be left in good condition, when checking out of the court.
13. The court or management will not be responsible for accident, injuries or loss of property by fire, theft, wind, flood or any act of God.
14. The management reserves the right to evict any objectionable person. The management is sole judge of the existence or cause of such action.
15. The manager reserves the right to change, if necessary, the rules, rates, and regulations at any time.
16. Each resident is responsible for mowing the lawn and keeping the space neat at all times. Vehicles are prohibited on lawns. The management is authorized to clean up unsightly yards and charge the tenant for labor at \$12.00 per hour, and such charge to be paid when the rent is due or before moving from the trailer court.
17. Any building or any construction of any kind must be approved by the management. The management charges \$12.00 per hour for any kind of work that he does personally.
18. If you put up a storage shed, it can not be any larger than 120 square foot. Only one shed is allowed per lot.
19. All court services are underground. Do not dig any holes without consulting the management.

20. Yard lights are furnished for your convenience and will come on automatically. They must be kept lit. If your yard light fails to light, call the manager. Do not try to fix the light, or tamper with the yard light in any way. The management will do the electrical maintenance and replace all light bulbs.
21. Each mobile home must be enclosed with pre-finished metal, nonflammable plastic or rock face skirting. Check with the management before you install your skirting.
22. No mobile home will be removed from the court without first contacting the manager.
23. No cement block or brick is to be used for outside steps to your trailer. Wood and metal steps are allowed.
24. No storage of any kind is allowed around your mobile home. No salty or damaging chemical shall be used on concrete.
25. Dead storage on your lot is prohibited. A parking lot will be provided for boats, trailers, etc.
26. No car repairing will be permitted on premises, including overhauling of engines.
27. Home laundry units will be permitted without extra charge for residence use only.
28. Only umbrella type clothes line will be permitted at the rear of your property. Call manager before putting one in.
29. Mobile home lots remain under direct control of the management.
30. The management will be permitted to check for dripping faucets and running water in each trailer once a year if necessary. Call the management if you have any that drip or get them fixed yourself.
31. Rental agreement is not transferrable unless approved by management.
32. Garbage and trash to be placed in sanitary container in accordance with the rules and regulations of the court.
33. Do not put furniture, leaves, sticks or lumber in dumpsters.
34. Sewer main court responsibilities - Tenant is responsible for drain between mobile home and main sewer. Tenant shall inspect premises, including utility connections, and if any seepage or leakage is detected, tenant shall take appropriate action to fix situation, including the removal of any such refuse that may have accumulated.
35. No pets are allowed unless approved by the management. If approved, they must be properly licensed and restrained. They will be on probation and will not be allowed to run loose in court. There is a \$5.00 per month charge for a dog or cat. The stool from all pets must be cleaned off lawn, sidewalks, patio area, driveway and neighboring yards by the owner.
36. Dog houses and fences to confine animals (dogs) are not allowed.
37. Fences of any kind are not allowed unless approved by the management.
38. If a cat or dog is running loose and the management catches it, there will be a \$20.00 charge to the owner upon return of the animal.
39. If a dog or cat bites someone, that animal shall have to leave the court immediately. If the animal is not removed by the owner upon request, further action will be taken.
40. Only one animal is allowed (dog or cat) per trailer.
41. No barking dog will be permitted outside after 10:00 p.m. People are trying to sleep.
42. The Pioneer Mobile Home Court is not responsible for any animals which may have a fatal accident or get stolen while in the mobile home court.

43. Mobile home to be set up by the tenant, to meet state and court standards. This is for your own protection. All mobile homes must be approved by the management.
44. Speed limit is 5 miles per hour. Please advise your friends accordingly. Noisy vehicles will not be tolerated.
45. Damage to any property of the court will be charged to those responsible and such amount shall be due and payable with the next month's rent according to the lease.
46. Additional residents will not be permitted in any mobile home unless approved by the management. There may be additional rent charged.
47. An additional charge of \$5.00 per month per person will be levied against any mobile home that has 5 or more residents living in it.
48. Lawn sprinklers of any kind are not permitted. All watering of grass, trees and shrubbery must be done with hand held hose.
49. Cars shall be parked only in the designated area. Contact management for additional space. No parking on the grassy areas please.
50. No washing your car, truck, camper, boats, etc. on premises. There will be a \$15.00 charge if you are caught. A notice will be mailed to you to pay the fee. If not paid, further action will be taken. Please obey this rule.
51. All motorcycles, motor scooters, motor bikes, snowmobiles, etc., must have permission from the management before allowed in the court.
52. Any motor vehicle leaking oil or grease will not be allowed in the court.
53. Motor vehicles with a loud mufflers will not be allowed in the court.
54. At the time of a snow storm or during snow removal, move your automobile to a clear area so all the road surface can be cleared.
55. If you don't feel comfortable in your home during a tornado warning, you are welcome to come to our home at 1312 8th St., Milford, Iowa.
56. DRUGS -- If any member of your family living in the Pioneer Mobile Home Court is arrested or involved in any drug related incident all family members will be evicted, along with your trailer. There will be no second chance. You will have no later than 30 days to get out or I will have to pull it out. The management. We strive to keep a clean, friendly and DRUG FREE trailer court.
57. If you have any questions about any of the rules please feel free to call the office.

We have invested a lot of money here to create a park for "Those Who Care," a park we are proud of, and we hope you will be just as proud in calling it your home. This, of course, necessitates rather rigid rules and regulations and while it is not our intention to seem rough or unreasonable, we must insist these rules be followed. Anyone who feels they cannot obey said rules should move without having to be asked to do so.

If you should be asked to move, which we sincerely hope will not happen, you will be refunded any rent due you.

These rules and regulations are subject to change.

The Management

MOBILE HOME LOT RENTAL AGREEMENT

IT IS AGREED, by and between ROD STEVENSON d/b/a PIONEER MOBILE HOME COURT

LANDLORD, AND _____

Tenant:

That Landlord hereby lets to Tenant, and Tenant hereby leases from Landlord, the following

described premises situated in _____ County, Iowa, to-wit:

Lot _____ Pioneer Mobile Home Court -- Milford, Iowa

hereinafter referred to as the "dwelling unit", in consideration of the mutual promises of the parties herein, and upon the following terms, provisions and conditions:

1. **TERM.** The duration of this Rental Agreement shall be from the _____ day of _____, to and including the _____ day of _____.

2. **RENT.** Tenant agrees to pay to Landlord, as rental for said term, as follows: _____ per month, in advance, the first rent payment becoming due upon (Strike (i) the execution of this Rental Agreement, or

One (ii) the _____ day of _____, 19_____.

and the same amount per month, in advance, on the _____ day of each month thereafter during the term of this Rental Agreement, with interest on all delinquent rental at _____% per annum.

All sums shall be paid to the Landlord at 1312 8th Street, Milford, IA 51351, or at such other place as Landlord may, from time to time direct.

3. **DEPOSIT SECURITY.** At the time of execution of this Rental Agreement, Tenant shall pay to Landlord in trust the sum of \$_____, (not to exceed two months' rent) to be held and disbursed as a rental deposit pursuant to the provisions of the Iowa Uniform Residential Landlord and Tenant Act).

4. **USE-ABSENCES.** Unless otherwise agreed in writing, Tenant shall occupy and use the above described property as a dwelling unit. Tenant shall notify Landlord of any anticipated extended absence from the premises not later than the first day of the extended absence.

5. **UTILITIES.** Utilities shall be furnished and paid for by the party indicated on the following chart:

	Landlord	Tenant
Electricity	-----	100%
Gas	-----	100%
Water	100%	-----
Garbage	-----	-----
Trash Removal	100%	-----
Other	-----	100%

6. **UTILITY RATES.** Tenant hereby acknowledges that Landlord, or the person authorized to enter into this Rental Agreement on Landlord's behalf, has heretofore fully explained to Tenant the utility rates, charges and services for which Tenant will be required to pay, other than those to be paid by Tenant directly to the utility company furnishing service.

7. **MANAGER.** ROD STEVENSON, whose address is 1312 8th Street, Milford, Iowa 51351, is the person designated by Landlord to manage the premises (and to receive and receipt for all notices and demands upon the owner of the premises). (Strike if not applicable.)

8. **MAINTENANCE BY LANDLORD.** Landlord shall:

- Comply with the requirements of applicable building and housing codes materially affecting health and safety.
- Keep all common areas of the premises in a clean and safe condition, but Landlord shall not be liable for any injury caused by any objects or materials which belong to, or which may have been placed by, a tenant in the common areas of the premises used by Tenant.
- Provide and maintain appropriate receptacles and conveniences, accessible to Tenant, for the central collection and removal of ashes, garbage, rubbish, and other waste incidental to the occupancy of the dwelling unit, and arrange for their removal.
- Supply running water.

PET AGREEMENT

This agreement, dated _____, is attached to and forms a part of the "Residential Lease - Rental Agreement" dated _____ between _____, Management, and _____, Resident, for the residential unit located at _____.

Resident desires to keep a pet named _____ and described as _____ in the dwelling Resident occupies under the Lease Agreement referred to above, and because this agreement specifically prohibits keeping pets without Management's permission, Resident agrees to:

1. keep the pet under control at all times.
2. keep the pet restrained, but not tethered, when it is outside Resident's dwelling.
3. not leave the pet unattended for any unreasonable periods.
4. dispose of the pet's droppings properly and quickly.
5. not leave food or water for the pet or any other animal outside the dwelling.
6. keep pet from causing any annoyance or discomfort to others and remedy immediately any complaints made through the Management.
7. get rid of pet's offspring within eight weeks of birth.
8. pay immediately for any damage, loss, or expense caused by the pet, and pay an additional \$5.00 per month rent.

Management reserves the right to revoke permission to keep the pet should Resident break this agreement.

Management _____

Resident _____

By _____

Resident _____

338 4860
OWNER
PIONEER TRAILER COURT
ROD-JANE STEVENSON
1411 6th St

- 101
- 102
- 103
- 104
- 105
- 106

ENTRANCE

SPEED LIMIT
5 MPH
TELL YOUR FRIENDS

- 117
- 118
- 119
- 120

DEAD
END

- 107
- 108
- 109
- 110
- 111
- 112
- 113

TURF
AROUND

- 308
- 307
- 306
- 305
- 304
- 303
- 302
- 301

- 116
- 115
- 114
- 309