

RULES AND REGULATIONS

IN accordance with Georgia Statute, the Park has established PARK RULES AND REGULATIONS which must be read and agreed to before moving into the park AND ADHERED TO AT ALL TIMES.

RENT PAYMENT & TENANCY Rent is due the first of each month unless otherwise stated in your lease/rent to own contract. Rent is considered late after the 6th of the month or six days after your due date and a **\$5 overdue fee PER DAY** is automatically applied at that time.

RESIDENCY LIMITS: Mobile homes in the community are intended for single family units only. If you have visitors they cannot stay longer than two weeks or they must be approved by management and must pay a \$40 fee for a background check.

PETS: PETS MUST BE APPROVED BY MANAGEMENT AND A PET APPLICATION MUST BE FILLED OUT FOR ANY AND ALL PETS IN THE PARK. PLEASE do not obtain any animal without filling out a pet application. Management reserves the right to refuse any pet. Pets CANNOT be tied outside to any object, tree, etc. Pets must be leashed and controlled at all times. You must clean up after your pet. If it poops you scoop.

YARDS/LOTS Each resident is responsible for the appearance of their lot. Trash and garbage must be kept off of the premises. Unsightly items are not allowed to be stored outside. No inside furniture shall be kept outdoors. If you collect cans they must be in a trash container with lid not in bags on the ground on your lot. Trash cannot be placed behind or to the side of homes. Home owners are required to maintain an attractive skirting around the bottom of all sides of home.

CRIMINAL ACTIVITY Bakers Acres has a zero tolerance policy for any criminal activity in the community. Residents are also responsible for the activity and behavior of their invited guests. ANY criminal or illegal activity is grounds for immediate eviction. There are security cameras installed throughout the park.

SPEED LIMIT and Parking: The speed limit is 10 miles per hour. Residents are responsible to inform their guests of all park rules and regulations including speed limits and parking. NO VEHICLES ARE ALLOWED TO DRIVE OR PARK IN BETWEEN HOMES. IF YOU HAVE MORE THEN TWO CARS AT ANY ONE TIME AT YOUR RESIDENCE, VISITORS MUST USE PARKING LOCATED IN FRONT OF AND BEHIND OFFICE. DO NOT ALLOW VISITORS TO PARK IN YARD AREAS OR IN FRONT OF OTHER HOMES.

LOUD MUSIC There is to be no excessively loud music played from homes or vehicles within the park. Any music or loud noise that disturbs your neighbors is considered excessive and will result in a lease violation. Repeated violations by a resident or guest will result in eviction of resident. Please remember to inform your guests and visitors of all rules and regulations. YOU are responsible for their behavior within the park. THERE are NO LOUD MUSIC signs allowed posted at both front entrances.

QUIET TIME: Quiet time in Bakers Acres Mobile Home Community is 10PM every night.

CHILDREN: Children are to be monitored by a reasonable adult/caregiver or parent/guardian at all times in the community. PLEASE remind children to respect their neighbors and behave in a safe manner. Climbing on wall in front of the community or climbing fences is prohibited at all times. Climbing trees is prohibited for safety reasons.

FIREWORKS There can be no fireworks used at any time in the park. Fireworks that fly through the air are a fire safety issue and a serious lease violation.

Trash dumpsters are provided for each home for resident use ONLY. Absolutely no furniture, tvs, tires, etc can be placed in or around dumpsters and will result in an immediate lease violation for resident. ALL TRASH MUST BE PLACED INSIDE DUMPSTER AND NOT TO THE FRONT OR SIDES.

SUBLEASE/RENTING Owners cannot sublease, sell or rent their home to anyone without prior approval from management. Anyone wishing to purchase or lease a home from any owner must fill out and submit an application and pay \$40 fee for background and credit check. Management reserves the right to refuse anyone and the application and background check are non refundable and not a guarantee of acceptance.

EVICTION/TERMINATION OF LEASE If any resident or person(s) is evicted from the community or asked to leave management reserves the right to no longer allow that person(s) back within the community at any time and can result in a criminal trespass charge and arrest.

Property owners and managers reserve the right to add to the community rules and regulations at any time.

Manager: _____ Date: _____

Resident: _____ Date: _____

Resident: _____ Date: _____