

**MCCOY MOBILE HOME / RV PARK
POLICIES, PROCEDURES AND REGULATIONS
2021**

The following are policies, procedures and regulations for **MCCOY MOBILE HOME / R.V. PARK**:
By initialing by each number you have read and understood each of our policies, procedures and regulations.

1. The **PARK** reads the electric meters on the twenty – seventh day of the month and the electric bill is invoiced with the rent. Your **INVOICE** will be at the **PARK OFFICE** on the first day of the month. Charges not paid on the fifth day of the month will be subject to an assessment of Ten Dollars (\$10.00) **STARTING ON FIRST DAY OF COLLECTIONS** per day until paid. A \$30.00 charge will be added to any returned bank check. **NO REFUNDS** will be made on rent paid. Sub-renting of any mobile home or R.V. trailer and / or space is in violation of the rules.
2. All new tenants must be registered in the office prior to moving into park. Only one living head quarters, a maximum of two cars is allowed at your space. Your mobile home must be maintained and kept in good condition and appearance. If you repaint your mobile home and want to change the colors the **PARK MANAGER** must first approve the new color. Permanent awnings or fence must first be approved by the park manager before installation. Chain link fences will not be allowed in **MCCOY MOBILE HOME PARK**. A storage shed at the left rear corner of your space must not exceed 120 square feet of floor space. If you are going to build your own shed you must draw plans of the elevation and roof and have them approved for design and material by the **PARK MANAGER** before starting construction. If cement floor is used in the storage shed, the bottom plate for the walls must be bolted down to the floor, and the shed will become property of **MCCOY MOBILE HOME PARK**. Any additional appliances, such as refrigerator, freezers, washers, dryers, etc, must be kept in the shed. **SHED MUST BE LOCATED ON LEFT SIDE, LOOKING TOWARDS YOUR UNIT**. You may purchase a prefabbed storage shed and place on concrete blocks, but not to exceed 120 square feet of floor space. Location of storage must first be approved by the **PARK MANAGER**.
3. No storage of boxes, loaded trash bags, and / or furniture, or inoperable vehicles will be allowed to be stored at your mobile home space or under your mobile home. An inoperable vehicle (if you intend to repair a vehicle) or extra trailer may be stored in the South East corner of the **PARK**, free of charge, but office management must be advised before doing so. **NO MAJOR AUTO REPAIR WILL BE ALLOWED IN THE PARK**.
4. **NO LAUNDRY LINES VISIBLE FROM ROAD**. Umbrella clothes line are more than welcome as long as it is behind your trailer and **NO LAUNDRY CAN BE SEEN FROM THE ROADS**.
5. The dumpsters are for household trash **ONLY**. **DO NOT** use the dumpsters for any items except household trash. No furniture, appliances, wood or lumber, metals, cement, bricks or blocks, or **ANY** large items.
6. Water, sewer, electricity, and telephone outlets have been installed at each space in the **PARK**. It is the tenants responsibility to make adequate connections to the above. The manager can tell you who to contact for telephone if desired. **MAKE SURE YOUR SEWER LINE IS HOOKED PROPERLY TO THE MAIN SEWER LINE**. **DO NOT** push your sewer line into the MAIN sewer line as a hook up. If you do not have adequate plastic connectors to hook to the MAIN sewer inlet, you can purchase one at Hilco R.V. Supplies at 190 Avenue B in Yuma, or the park may have one you can purchase. If your sewer line leaks, (even a drop) it must be repaired at once. If it is not repaired timely, the PARK will have it repaired at your expense. The rate will be about \$30.00 per hour with a one hour minimum. **TENANT MUST INSTALL A POWER SURGER FROM THEIR ELECTRIC CORD FROM THERE HOME TO OUR METER PRIOR TO PLUGGING INTO OUR ELECTRIC METER**.
7. Tenants are responsible for maintaining their own space. If you are not able or do not care to keep your yard work up, the PARK will have it done and apply the charge to your monthly invoice at a rate of \$8.00 per hour. Trees, shrubbery, and / or flowers may be planted at your space, but first must be approved by the **PARK MANAGER** as to the location and type of plant. Any improvements, such as plants or other ground improvements, will become property of **MCCOY MOBILE HOME PARK** if you move from the park. Please do not water the existing trees as we have an automatic watering system to

**MCCOY MOBILE HOME / RV PARK
POLICIES, PROCEDURES AND REGULATIONS
2021**

these trees and too much water will kill the tree. AT NO TIME ARE YOU ALLOWED TO CUT, TRIM, OR DISCARD A TREE IN OUR PARK ON OUR LAND, should anyone find that they feel it is necessary to need a tree trimmed please fill out the proper paperwork in the office and we will have our own groundskeeper or Arbor take of the tree. If a tenant cuts a tree he or she will be responsible for any damages.

8. Dogs will be allowed in the park but must be kept under control. ALL dogs must be kept on leash. Constant barking of your dogs may bother your neighbors, so please contain your dog where he will not bother your neighbors. **NO CATS ARE ALLOWED OUTSIDE ON OUR PREMISES AT ANY TIME.**
9. The **SPEED LIMIT** within the park is **5 MPH**, please obey this rule. A STOP sign has been placed at all the exits onto First Avenue. This has been done for your protection. Trucks and farm equipment travel First Avenue and their drivers may not see you in the time to avoid hitting you if you pull out in front of them.
10. If you want to sell your mobile home within the **PARK**, you must first consult the manager. He will inform you as to the rules on selling your home within the **PARK**. The buyer of your home may be required to move the mobile home from the **PARK** if he / she has not been approved by the park. No for sale signs allowed on space property or in any windows. Ask management about the appropriate place in the park to display them. Use local newspaper for all ads.
11. Threatening display or use of firearms within the park will result in reprimand by proper authorities.
12. **DEALING, USE OR POSSESSION OF ILLEGAL DRUGS OR CONTRABAND WITHIN THE PARK WILL RESULT IN IMMEDIATE ACTION AND PROSECUTION BY THE PROPER AUTHORITIES. IF CHARGED AND HELD BY AUTHORITIES YOU WILL BY NO MEANS BE ALLOWED TO REMAIN IN THE PARK, AND YOUR MOBILE HOME / R.V. WILL BE CONFISCATED BY MCCOY MOBILE HOME PARK.**
13. MCCOY MOBILE HOME PARK RESERVES THE RIGHT TO REFUSE SERVICE TO ANYONE regardless of age, race or creed, and to demand without cause to anyone, regardless of age, race or creed, to vacate his / her tenancy within park for misconduct or becoming a nuisance to anyone within the park, or to demand without cause and for any reason MCCOY MOBILE HOME PARK deems necessary for anyone to vacate the park.
14. MCCOY MOBILE HOME PARK RESERVES THE RIGHT TO ADD OR TO SUBTRACT FROM ANY OR ALL TEXT FROM THE POLICIES, PROCEDURES, AND REGULATIONS AS MCCOY MOBILE HOME PARK SEES FIT.

By initialing by each number, you certify that you have read, understand, and agree to all of McCoy Mobile Home / RV Park Policies, Procedures, and Regulations. I understand I will be fined if ANY of the Policies, Procedures, and Regulations stated above are not followed IN THE AMOUNT OF \$10.00 PER UNTIL OWNER / MANAGER IS SATISFIED.

I, the undersigned, agree that I have read and understood the meaning of ALL of the above policies, rules, and regulations governing tenancy in **MCCOY MOBILE HOME PARK** and have placed my name at all required locations within this document, and do hereby agree to abide by said policies, procedures, and regulations heretofore set forth and any changes that may be made at a later date. I understand that it is my responsibility check the Blue Book located in the office if any changes are made. If after I have taken residence in **MCCOY MOBILE HOME PARK** and decide that I do not want to abide by said rules and regulations, I will vacate the park immediately with no further ado. I also acknowledge that I have received original copy of the **POLICIES, PROCEDURES, AND REGULATIONS** that I have read and signed.

Date: _____ Space #: _____ Street: _____

Print Name: _____ Signature: _____