

PINE MEADOW ESTATES COMMUNITY RULES AND REGULATIONS

Welcome to Pine Meadows Estates Community. We hope you will be proud to reside in the community and want to make your home comfortable and your stay as enjoyable as possible.

The following rules and regulations have been adopted for the purposes of promoting the convenience, safety and/or welfare of the Residents as well as to preserve The Community, including its common areas and facilities misuse. In some cases, rules have been adopted to make a fair distribution of services and facilities held out for the Residents.

All notices required under the following rules shall be in writing, unless otherwise specified.

1. The locations and installation of the home shall comply with all applicable governmental statutes and regulations.
2. The movement of a resident's home into, within, and out of the Community shall be done only under the supervision of the Park management. Resident shall, therefore, give Park at least 48 hours notice before moving a home into, within, or out of the Community. Along with your 30 day notice to move and vacate premises if you are moving out of the community.
3. No home shall be moved into, or be transferred to a new resident within the Community unless the size and design thereof is approved in writing. The Community shall have the right to approve or reject any home if the same does not meet the reasonable requirements of the Community as to the appearance, design or compatibility with the Community and other homes therein under this rule. In addition, Resident shall install skirting on the home not later than thirty (30) days following the set up of the home on the site. Such skirting shall be subject to approval of the Park. All Skirting must be either T-J-II or factory vinyl skirting. No unfinished, unsafe, or highly combustible materials may be used for any type of repair or patch work on the exterior of the home, or other site improvements. The resident will be responsible for any damage caused to other homes or property of the Community.
4. All homes must continue to meet all city, county, and state laws, and regulations as such may be amended by governmental bodies from time to time.
5. No unauthorized structures may be erected on any site without written approval from management.
6. All permits required for the installation or removal of a home, are the responsibility of the home owner.
7. No materials or items of any nature whatsoever shall be used to secure the roof or a home from the elements of nature. Adequate "tie downs" shall be installed upon entry to the Community or in any instance of changing ownership where the home will remain in the Community.

1.1 HOME AND YARDS:

- A. **NO NEW FENCES WILL BE ALLOWED.** Only fences approved by park management in writing will be allowed. **All** fences must be painted or stained and in good repair at all times. Painting offences is the responsibility of the Resident. No fences over 48" will be allowed. The resident will have all underground utilities located by the locate service and will be responsible for the cost of repairing any damaged utilities. Fences shall be chain link completed with round steel post and top rail and standard hardware commonly used on chain link fences unless otherwise approved by the park.
- B. Residents are required to keep their homes painted and in good repair. In the event that a resident fails to maintain their home, management will give a thirty (30) day notice of non-compliance in writing, identifying specifically the needed repairs. An extension of the thirty (30) day period may be given by management in writing upon the Resident showing good cause, or due to adverse weather conditions. Failure to repair by the date specified will constitute a violation of this rule. If the violation continues beyond the specified date, each day of continued violation will constitute a separate violation of this rule and, unless excused by management will result in eviction.
- C. **All** homes moving into the park and all homes sold in the park which the new owners desire to keep in the park must have factory or T I-II skirting. **All** hitches are to be removed. Welded hitches are to be covered by factory skirting or T I-II siding. The jack on the hitch must be removed. **All** skirting must have a factory finish or be painted to match or compliment the home. Skirting must be installed in such a manner that it is plumb and true with the home, with no loose panels or openings. Access doors must be installed as close as is reasonably possible to park service connections, and large enough that a person might crawl through it. Anchors must be installed to County specifications.
- D. The use of awnings and landscaping in establishing the home site is encouraged. **All** improvements and additions must be approved by management, in writing, prior to installation and all such improvements must be maintained in good repair both structurally and cosmetically. Any addition to the home, including awnings, carports, porches etc. must be completed within sixty (60) days after construction has begun. An extension of the sixty (60) day period may be given by management, in writing upon the Resident showing good cause, or due to adverse weather conditions. Any resident making improvements or adding a structure, where a permit is required, resident will bring in copy of permit to Landlords office.
- E. Steps, Porches, and decks must be painted or stained and kept in good repair both structurally and cosmetically. **All** porches and steps are to meet the Counties Codes, including approved hand rails. If the area under the porch or steps is to be used for storage then skirting to match the home must be installed.
- F. One storage shed of an approved material will be allowed. **All** sheds must be kept in good repair both structurally and cosmetically and painted to compliment the home and are not to be set on driveways. Sheds shall be provided with either a concrete or wood floor and anchored down. There will be absolutely no sleeping facilities in any shed. The use of tires, blocks, or similar items on the roofs of homes and sheds as tie-downs is prohibited.
- G. Numbers not less than 3" high are to be placed on the front of homes to identify the space.
- H. Homes with damaged siding or flashing in the form of hail damage, tears, wind damage, dents etc. will be required to be replaced or repaired to be both cosmetically and structurally acceptable.
- I. Resident homes and or sheds whose paint is peeling, faded, cracked, chipped, hail damaged or with holes will be required to repaint or reside that portion of the home and or shed in need of repair.
- J. Only Outdoor lawn and garden furniture will be allowed outside your home. Couches, recliners, etc. are not considered outdoor furniture and will not be allowed. **NO CLOTHES LINE WILL BE ALLOWED IN THE PARK.** No drying of clothes on fences or porches. This includes Trampolines.
- K. Only barbeques, firewood (stored 6" away from your home) and outdoor lawn and garden furniture will be allowed in resident's yard. All other stuff including but, not limited to lawn mowers etc. must be kept inside a storage shed. Firewood is to be stacked on the rear or auxiliary building in a single row not to exceed eight feet in width and four feet in height. And not to be more than 30 inches long.

- L. Vegetable gardens are not permitted without prior written approval from Landlord
- M. **FOR ALL RESIDENTS WHO ARE NOT UNDER THE EXTERIOR MAINTENANCE PLAN;** Maintenance and upkeep of landscaping which includes but is not limited to; lawns, trees and shrubs are to be the responsibility of the resident. Resident shall maintain a healthy and weed free lawn and cut and neatly trim the lawn so that it is never more than two and one half inches high. Fallen leaves, tree limbs and excessive grass clippings must be removed from the lot and properly disposed of. Neglected landscaping and lawns not mowed or watered will be taken care of by the Landlord, and Resident will be billed \$45.00 an hour with a minimum of I (one) hour, due and payable within 5 days of completion.
- N. Skirting must be maintained in good appearance and condition at all times
- O. Placement of central air conditioning units requires specific prior approval. Any other types of cooling units which extend or protrude outside of the home is prohibited.
- P. Resident is required to protect their water service line and the water meter against freezing.
- Q. Resident shall not make any alterations or modifications to any parts of the plumbing either inside the home or outside of the home which could cause contamination due to backflow of contaminates through plumbing connections, fixtures, or appurtenances which is a violation of the Georgia Plumbing Code. Resident's water and for sewer leaks will have their water service shut off until the leak is repaired. No materials will be allowed to be used on any asphalt or concrete surfaces that may cause damage, discoloration or staining. Residents will be held responsible for any damages caused by the use of such materials.
- R. No swimming pools, you will be fined for this.

2.1 CONDUCT AND PUBLIC LAWS:

- A. Residents shall comply with all federal, state and local laws, ordinances and regulations.
- B. It is the responsibility of those parents who have children to inform them of the rules and regulations governing their conduct and to see that they conform. Violation of park rule by a resident's child or children will be deemed a violation by the resident. Parents will be held responsible for any damage caused to Park by resident's children or child will be deemed a violation by the resident. Parents will be held responsible for any damage caused to park property by their children and shall be required to make full restitution.
- C. Trespassing by residents, their children or their guests, through home sites is prohibited.
- D. Damage or vandalism to park property or the property of a park manager, resident, guest, or visitor is prohibited. You may be evicted for this.
- E. Tampering with park fuses, electric service connections, television connections, or other park utility connections is prohibited. Contact the office in case of trouble.
- F. Management may enter the lots, as opposed to the home, for the purpose of inspecting same and doing any work in connection with maintenance and repair. The cost of such maintenance and repairs occasioned by the resident's neglect or misuse of such property shall be paid by the resident.
- G. The playing of radios, stereos, musical instruments, other noise making equipment, parties, or conduct, the sound of which disturbs the Resident's neighbors' enjoyment of the premises is prohibited.
- H. All persons operating motor vehicles in the park must have a valid current driver's license.
- I. No person under the age of 18 allowed loitering, in any park facility or building without the supervision of either a parent or guardian.
- J. No person shall be permitted to use or threaten to use knives, firearms, BB guns, arrows, slingshots, or similar weapons within the Park.
- K. No fireworks of any kind are allowed in the home park or its premises.
- L. All children under the age of 18 must comply with the 9:00 p.m. curfew unless, accompanied by a parent or responsible adult.
- M. Public drunkenness, abusive or obscene language, immoral conduct, disorderly conduct, or illegal activity is not permitted and will be reported to the proper authorities. Use, sale or possession of controlled substances (drugs) by residents, Residents approved registered occupants, or guests of the Resident(s) will result in immediate termination of Lease.
- N. Resident(s) will be held responsible for any damage to Landlord's property or property of other residents as well as any violations of these Rules and Regulations caused by themselves, guests, occupants and any pet of Resident(s) home.
- O. Alcoholic beverages are not permitted in or on any property of facilities other than Resident's lot
- P. Signs of any type are not to be displayed or posted in any manner, other than those approved by Landlord.
- Q. All persons are not allowed to play on neighbor's lots near lakes, ponds, sewage treatment plants, constructions areas and Landlord operating or common areas. Loitering or hanging around is not permitted.
- R. Resident's must comply with the Georgia Smoke Detector Act and also required to have a fire extinguisher at each end of their home maintained in good working order.

3.) HEALTH AND SAFETY:

- A. Other than for household or lawn care for the Resident's property, no Resident may store or place in any area of the park a toxic or hazardous substance including any substance toxic or hazardous to animals.
- B. Any resident in violation of health and safety rules shall be required to correct the violation within twenty-four (24) hours after notice.
- C. All homes will be equipped with an adequate number of fire extinguishers and smoke detectors.
- D. No residents may do any act or engage in any conduct that injures or threatens to injure the health and safety of park residents, guests, visitors or management.
- E. No resident may keep a dog that the resident knows or should know is dangerous.
- F. Guns or weapons may not be kept or used on Park Property in any unlawful manner and must be in conformance with Federal, State and Local requirement. Any type of outdoor activities that are deemed dangerous or hazardous by Landlord are not and will not be permitted anywhere in the Park Property.

4.) PARK SPEED LIMIT:

- A. Residents and guests are required to follow the park speed limit often (10) miles per hour. **SPEED LIMIT WILL BE STRICTLY ENFORCED. YOU ARE RESPONSIBLE FOR THE ACTIONS OF YOUR GUESTS. PLEASE SLOWDOWN!**

5.) VEHICLES AND RECREATIONAL VEHICLES:

- A. Vehicles (including but, not limited to motorcycles, scooters) should be parked in driveways or parking lots. Street parking is to be used only when a Resident's is full. At no time will a vehicle be allowed to block the flow of traffic. Emergency vehicle travel and snow removal are difficult when there are cars parked on the street.
- B. Residents are allowed parking for two (2) vehicles. Any extra vehicles will be charged \$20.00 per month per vehicle. All vehicles must be registered with the park office and display the appropriate parking permit. All unregistered or no permitted vehicles will be ticketed and towed at owner's expense.

- C. Trucks larger than a one ton truck pick up must be parked in a designated area specified in writing by management. Otherwise, the truck or vehicle must be parked outside the home park.
- D. All vehicles must have current license tags. In addition, all vehicles must be in running condition. Vehicles without current license plates and insurance MUST be removed by the Resident Immediately. Any vehicle that becomes inoperable must be removed from park premises immediately or will be towed at owner's expense.
- E. No motor homes, campers, boats etc, are to be left parked in the street or parked at resident spaces. No person or persons may live in any type of recreational vehicle within the community, without a written contact with the Park. UNDER NO CIRCUMSTANCES SHALL ANY R.V. BE ATTACHED TO SEWER AND WATER CONNECTIONS within private lots. Any motor vehicle or trailer etc. which is not in a designated parking area, obstructs the movement of homes, and cannot be easily moved will be towed away at the owner's expense. If such vehicle or trailer etc, is in a designated parking area, obstructs the movement of homes and cannot be easily moved management will place a notice on the vehicle giving the owner 24 hours notice to move it, or it will be towed at owner's expense, unless other arrangements have been made.
- F. Licensed motorbikes will be permitted in the park only as a means of transportation and must be muffled and abide by the speed limit.
- G. Motorbikes and snowmobiles will not be allowed to be used for pleasure purposes in the park.
- H. Parking of motor vehicles, campers, trailers, etc., on any lawns or grassed areas, is prohibited.
- I. A major repair to any motor or recreational vehicle is not permitted in the Park.

6.1) ANIMALS:

- A. Residents may not keep any type of livestock, including but, not limited to swine, goats and poultry.
- B. Only two (2) pets will be allowed in the park and only if approved by the park manager. This is one cat and one dog only!!! Breeding and raising of pets for sale is not permitted in the park. Pets shall wear license tags, as required by local law. The pet owner is required to register pet with park management and provide the following: a copy of the current tags and licenses, must show copy of all current rabies and distemper shots, proof of spaying or neutering of pet and pay current pet fees and Security Deposit on your pet, as required by your Lease Agreement.
- C. All pets must be licensed, spayed or neutered and kept current oil all rabies and distemper shots.
- D. All pets must be under control when exercising or walking the animal anywhere in the park. All animal waste must be picked up and properly disposed of by pet's owner. No pets will be allowed to run at large at any time. Pets at all times must be on a leash or kept within the confines of the site area. Roaming pets will not be allowed. Any pet found Roaming will immediately be reported to the animal control officer, and owner may be fined, or be forced to get rid of said pet, and/or evicted by Park Manager.
- E. No temporary pet sitting or care of non-residential pet will be allowed.
- F. Noisy, dangerous, or unruly animals, or those upon which other residents of the park file complaints to management, must be removed from the community. Once removed, a pet will not be allowed back in to the community. **NO PITBULLS, WOLFS, WOLF HYBRIDS, DOBERMANS, ROTTWIELER, CHOWS, GREAT DANES, ST. BERNARDS, AKITAS, GERMAN SHEPPARDS, AMERICAN BULLDOGS, OR AMERICAN BULL TERRIERS,** will be allowed in the Community. No pets over 30 pounds at maturity will be permitted.
- G. No pet shall be tied to the trees.
- H. There is a \$200.00 non-refundable deposit required for each pet. This is a one time fee, and is non-refundable, and non-transferable. If you get rid of a pet and replace it with a new one. You must pay this fee again.
- I. Landlord reserves the right to deny approval of any pet for any reason Landlord deems necessary.
- J. All pets must be kept inside. Dog houses or dog runs are not permitted.
- K. Resident will be held responsible for any and all damage caused by their pet to anyone's property.

7.1) TV ANTENNAS

- A. NO TV, FM or other antenna of any nature, over six feet in height (above the Home roof peak) shall be installed on the site. Guide wires with respect to such items shall be attached only to the home roof.

8.1 BUSINESS AND COMMERCIAL PURPOSES:

- A. With the exception of activities approved by management in writing, the resident's site, the park or its address will not be used by the residents for any business or commercial purpose. "Business or commercial purposes" shall include but not be limited to all at home occupations, whether part or full time. Approval of exceptions to this rule shall be based on the nature of activity, impact on park traffic, and possible interference with other park residents' quiet use and enjoyment of their property.
- B. Only necessary delivery men who are duty authorized by management may have access to the park. Solicitor, vendors, peddlers etc. are not permitted in the park. Call the office immediately if you are bothered by any salesperson.

9.1 PERSONAL CONDUCT:

- A. No resident may do any of the following:
 - ❖ Make any false-report regarding the park, park management, or a resident of park to law enforcement or other public authorities.
 - ❖ Threaten or stalk any member of management or any other resident of park. Defame or make any willfully false statement regarding the park management or other park residents.
 - ❖ Assault or threaten to assault any member or management or any other member of the park.
 - ❖ Unreasonable interfere in the personal or business affairs of the park, park management or other park residents.

10.1 LIABILITY:

- A. The management and owners of the Community are not responsible for accidents, injuries, or loss due to the fire, theft, wind, flood, or other natural acts which are beyond their control. The management and owners of the Community are not responsible for accident, injuries or loss caused by residents or third parties.
- B. Residents are responsible for accidents, injuries or loss caused or resulting from their violation of park rules and regulations.

11.1 TERMINATION:

- A. Violation of any of the park rules or regulations will subject the resident to a written notice of violation of said rule or regulation. In the event of a second violation another notice of violation will be issued. Failure to heed notices will result in an immediate notice of eviction.
- B. Residents will be liable for all attorney fees, court costs and any other cost that resident may acquire during and after the eviction process.

C. THE COMMUNITY RESERVES THE RIGHT TO TERMINATE RENTAL AGREEMENTS AND EVICT THE RESIDENT FOR ANY OF THE FOLLOWING REASONS:

- ❖ Non payment of rent or other charges as provided by written agreement or Park Rules and Regulations.
- ❖ Failure to comply with Park Rules and Regulations
- ❖ Conduct, by the Resident in the mobile home park which annoys other residents, or interferes with management of the park. Residents' responsibilities remain within their own site. Any problems or business beyond residents' said site is the responsibility of manager, and said site resident.
- ❖ Failure of resident to obey local ordinances and state laws and regulations.
- ❖ Condemnation or change of the use of the mobile home park.

12.1 TERMINATION OF AGREEMENT BY THE RESIDENT:

- A. If resident wishes to terminate his agreement and leave home in the Community, said resident must notify the park managers 30 days in writing prior to moving out of home. All rent must be paid in full, no pro-rating space or dwelling rent

13.1 SALE OF A HOME:

- A. In the event the resident elects to sell his home, the owner must notify the office. One "For Sale" sign not to exceed an area of 300 square inches shall be permitted to be installed on the inside of a window, or upon exterior of a home. A standard "For Sale" sign proved by a licensed real estate broker is permitted on the front lawn of the residence.
- B. If you plan on selling your home and have it remain in the Community. You must have your perspective buyer come in 10 days prior to the sale of your home and be pre-approved by the Community. If you chose not to do this you will have 10 days to remove your home from the Community and forfeit your security deposit.
- C. Also, the new buyers' (after pre-approval with park management) must register with the park office prior to moving into the home. All Security Deposits must be paid in full including but, not limited to the Pet deposit, first month's rent and all Rules and Regulations, Lease Agreements and Pet Agreements etc. Must be signed
- D. Transfer of Rental Agreements-Transfer of rental agreements (1) any rental agreement shall be assignable by the resident to any person to whom he or she sells or transfers title to the mobile home, manufactured home, park model. (2) A resident who sells a mobile, Home, manufactured home, or park model within a park shall notify the landlord in writing of the date of the intended sale and transfer of the rental agreement at least fifteen days in advance of such intended transfer and shall notify the buyer in writing of the date of the intended transfer and shall notify the buyer in writing of the provisions of this section. The resident shall verify in writing to the landlord payment of all taxes, rent and reasonable expenses due on the mobile home, manufactured home, or park model and mobile home lot. (3) The landlord shall notify the selling resident in writing, of a refusal to permit transfer of the rental agreement at least seven days in advance of the intended transfer. (4) The landlord may require the mobile home, manufactured home, or park model to meet applicable fire and safety standards. (5) The landlord shall approve or disapprove of the assignment of a rental agreement on the same basis that the landlord approves or disapproves of any new resident, and any disapproval shall be in writing. Consent to an assignment shall not be unreasonably withheld. (6) Failure to notify the landlord in writing, as required under subsection (2) of this section; or failure of the new resident to make a good faith attempt to arrange an interview with the landlord to discuss assignment of the rental agreement; or failure to the current or new resident to obtain written approval of the landlord for assignment of the rental agreement, shall be grounds for disapproval of such transfer.
- E. After home has been sold, before the new resident may move into the park or home, proof of transfer of title must be shown or provided to the park office.
- F. If a resident has been evicted from the mobile home park. The evicted resident may not stay, reside or rent from any other resident or person within the Pine Meadow Estates.
- G. Previously evicted residents are barred from the park. This includes overnight stays.

14.) NO HOME OWNERS WILL BE ALLOWED TO RENT A HOME IN THE COMMUNITY, WITHOUT WRITTEN APPROVAL FROM COMMUNITY MANAGEMENT FOR EACH RESIDENT. EVERY TIME A RESIDENT MOVES OUT OF THE HOME!!! YOUR PERSPECTIVE RESIDENTS WILL HAVE TO MEET COMMUNITY REQUIREMENTS AND BACKGROUND CHECKS AT PERSPECTIVE RESIDENTS COSTS.

15.) OUTSIDE CONSTRUCTION:

- A. Any construction or repair to anything other than house fixtures or yard, must be Approved in writing by the community manager, And County Planning Dept.
- B. No construction company may perform any service within the community, unless they have been reported to the Community manager for clearance. The park will require all contractors, repair maintenance, and landscaping personnel to have proper Workman's Compensation, and liability insurance.

16.) CHILDREN:

- A. Children must stay and play in their own yards. Children must stay off the street to prevent an accident from occurring. Parents will be held responsible for any unlawful or destructive action performed by their children within the community. There is a 9:00 P.M. curfew for all children under the age of 17. This will be enforced. Parents will be evicted from the park if your children are caught vandalizing park and/or private property.

17.) PROPERTY SPACE LEFT BEHIND:

If resident leaves the park and abandons his/her personal property, the park may remove the property and either store it or dispose of it, as the park managers deem fit. If the mobile home park stores the property, it will only be held up to 45 days after it reasonably appears that the resident has abandoned the property, the Park may sell the property. The park will make a reasonable effort to notify the resident by regular mail and by posting a notice in the park at least fourteen (14) days prior to sale. The park may use the money from the sale to pay the costs involved in removing and storing the property, and to pay any claims the park has against the resident for nonpayment of rent, or damages to the park facilities. If there is money left over, and the resident makes a written response to the park, the park shall return the remaining money to resident. You have 7 days after sale to respond in writing. If at any time, before the sale of property, the resident pays all unpaid debts and requests in writing that the park returns his property, the park may allow the resident to claim the property within 48 hours, not counting weekends and holidays.

18.) SUBLETTING OR ROOMATES:

The Resident may not sublet or assign this agreement or retain a roommate without written approval from park management. The resident does not have to inform the park of overnight visitors or short term guests who stay less than fourteen (14) days in any six month period. Any

visitor occupying the premises for more than fourteen days within a six month period must have written consent of the Community.

19.) PRIVACY:

No representative of the Community may enter the resident's home except if invited, unless entry is necessary to respond to emergency or prevent damage to the home or community. Representatives of the community may come into the resident's lot, at reasonable times, to contact residents, inspect the lot or the home, make necessary or agreed upon repairs or improvements, supply necessary agreed upon goods or services or to show the lot or home to workers, contractors, or mortgagers.

20.) UTILITIES:

Electricity supplied by: GA Power

Natural Gas supplied by: Atmos Energy

Water supplied by: Pine Meadow Estates

Landlord is not responsible for any interruption in service or quality of services. Residents must make their own arrangements with each company for hookup and service. All heating, cooking and other appliances must be operated by either natural gas or electricity. It is important that no one other than the appropriate utility company or authorized licensed contractor work on any utilities. Do not dig or drive stakes into the ground without landlord's specific written permission and an Authorized Dig number. No one other than authorized Park Personnel may work on Park owned utilities and meters.

1. Resident shall be responsible for meeting all federal, state and local codes on all utility lines that are the Resident's responsibility as called for under the Lease Agreement.
2. **Violation Fees**
 - Garbage/Trash Violation \$10.00 per day
 - Pet Violation (with registered pet) \$20.00
 - Pet Violation (*without Registered Pet*) \$270.00
 - a. (*250.00 pet Deposit, plus additional \$20.00 Fine Included for Violation*)
 - Guest Violation(s) \$10.00 *per Violation; per Person*
 - Loud Music \$15.00 *First Offense. \$25.00 Thereafter*
 - Failure to Observe Speed Limit \$25.00 *First Offense. \$50.00 Thereafter*
 - Violation of Lease Agreement \$25.00 *-Also meets with Property Manager to discuss infraction*
 - Violation of Rules / Regulations \$10.00 *-Plus amount constituting violation.*
 - Vehicle Violation -\$25.00

Only the most common fines have been outlined here. Please read your **Rules and Regulations Pamphlet** for additional violations and definitions, so you can prevent the fines listed above from being applied to you. If you do not have a copy of the rules please contact the rental office at (706)689-9292 or come to the rental office to pick up a copy.

Please keep in mind that the **RESIDENTS ARE RESPONSIBLE FOR ALL GUESTS AND THEIR ACTIONS. YOU WILL BE FINED FOR THE ACTIONS OF YOUR GUESTS.**

Curfew Violation-

1st. Offense -Warning

2nd. Offense-\$25.00 Fine

3rd. Offense-\$50.00 Fine

4th. Offense -Eviction will be filed

Also please be aware of the person(s) you allow to visit your home. If a person that has been trespassed from the property is found on the property and it is clear that they are guest(s) of your dwellings and you shall be held responsible and you may face possible eviction.

Please note that (3) violations within a 12 month period will be grounds for evictions.

If you are imposed a fine it must be paid at the rental office between regular office hours. Please contact the Property Manager or a member of Security.