

EMORY ACRES

RULES AND REGULATIONS

LOT APPEARANCE

RESIDENTS ARE TO KEEP THEIR LOTS CLEAN AND NEAT AT ALL TIMES. YOUR HOME'S EXTERIOR AND LOT IS YOUR RESPONSIBILITY. UNDERSKIRTING IS REQUIRED AROUND EACH MOBILE HOME WITHIN (60) DAYS OF MOVING INTO THE PARK. VINYL MUST BE USED. WATER LINES ARE TO BE INSULATED. ALL EXTERIOR PAINTING, BUILDINGS, UNDERSKIRTING OR ANY CHANGES TO YOUR MOBILE HOME OR LOT MUST BE APPROVED BY MANAGEMENT. YOU MAY USE OUTSIDE UTILITY BUILDINGS FOR STORAGE AS LONG AS THEY ARE KEPT IN GOOD REPAIR AND ARE NEAT IN APPEARANCE. EXISTING UTILITY BUILDINGS WILL BE INSPECTED BY MANAGEMENT. IF YOUR BUILDING IS NOT IN GOOD REPAIR AND NEAT IN APPEARANCE, YOU WILL RECEIVE NOTICE BY MANAGEMENT TO BRING THEM UP TO THE ABOVE STANDARDS. YOU MAY STORE UNDER YOUR UNIT ONLY WHEN UNDERPINNED. DO NOT LEAVE ITEMS OUTSIDE WHERE THEY CAN BE SEEN. THIS INCLUDES KEROSENE OR GAS CANS, MOPS, BROOMS, TOOLS, CONCRETE BLOCKS, BOARDS, OR ANY OTHER DEBRIS OF THIS NATURE. CONCRETE BLOCKS CAN NOT BE USED FOR STEPS AT ANY TIME. OUTSIDE TABLES, CHAIRS, AND ACCENTS ARE PERMITTED SO LONG AS THEY ARE KEPT NEAT AND CLEAN. TOOLS AND MATERIALS USED DURING CONSTRUCTION OF DECKS, ECT. CAN BE LEFT OUTSIDE DURING CONSTRUCTION FOR A REASONABLE AMOUNT OF TIME. ANY ITEMS NOT COVERED ABOVE ARE UNAUTHORIZED UNLESS GIVEN WRITTEN PERMISSION BY PARK MANAGEMENT. ANYONE NOT MEETING THE ABOVE STANDARDS WILL RECEIVE ONE NOTICE.

NO SIGNS, OF ANY KIND, CAN BE DISPLAYED ON YOUR MOBILE HOME UNIT OR LOT OR VEHICLE. BROKEN STEPS, DOORS, SCREENS, ECT. WHICH CAN BE SEEN OUTSIDE MUST BE REPAIRED OR REPLACED IMMEDIATELY. NO PERMANENT CLOTHESLINES CAN BE INSTALLED. YOU MAY USE COLLAPSABLE ONES WHICH MUST BE STORED WHEN NOT IN USE. SWING SETS FOR CHILDREN MUST BE SMALL UNITS ONLY. NO TV ANTENNAS MAY BE USED AT ALL. TV DISHES (SMALL) MUST BE PLACED TO THE REAR OF YOUR UNIT. SATELLITE DISHES (LARGE) ARE NOT ALLOWED. THOSE THAT ARE NOW INSTALLED CAN STAY AT MANAGER'S DISCRETION. GRASS MUST BE CUT AND LEAVES RAKED ON A TIMELY BASIS FOR NEAT APPEARANCE. IF NOT, MANAGEMENT WILL HAVE THIS DONE FOR YOU AT A MINIMUM CHARGE OF \$20.00. YOU ARE RESPONSIBLE FOR YOURSELF, YOUR CHILDREN, YOUR GUESTS, AND PERSONS WHO MIGHT BE WORKING FOR YOU.

ANY NOTICES ISSUED BY MANAGEMENT CONCERNING THE ABOVE REGULATIONS MUST BE COMPLIED WITH, WITH-IN 30 DAYS.

VEHICLES

ONLY TWO VEHICLES ALLOWED PER UNIT. BOATS, CAMPERS, TRAILERS OF ANY TYPE MAY NOT BE PARKED ON YOUR MOBILE HOME LOT. NO UNTAGED, JUNKED OR INCOMPLETE MOTOR VEHICLES ALLOWED. NOISE SUPPRESSORS OR MUFFLERS REQUIRED FOR ALL VEHICLES. TRUCKS LARGER THAN ONE TON PROHIBITED. ONLY EMERGENCY REPAIRS OF VEHICLES CAN BE MADE IN PARK. NO CHANGING OF ENGINE OIL OR MAJOR VEHICLE REPAIRS ARE ALLOWED IN THE PARK. NO PARKING ON GRASS AT ANY TIME. OBSERVE (10) MPH SPEED LIMIT AT ALL TIMES IN PARK. NO SIGNS OF ANY KIND ALLOWED ON VEHICLES.

GARBAGE

GARBAGE PICK UP IS PROVIDED BY THE TOWN OF BLACK MOUNTAIN. PICK UP DAY IS ON TUESDAYS. GARBAGE MUST BE TIED IN PLASTIC BAGS AND PLACED IN GARBAGE CANS. GLASS MUST BE PUT IN BOXES TO AVOID INJURIES TO PICK UP PERSON. NO UNATTENDED GARBAGE BAGS ON DECKS, STEPS, TRUCKS, AUTOS WHERE THEY CAN BE SEEN. ANY INFRACTION OF THE ABOVE WILL RESULT IN A \$25.00 FINE. YOU MAY OBTAIN A BROCHURE ON SANITATION & RECYCLING SERVICE INFORMATION BY CALLING TOWN HALL: 669 8732

OCCUPANCY OF YOUR MOBILE HOME

YOUR MOBILE HOME IS FOR SINGLE FAMILY OCCUPANCY ONLY. TWO FAMILIES LIVING IN A SINGLE HOME IS NOT ALLOWED. ANY EXCEPTION MUST BE APPROVED BY MANAGEMENT. ANY ADDITIONAL TENANTS AT YOUR RESIDENCE ARE NOT ALLOWED UNTIL APPROVED BY PARK MANAGEMENT. ANY INFRACTION OF THESE RULES CAN RESULT IN A \$100.00 FINE OR EVICTION.

VISITORS

ALL VISITORS STAYING OVER (48) HOURS ARE TO BE REGISTERED WITH MANAGEMENT. THIS INCLUDES FAMILY, FRIENDS, ECT. ALL VISITORS CONDUCT IS THE RESPONSIBILITY OF THE TENANT.

ANY MISCONDUCT BY VISITORS CAN RESULTS IN EXPULSION OF YOUR UNIT FROM THE PARK. NO VISTOR CAN STAY WITH YOU FOR MORE THAN TWO WEEKS WITHOUT MANAGEMENT APPROVAL. YOU ARE RESPONSIBLE FOR YOUR GUEST.

SECURITY DEPO SITS

SECURITY DEPOSITS WILL BE RETURNED IF:

- LOT IS LEFT CLEAN AND NEAT.
- 30 DAYS WRITTEN NOTICE IS GIVEN BEFORE LEAVING.
- NO OUTSTANDING RENT, FINES, ECT. IS OWED TO MANAGEMENT.
- YOU INFORM MANAGAMENT, WHO WILL MOVE YOUR MOBILE HOME AND THE DATE OF REMOVAL.
- DEPOSITS WILL NOT BE RETURNED IF YOU DECIDED NOT TO MOVE ONTO A LOT FOR WHICH YOU HAVE MADE A DEPOSIT
- IF EVICTED FROM THE PARK NO DEPOSIT WILL BE REFUNDED.
- NO DEPOSITS WILL BE REFUNDED UNTIL AN INSPECTION IS COMPLETED BY MANAGEMENT.

SALE OF YOUR MOBILE HOME

IF YOU MOVE OUT OF YOUR MOBILE HOME AND WISH TO SALE YOUR HOME YOU MUST ADVISE MANAGEMENT OF YOUR INTENSIONS. A PROSPECTIVE BUYER OF YOUR HOME MUST FIRST FILL OUT AN EMORY ACRES RESIDENTIAL APPILICATION AND BE APPROVED BEFORE THE BUYER CAN MOVE INTO THE HOME. HOWEVER, ANY ONE MAY BUY YOUR HOME AND REMOVE IT FROM THE PARK. ALL NEW TENANTS MUST SIGN A RESIDENTIAL LEASE WITH EMORY ACRES.

SUB - RENTING AND OR LEASING OF YOUR MOBILE HOME TO ANY INDIVIDUAL OR OTHER FAMILY MEMBERS IS ABSOLUTELY PROHIBITED. ANY EXCEPTION MUST BE APPROVED BY MANAGEMENT.

NO EXCEPTIONS.

PARK ORIDANANCES

- CIVIL DISTURBANCES SUCH AS FAMILY DISPUTES LOUD NOISES (RADIOS,TV', STEROES,LOUD MOTOR VEHICLES, DRUNKENESS, IMMORAL CONDUCT ECT.) WILL NOT BE TOLERATED AND WILL RESULT IN EVICTION.
- ANY DISRUPTIVE EVENT THAT REQUIRES LAW ENFORCEMENT INTERVENTION WILL RESULT IN EVICTION.
- NO DISCHARGE OF FIREARMS, FIREWORK, AIR RIFLES OR ARCHERY EQUIPMENT WILL BE ALLOWED IN PARK.
- **ONLY PETS APPROVED BY PARK MANAGEMENT ALLOWED IN THE PARK. PETS MUST BE APPROVED PRIOR TO BEING ALLOWED IN THE PARK. ALL ANIMALS MUST BE REGISTERED WITH PARK MANAGEMENT. PETS MUST BE LEASHED WITH THE OWNER AT ALL TIMES OR INSIDE YOUR RESIDENCE. VIOLATORS FACE FINES AND EVICTION WITH MULTIPLE INFRACTIONS.**
- NO SOLICITING, NO COMMERICAL ENTERPRISES, (GARAGE, YARD, OR FLEA MARKET) SALES ALLOWED. ANY INFRACTIONS OF THE ABOVE RULES WILL RESULT IN A \$50.00 FINE OR EVICTON FROM THE PARK.
- NO TRAMPOLENES ARE ALLOWED IN THE PARK.

RENT PAYMENT

- ALL RENT PAYMENTS ARE DUE AND PAYABLE ON THE FIRST DAY OF EACH MONTH.
- PAYMENTS FOR WATER IS IN INCLUDED IN YOUR RENT CHECK
- RENT IS CONSIDERED LATE WHEN PAIDED AFTER THE **FIFTH** DAY OF THE MONTH.

- THERE WILL BE A **FINE** CHARGED ON PAYMENTS POSTMARKED AFTER **THE FIFTH DAY OF THE MONTH** AND ANY PAYMENT NOT PAID BEFORE THE FIFTEENTH OF THE MONTH WILL RESULT IN EVICTION.
- WRONG MAILING ADDRESS OR ZIP CODE WILL NOT BE USED AS AN EXCUSE FOR BEING LATE.
- THERE WILL BE A **\$50.00** CHARGE FOR ALL CHECKS RETURNED BY THE BANK AND FUTURE RENT PAYMENT MUST BE MADE BY MONEY ORDER OR CASHIERS CHECK.
- ALL RENT PAYMENTS MUST BE MADE BY CHECK OR MONEY ORDER. NO CASH WILL BE ACCEPTED.

RENT PAYMENTS ARE TO BE MADE OUT TO

EMORY ACRES

MAIL TO:

EMORY ACRES
P.O. BOX 2887
WEAVERVILLE NC 28787

WATER:

WE USE CITY OF ASHEVILLE WATER & MSD SEWER SERVICES. WATER METERS WILL BE READ AROUND THE 24TH OF EACH MONTH. A BILL WILL BE ISSUED FOR RENT PLUS WATER AND SEWAGE.

COMMENTS

ALL RULES WILL BE STRICTLY ENFORCED. YOU WILL BE GIVEN ONE WARNING. THE SECOND NOTICE WILL BE AN EVICTION NOTICE. FINES WILL BE PAIDED WITH YOUR RENT PAYMENT OR YOU WILL BE EVICTED.

ANY EXCEPTION TO THE RULES AND REGULATIONS MUST BE APPROVED BY MANAGEMENT:

JOE EMORY

CELL: 828-777-7947

JAMES EMORY

CELL: 828-713-3416