

Railroad Springs MHC, LLC

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RULES & REGULATIONS

All reasonable means will be taken to make your residency here a safe and pleasant one. The following rules and regulations have been made by the Park to insure fairness to all residents. They are designed to protect the rights and property of all parties.

1. All tenants must register at the office upon arrival. All rents are payable in advance, on or before the 1st day of each month and are delinquent if not paid within five days of the due date. Late charges for delinquent rents and returned checks are provided for in your Rental Agreement. The office will be open as posted. Incoming telephone messages for residents will be accepted only in case of emergency.
2. Basic rental rates are for one or two adults only plus their minor children. All overnight guests must be registered with the Office upon their arrival. Any guests staying more than fourteen (14) days may be charged a daily fee for each guest according to the schedule posted in the office. Guests will be allowed use of all park facilities when accompanied by the Tenant. The Tenant will be responsible for the conduct and supervision of his/her Guest at all times. Tenants may not allow guests to stay in their home unless the tenant is in residence. Anyone staying in the home for more than thirty (30) days in any twelve (12) month period will be considered a potential resident and must fill out an application and be approved by management.
3. The occupancy limit in Railroad Springs MHC, LLC/ dba Legacy MHP is two persons per bedroom, plus one.
4. Rent includes use of all Park social and recreational facilities. No Park facilities may be reserved for private use. NO alcoholic beverages are permitted in the recreational facilities or other common areas.
5. An advance notice of thirty (30) days is required to remove a mobile home from the park with rent paid through that date. No rent refunds will be made for a partial month's occupancy.
6.
 - A. Each lot will remain under the direct control of the Management. Any changes, additions, or improvements to the outside of the home or space must have prior written approval from management. Forms are available in the office. Standard lawn furniture, bicycles, barbecue, and one storage shed are the only items permitted to be stored outside the mobile home. Porches must remain uncluttered and not used for storage. Tenants shall maintain their space in a clean and orderly fashion and care for all plantings, trees, and shrubs. Plantings may not be removed without management approval. Additional planting must be approved in writing in advance to prevent disturbing underground utility lines. Hanging of laundry outside the home on patios, decks, carports, trees or in yards is not permitted.
 - B. As part of our desire to have a safe community, landscaping must conform to the Crime free Mobile-Housing Program. Ground cover plants within twelve feet (12') of pedestrian walkways must not exceed three feet (3') in height. Plants underneath windows should be maintained at a height below the windowsill. Trees must be trimmed so that the lower branches are at least five feet (5') above ground.
 - C. For emergency identification purposes, space numbers must be posted on the outside of each home. The numbers must be three inches (3") high, of a contrasting color and mounted in a visible location on the front of the home near the entry side.
7. Please respect the privacy of your neighbors by not walking through their home sites.
8. Exterior of mobile home, accessory structures, skirting - the following conditions are not permissible and must be promptly corrected: (1) broken or cracked glass doors or windows; (2) visible or unsightly dents or missing parts; (3) bent or dented awning or carport support posts or porch railings; (4) visible and unsightly rust, corrosion, fading, blistering, or cracking on painted surfaces; (5) utility connections which leak, are unsafe, impede yard maintenance, and/or violate any health or safety codes or regulations; (6) exterior carpet which is torn, dirty or loose; (7) generally dirty appearance of home (i.e., needs washing); Tenant will not allow any material to be placed or seen in the windows of the home except actual drapes design and purchased to be drapes for a window. Materials that are

prohibited that area attached in or placed into a window can be, but not limited to, aluminum foil, newspaper, cardboard or any paper products, and wood products.

9. Lot and Space landscaping must be maintained weekly as per your lease. Some, but not all, of the necessary items that will be required under Rental Agreement are follows: (1) No weeds are to be allowed to grow on your space at any time and must be removed promptly but at least weekly (2) shrubs will be trimmed to no more than 3 feet high and no more than 3 feet wide. (3) Trees, plants, or any foliage that starts growing on it own that was not specifically identified as allowed to be planted, and planted by the tenant, must be removed immediately (4) all shrubs shall be 5 feet from a block wall and 2 feet away from your home as to not cause damage to the structures. (5) Trees must be always trimmed but at least annually and not allowed to “hang over” into a neighbor’s space. Trees must not be planted or grow into an area that is: 10 feet away from any space boundary, 15 feet away from any building or home or RV, and 20 feet away from any utility line of fence. Landlord is the only party to determine which type or species of plant and trees are acceptable for the Park. No type of cactus will be allowed in the Park.
10. It is the Tenant’s responsibility to make arrangements for upkeep and maintenance of their mobile home and space before leaving on extended periods and notify the manager of such arrangements before leaving. Should a lot be in need of care, Tenant will receive a notice to this effect and be given ten (10) days to remedy the situation. After that time the work will be done, and Tenant charged.
11. Trash and garbage must be deposited in centrally located bulk containers provided for that purpose. All tenants are responsible for disposing from their space all rubbish, garbage, trimmings, and other waste in a clean and safe manner. Non-restricted household waste can be placed in the dumpsters provided for regular trash removal. Other wastes, such as, but not limited to, batteries, tires, paint, used motor oil and all hazardous wastes must be disposed of in accordance with county and city regulations in an appropriate facility. These materials are not to be placed in the Park dumpsters. Bulky items such as mattresses, furniture and appliances must be disposed of off the property. Do not leave items outside the dumpsters.
12. All mobile homes are required to have approved skirting and awnings within thirty (30) days of move in. All such materials must meet park standards. No additions of any kind may be erected without prior written approval from management. Extensions of time to install skirting and/or awnings may be given by management for good cause, not to exceed an additional thirty (30) days.
13. Park Standards: Skirting must surround the entire home and any additions or porches. Awnings must begin at the front edge of the home and extend to cover the patio and driveway. A minimum 7.5’ x 20’ metal patio awning and a minimum 10’ x 40’ metal carport awning with metal posts is required. Awnings must have two or three band unitizing. A storage shed may be installed at the rear of the patio or home in a location designated by management and must be of an approved metal or hardboard type to match with the exterior of the mobile home. Treads and porch surfaces must be covered with outdoor carpet or other approved material with railings as required by applicable regulations. Temporary steps provided by dealers must be removed within 30 days. The tongue (tow hitch) must be detached and stored under the home or removed from the park. All exterior improvements and alterations must have prior written approval by management. Forms are available in the office.
14. Fencing: Chain link fencing is allowed with prior written approval of management. Forms are available in the office. Minimum height is 36 inches. Maximum height is 48 inches. Chain link fencing must be professionally installed with top horizontal rail, post caps, and set in concrete. No screening materials are allowed in the chain link.
15. The Landlord may, at his full discretion, allow a discount of Base Rents for tenants that are always in full compliance with the Park’s rental agreements and the Parks Rules and Regulations. The landlord may call this discount the “Great Resident Discount” and will only be awarded to tenants that, are: (1) in full compliance with the Park’s rental agreements and Rules and Regulation, (2) have not had a Notice of Violation issued to them, and (3) have agreed to, and are current placed on, and not been removed from due to insufficient funds or some other issue with their bank, the Park’s AUTO-PAY method. If one or any of these items are not present during the charge for Base Rent for that month, the discount will be removed. The Tenant will be removed from the “Great Resident Discount” availability for at least 180 days. The full rental payments required by the existing rental agreement will be in full force.
16. All pets must have prior written approval by Management. No more than two pets are permitted per household. Only small pets are permitted. A small pet is generally considered to be no more than thirty pounds (30#) and/or no more than eighteen inches (18”) high across the shoulders when full grown. All pets must be on a leash held by a human or human carried when outside the home and may not be left outside unattended. No dangerous breeds of dogs, such as, but not limited to: Chows, Rottweiler, Pit Bulls, Wolf Hybrids, Doberman Pinschers, Staffordshire Terries as well as mixed breeds with any dangerous breed is allowed in the Park. Any pet that exhibits vicious or aggressive behavior will not be allowed. The owner is responsible for the pet at all times including, but not limited

to, immediate disposal of droppings and ensuring that the pet does not disturb other tenants in any way. All pets are subject to approval. No guest's dogs or cats are allowed. "Pet sitting" is prohibited. Pets are not allowed in the clubhouse or any other recreational facilities. A separate Pet Agreement is required for each pet. Pet fees are provided for in the Pet Agreement. No exotic pets allowed.

17. Tenants, guests, and visitors shall park only in the designated areas. Recreational vehicles, boats, trailers, and other similar bulky items are prohibited from contiguous storage on mobile home lot except to load and unload.
18. No overnight parking on the streets. Our streets must remain clear for emergency vehicles. Tenants are allowed only the number of vehicles that will fit on the carport. Visitors are allowed short-term parking in front of the home they are visiting. Parking is prohibited in vacant spaces and portions of the space that are not driveways.
19. Park services, such as electricity, gas, sewer, and water, are installed to the space and Park will be responsible for servicing these utilities to the point of connection on the space. From that point of connection, including electrical breakers, and throughout the home is the Tenant's responsibility. All utility connections from the home to Park outlets must be made by licensed contractors, using Park approved materials.
20. Vehicle speed limits are posted and must be observed. All vehicles driven in the Park must be licensed with current registration and insured. No one without a valid driver's license may operate any vehicle in the Park. No overhaul or repair of vehicles is permitted in the park. Vehicles may not be washed within the park.
21. Vehicles that are unlicensed, inoperative, or with expired licenses are prohibited anywhere in the park. An inoperable vehicle is defined as one not running or incapable of being driven for a period of ten (10) days. This includes vehicles with flat tires.
22. Signs, other than Tenant's name and space number, are prohibited from placement on individual homes or lots. The placement of one small (12"x18") "For Sale" sign in the window or on the side of the home is permissible.
23. This park or its address must not be used for the purpose of advertisements or sale of merchandise. No private business may be conducted in the Park by anyone. This includes babysitting, whether a fee is charged or not. No peddling or soliciting is allowed. If you are contacted by such, notify the office at once. Individual carport or garage sales are not permitted. Park-wide yard sales may be organized with the office for everyone's participation.
24. When selling your home, please notify management, as they must approve of any new purchaser. In addition, you must receive written permission from management to sell your home "on site". Seller/tenant acknowledges that Park may require Seller to provide verification to the Park and to the proposed Buyer that the home meets the Park standards and complies with any and all requirements of local, state and federal building codes.
25. Rental of homes is not permitted. All homes must be owner occupied. No subletting is allowed.
26. Fireworks – The use of fireworks, by whatever name they are called, including sparklers is prohibited anywhere on the property.
27. Management has determined that the use, possession, distribution, or manufacture of marijuana will interfere with the health, safety, welfare and right to peaceful enjoyment of the premises by other residents. In accordance with the Drug and Crime Free Addendum and supporting federal laws, any use of marijuana (medical or otherwise) by the tenant or their guests will result in an immediate termination. This includes both public and private use.
28. The management will make every reasonable effort to provide a clean and safe environment; however, we disclaim any responsibility for any losses resulting from fire, theft, accident, or natural disasters. No violation of any law or ordinance of the city, county, or state will be tolerated. No activities shall be permitted which would place the management or owners of these premises in violation of any law.
29. No weapons may be displayed or brandished at any time. No weapons of any kind allowed in the common areas. Weapons may be in your vehicle when leaving or returning to the park.
30. All special rules pertaining to any existing or future facilities may be posted at those locations. Those special rules constitute a part of these Rules and Regulations, and violations of them will be treated as a violation of these Rules and Regulations.
31. Complaints on any subject must be received in writing. Forms for this purpose are available from management.
32. No exterior radio or television antennas or dishes, or similar items may be erected on the home or the space except in compliance with this rule. Antennas one meter or less in diameter or diagonal measurement which are designed for over-the-air receptions of signals from satellite, wireless cable, or television broadcasting facilities, together with their associated mounting hardware and mast, if applicable, may be installed with prior management approval for size, design and location, subject to the following restrictions. The installation must not be visible from any other space, the common area or any street. If this is not possible without impairing the ability to receive signals, the installation must be screened by landscaping or other means approved by the Park to minimize visibility without

impairing reception of the signal. If it is necessary to receive an adequate signal that the installation be visible from another space, the common area or a street, all components must be painted a color that will blend into the background against which the installation is mounted.

33. Grandfathered: The term “Grandfathered” means that certain existing items, conditions, and structures, though not in conformity with city, county, state codes or the Rules and Regulations. It is hereby acknowledging and accepted that the local and state authorities and code enforcement agency may be a regulating authority when determining all matters when it comes to individually owned homes in the Park and that home’s modifications and further weather that structure may or may not have the availability of a “grandfather clause”. The park makes no warranties that any tenant owned homes has any protection under the “grandfather clause”. By owning or buying a home that is not in compliance with city, state, or federal building codes the tenant/owner may suffer financial loss due to a home’s noncompliance. The Park may require and does strongly encourage Homeowners to bring their home site and other structures up to compile with all local, state, federal and community standards. Upon sale of a home, it must be brought up to current regulation or removed.
34. Management has the right to prevent access to the park and to remove anyone other than approved residents deemed objectionable. Objectionable persons include but are not limited to persons previously denied residency at the park for reasons of prior evictions unrelated to a non-payment of rent; persons not qualified for residency of the park for reasons other than inability to pay rent; persons previously evicted from the park for reasons other than non-payment of rent; persons engaged or previously engaged in criminal activity in the park, known gang members or known gang associations; and persons who have previously materially violated park rules or have been disruptive in the park. Tenants permitting guests who are objectionable to be on the premises are subject to a notice of termination of tenancy for material noncompliance with park rules.
35. Loud parties, domestic disputes, excessive volume of any audio or musical instruments or any other noise that disturbs the peaceful enjoyment of the premises is not allowed. Quiet hours are from 9:00 p.m. to 7 a.m.
36. Juveniles are not allowed to loiter or remain at any place away from the dwelling or usual place of abode. The Park will follow and duplicate the City of Kingman’s curfew law, codes, and ordinances. Currently under Article VI, Section 7 – 204 Curfew for Minors in the Kingman Municipal Code.
37. The provisions of the Rules and Regulations only supplement but do not amend the provisions of the Rental/Lease agreement and in all events, the provisions of the Rental/Lease Agreement control.
38. No drones or any other radio-controlled devices (RCs) may be operated within the park.
39. Open fires are prohibited with the exception of manufactured barbeques. This prohibition includes chimineas, fire pits, outdoor fireplaces, and any other open fire.
40. No food or water may be left outside the home, whether for pets or not. Any food or water left outside for any reason attracts wild animals that are dangerous to people and destructive to the property and homes.
41. In case of medical emergency, fire, or illegal activity, call 9-1-1. For all other emergencies call the office: When this Park is unattended by Manager, please call 928-201-8481
42. For additional information not covered herein, please inquire at the office.
43. Management reserves the right to add, change or delete the rules as necessary in accordance with Arizona Revised Statutes, Title 33, Chapter 11.