

## **FOX CHASE MOBILE PARK, LLC**

### **RULES & REGULATIONS**

The following Rules and Regulations for Fox Chase Village at 100 Fox Chase Village., New Bern, North Carolina, as set forth by Fox Chase Mobile Park, LLC.

The purpose of these Rules and Regulations is to provide the home owners and their families with a pleasant, wholesome environment in which to live. Adherence to these rules and regulations will also help assure other Park residents of the same peace and tranquility.

These rules and regulations are to be effective from this day forward and until such time as they may be amended. Any future amendments will be provided to the home owners in writing and will allow sufficient time for compliance.

All previous statements of rules and regulations or policy are null and void.

#### **I. REGISTRATION, OCCUPANCY, RENT SECURITY DEPOSIT**

- a. All homes in Fox Chase Village must be duly registered and accepted by the Park management prior to move in a home in, or in the case of a pre-owned home, prior to the prospective sale.
- b. All prospective tenants must complete an application form available from the park manager. No individual will be permitted to move in to the park without management approval.
- c. Home occupancy requirements are as follows:
  - 1 bedroom home: No more than 2 occupants
  - 2 bedrooms home: No more than 4 occupants
  - 3 bedrooms home: No more than 6 occupants
- d. Lot rent is due and payable on the first day of each month. Payments should be delivered or dropped at the park office. Any payments RECEIVED after the fifth of the month will be assessed a \$25.00 late charge. Any check returned for insufficient funds will be assessed a \$25.00 fee.
- e. Each tenant is required to pay a security deposit, equal to one month's rent, and is payable prior to occupancy. Security deposits are held in an account at CNB Bank, Rochester, NY. Security deposits held by management will be refunded only after all the following conditions have been satisfied: 1) 30 days notice of intent to vacate is given to Park management, 2) mobile home is removed from lot, 3) lot is left in neat and good condition.

If an existing home is sold, the security deposit will not be refunded until the prospective tenant has been approved, the home is sold, and their security deposit and first month's rent have been paid.

## **FOX CHASE MOBILE PARK, LLC**

### **II. OCCUPANTS – VISITORS**

- a. The names of all occupants of each home must be listed on the Registration Form signed at initial occupancy. The Park Office must be notified of any changes.
- b. The ages of all occupants under the age of 18 years must also be listed on the Registration Form.
- c. Occupants of the home who are not listed will be considered visitors.
- d. Visitors are allowed on a temporary basis, long term visitors must be registered at the Park Office by the home owner.
- e. Visitors are expected to comply with the Park Rules and Regulations.
- f. Management may, at its own discretion, limit the number of visitors at any given time or limit the length of stay.
- g. Visitors who do not abide by the rules and regulations set forth here may be required to leave the Park at once.

### **III. SUBLETTING**

Subletting of the Mobile Home is not permitted in the Park.

### **IV. SALE OF MOBILE HOME**

In the event Tenant wishes to sell the mobile home, tenant must give park management twenty (20) days notice, in writing, of intent to sell. If the home is to remain in the park, Tenant must submit to park management the name of the prospective purchaser(s) so that park management may exercise its right to approve or disapprove of the new Tenant. If park management disapproves the new Tenant, it will do so in writing, stating the reasons why.

Owners of manufactured homes in Fox Chase Village have the right to sell their home provided that:

- a. The present home owner is current on lot rents due to Fox Chase Mobile Park, LLC BEFORE the home can be removed, all rents and other charges must be paid in full. There will be no refunds allowed for any unused time during the month of removal.
- b. Prospective buyers are fully advised that Fox Chase Village management must approve their application to lease, BEFORE the sale is consummated.  
In the event the prospective buyer intends to remove the home from Fox Chase Village both the buyer and the seller must meet with the management before the sale is finalized.

## **FOX CHASE MOBILE PARK, LLC**

The seller assumes all responsibility for the orderly removal of the home and guarantees his/her intentions to pay for any and all damages which may result from such a departure including but not limited to damage to roads, signs, shrubs, service connections, etc.

The seller also assumes all responsibility for the complete removal of any debris resulting from the home being taken from the Park.

- c. Prospective buyers of a pre-owned home in Fox Chase Village once approved, must sign a Registration Form and acknowledge receipt of and a willingness to comply with the rules and regulations.
  
- d. Home owners may employ the service of any Licensed Real Estate Agent to assist in selling the home. Real Estate agents planning to offer a home for sale in Fox Chase Village must:
  - 1. Contact the Park Office BEFORE beginning any sales activity.
  - 2. Abide by all Fox Chase Mobile Park, LLC rules and regulations and accept the responsibility of conveying these to any and all prospective buyers.
  - 3. Limit the use of For Sale signs to one, placed either on the front of the lawn or the front of the mobile home.
  - 4. Failure of the Real Estate Agent to contact the Park Office prior to attempting to sell the home will be interpreted to mean that once sold, the home will be removed from Fox Chase Village within 30 days.

### **V. CARE OF GROUNDS**

Lot Maintenance:

Home owners are responsible for the upkeep of their individual home sites.

- a. In order to keep up the Park standards, all superfluous materials must be removed or stored out of sight.
  
- b. Firewood must be stacked behind the house.
  
- c. Play gyms, toys, etc., kiddie pools must be kept in an orderly manner preferably behind or to the side of the home and should be emptied each night.
  
- d. Lawns: All lawns including any ditch area must be mowed and trimmed at least once a week during the high growing season. At other times, lawns and ditches must be kept mowed to an attractive height also. Failure to mow and trim will be cause for Fox Chase Village employees to do it, there is a \$40.00 fee each time it is mowed and a \$40.00 fee each time is trimmed. This will be billed to the homeowner, payable each month when the lot rent is due.

## **FOX CHASE MOBILE PARK, LLC**

1. Home owners are expected to rake and dispose of heavy leaf accumulation in the fall of the year.
  2. Ornamental shrubberies and trees beyond what may have been provided with the home are permitted. Large trees which may have died must not be cut down until adequate safety measures have been taken AND Fox Chase Village management has granted its permission.
  3. Under ordinary circumstances there should be no need to dig holes in lawns. Should this inadvertently happen, the home owner is responsible for filling the hole and reseeding the lawn.
  4. Flower and vegetable gardens are permitted so long as the size of such gardens does not exceed reasonable residential limits. (If there is a question, seek management's permission before digging).
  5. Dumpsters are provided for tenant's household trash. Please do not keep trash on your lot. Any trash other than household trash and yard trimmings should be taken off the property by the tenant to the proper site for disposal. We do not want a health problem such as rabies to appear in our park.
- e. Vacant Lots: These are not to be disturbed. The dumping of grass, clippings, leaves and other green material is strictly forbidden as is dumping of any other debris.
- f. Clotheslines: The umbrella type (folding) clothes lines are the only lines permitted. These should be placed behind the home and kept folded when not in use.
- g. Swimming Pools: Are NOT permitted in Fox Chase Village except for children's temporary pools which not exceed 18" in depth.
- h. Trampolines: Are NOT permitted in Fox Chase Village. This is because of the insurance liability due to an accident related to the use of a trampoline.
- i. Signs: Are not permitted anywhere on the home site, except a "For Sale" sign, as specified in Section IV, d (3).
- j. Home Site Inspections: Fox Chase Village management reserves the right to inspect any site or the extension of any home during daylight hours to confirm compliance with rules and regulations. Should the site be out of compliance, Fox Chase Village may at its own discretion perform the necessary service and bill the home owner.
- k. Satellite Dishes: Satellite dishes are allowed only if directly mounted on the mobile home. No Free-standing dishes are allowed.

## **FOX CHASE MOBILE PARK, LLC**

### **VI. UTILITIES**

- a. **Water Lines:** Plumbing must be left in good repair to avoid creating health hazards and to avoid unnecessary water waste. Leaky faucets, running toilets, or malfunctioning faucets must be repaired as quickly as possible by the home owner. Other water leaks outside of the home not caused by the home owners neglect or abuse will be repaired by Fox Chase Village's expense. Fox Chase Village management reserves the right to monitor water usage at each home. In the event that minor leaks are detected, the home owner will be duly notified and allowed a reasonable time to make necessary repairs. If major leaks are discovered, Fox Chase Village reserves the right to shut off the water supply to the home until the problem is solved.
- b. **Water Line Freezing:** Each home owner is responsible for providing adequate protection from freezing of the water lines beneath his/her home. Most homes are equipped with thermostatically controlled heat tapes. It is important that these tapes be checked for efficiency periodically especially before and during the winter season. Pipe freeze up and heat tape repair can be quite costly and are the sole responsibility of the home owner.
- c. **Sewer System:** The sewer system at Fox Chase Village can process normal sewage, but cannot accept sanitary napkins, paper towels, disposable diapers, etc. Flushing garbage, fat or other non-soluble substances in the toilet or in any drain is strictly forbidden. These and similar practices can cause serious backup and clogging which would threaten the well being of all residents. Modern detection methods do reveal the source of sewer problems, right down to the individual home involved.  
Home owners who are responsible for sewer problems because of a failure to adhere to the above named requirements will be subject to all costs necessary to repair or replace the affected portion of sewer pipes. Please report any clogged or disconnected sewer lines to Fox Chase Village management at once. Fox Chase Village assumes the responsibility for the repair of any water or sewer line which may be faulty bellow ground level unless such a problem has developed because of home owner (family and guests) negligence.
- d. **Fuel Tanks:** Heating oil, propane and other fuel tanks shall be installed in accordance with applicable state and local codes and, in any case, shall be installed a minimum of five feet (5') horizontal distance from the furnace and shall be installed in the rear of the home. A lot shall have a single tank which is designed for use as a home heating fuel tank. Converted 55 gallon oil drums are strictly forbidden.
- e. **Electrical Services:** Home owners should know how to shut off electrical service to their homes from inside and outside the home in case of an emergency. Attaching any device or wires to the electrical entry is extremely dangerous and is strictly forbidden. Any repairs which may become necessary to the meter box, wiring from the meter box to the home or inside the home are the home owner's responsibility. Any and all repairs, replacements or additions to the home's electrical system must be performed by a licensed electrician in compliance with all applicable state and local codes. Home owners are advised to take all necessary precautions before and

## **FOX CHASE MOBILE PARK, LLC**

during an electrical storm for the safety of the residents and to protect electrical equipment such as TV sets, sound systems, microwave ovens, etc.

### **VII. PETS**

- a. For tenants that rent, no pets are allowed (even temporarily) anywhere in or about the premises without prior written authorization from Fox Chase MP. Care and feeding of stray or unauthorized animals or pets is prohibited. If an animal has been in the Premises at any time during the Lessee's Term, Fox Chase may treat such violation as a breach of this Lease. Lessee and Occupants will also be required to remove the animal(s) from the Premises.
- b. Dogs: One dog, 25 pounds or less, per household is allowed in Fox Chase Village. The dog, when not in home, must be on a leash, **NOT** tied outside. **ALL DOGS MUST BE PRE-APPROVED AND REGISTERED ON THE REGISTRATION FROM.** All dogs must be licensed and have a current rabies shot. Dogs cannot be allowed to roam free. Dogs can be walked so long as they are on a leash. The person walking the dog must pick up any dropping the dog makes. Dogs cannot be allowed to bark or howl at will. Any dog found running free will be considered a stray, and subject to being picked up by the Dog Warden. Any dog left in the heat of summer or cold of winter without proper cover will also be turned over the Dog Warden. **NO DOG PENS ARE ALLOWED!**
- c. Cats: **HOUSEHOLD CATS ONLY** are permitted at Fox Chase Village. One cat per household is allowed. Cats which roam from the owner's property habitually will be considered strays and will be subject to being picked up by the SPCA.
- d. Other House Pets: Other house pets which do not disturb other residents such as tropical fish or goldfish, caged birds, etc. are allowed with previous management approval.
- e. Recourse for Troubling Animals: Residents who are experiencing disturbances because of animals and who have been unsuccessful in getting the problems solved by peacefully seeking the pet owner's cooperation should contact the Park Office or the Animal Control officer directly.

### **VIII. MOTOR VEHICLES**

- a. Unregistered **OR** uninspected motor vehicles of any size or type are not permitted in Fox Chase Village. Residents with an uninspected or unregistered vehicle will be given a 3 days notice. At the end of three days Fox Chase Village will have the vehicle towed away, at the home owner's expense.
- b. Each home is limited to two registered vehicles in drivable condition. They both must be registered on the lease form.

## **FOX CHASE MOBILE PARK, LLC**

- c. Motor vehicles must be parked in the owner's driveway, not on the grass. Guests may park at designated spaces in the Park. Under no circumstances may a motor vehicle be parked on the streets. All motor vehicles are required to have mufflers to eliminate loud noises. There will be no parking on one way streets. All vehicles must be parked on the parking spaces located in front of your house. No vehicles may be at any time parked on the grass, walks, streets or other lots' parking spaces (even if the lot or house is vacant).
- d. Tenants are not allowed to use the parking as outdoor repair garages. Changing of oil, tune-ups, and other engine work on the premises at Fox Chase Village is expressly prohibited.
- e. There shall be no motor vehicle of any type stored on the tenant's premises which are not readily drivable and operable.
- f. All-terrain Vehicles: May be owned by residents but may not be driven in the Park except to enter and depart.
- g. Motorcycles – Motorbikes: Which are registered for highway use are allowed in the Village but must be driven by a licensed driver in a safe and responsible manner that minimizes noise. These vehicles are restricted to driving only directed and from the owner's home.
- h. Speed Limits: For the safety of all residents and visitors to Fox Chase Village, the village speed limit is 15MPH. THIS SPEED LIMIT IS STRICTLY ENFORCED AND EXCEEDING THE SPEED LIMIT MAY BE GROUNDS FOR EVICTION!!!. Residents are responsible for their own observance of the speed limit and also for all members of their family and guests. Residents have an obligation to report speeding to the Office as it occurs. It is helpful to Fox Chase's management to have as much information on the violator and his/her vehicle as can be observed.
- i. Damages: Caused to any Fox Chase Village or tenants premises by leaking gasoline, oil, etc. or by a vehicular mishap are the responsibility of the resident causing such damage and must be paid for accordingly.
- j. Delivery Vehicles: Fox Chase Village management specifically reserves the right to restrict the operation of all delivery vehicles or other vehicular traffic within the Park. In the interest of safety and to preserve grounds and roadways, vehicles which do not strictly adhere to speed limits and other regulations of the Park will be barred from entering.

### **IX. HOME OCCUPATIONS – BUSINESSES**

- a. While Fox Chase Village is designed primarily as a residential community and business enterprises are not allowed, certain non-troublesome business activities may be permitted. Management reserves the right to approve or deny permission to conduct such businesses in home. Management's approval to conduct any business from home in Fox Chase Village must be

## **FOX CHASE MOBILE PARK, LLC**

given BEFORE any venture is started. All home business activity must be registered with Fox Chase office.

- b. Babysitting and Childcare: Babysitting or day care of children who are not residents of Fox Chase Village is prohibit without prior permission of management which reserves the rights at its own discretion to grant or deny such permission.

### **X. CONDUCT OF RESIDENTS**

- a. Compliance with Laws: Homeowners, their household members, and guests, are expected to comply with all local, state and federal laws. The owner of the home is responsible for the conduct of any co-tenants or guests. Non-compliance of the rules and regulations by tenants, co-tenants or guests is grounds for eviction from the park.
- b. Noise: Loud parties, loud musical instruments, radios, TVs or any other offensive noise is prohibited. Noises of any kind within the Park which in any way disturb the peace and tranquility of the residents, is strictly forbidden.
- c. Alcoholic Beverages: Consumption of alcohol inside a resident's home is a personal matter and will be unabridged unless such drinking results in the disruption of the peace and tranquility of any Park resident. Consumption of alcoholic beverages elsewhere in the Park is strictly prohibited.
- d. Disorderly Conduct: Such as shouting, fighting, etc. will be reported to the Craven County Sheriff immediately.
- e. Children: Children are not allowed to play on Park roads, near any service facility, mailbox stations, etc. Children must be restrained from playing on other resident's property unless they have specific permission to do so from the affected homeowner. Parents and guardians will be held responsible for any acts of vandalism as well as for the behavior of their children. Residents whose children's behavior are not monitored and affect other residents will face eviction.
- f. 10:00 PM Curfew: Anyone under the age of 18 is not allowed on the streets or outside the home after 10:00 PM, unless accompanied by a parent or a legal guardian.
- g. Firearms: Firearms of any kind may not be carried or fired in the Park. All firearms must be kept unloaded at all times.
- h. Property: Residents are responsible for their own property whether on their own lot or elsewhere in the Park. Management assumes no responsibility for lost, stolen, or damaged property of residents. If a resident, his/her household members, or a guest is responsible for damage to the Park or another homeowner's property, by any means, the resident causing the damage will be held responsible for the costs necessary to repair or replace the property



## **FOX CHASE MOBILE PARK, LLC**

damaged. Such costs will be payable within ten (10) days after demand to the Fox Chase Village Office.

### **XI. CONDITION OF HOMES IN THE PARK**

This section of the rules is designed to ensure the safety of residents of the Park. The safety and condition of your home is important to your neighbors. The following standards are applicable at all times to all homes in the Park. These rules will be invoked whenever management has a reason to believe that an unsafe condition may exist. In order to ensure that homes have been maintained in a safe condition and that any additions and alterations are safe for human occupancy, the owner must certify that the home and any additions or alterations meet these standards. Management may inspect the home to determine if these standards are being met. Owners of homes which fail to meet the standards contained herein will be given reasonable opportunity to correct any deficiencies in order to meet the standards. If the home is not brought up to these standards, management may require that the home be removed from the Park. Fox Chase Village management takes no responsibility for the safety of any home or of its occupants nor do we certify that a home has met these standards.

- a. Exterior Coating or Siding: The original or replacement siding must be in a safe and secure condition, without holes, rust or substantial dents, scrapes, patching or fading.
- b. Windows – Doors: Windows, storm windows, SCREENS AND EXTERIOR DOORS MUST BE FULLY OPERABLE AND MUST NOT BE IN A DETERIORATED CONDITION. There must be at least one (1) egress window or door in each bedroom. Each such window shall have a minimum clear opening of at least five (5) square feet, the smallest dimension of which shall not be less than twenty two (22) inches, and the bottom of which shall be not more than thirty six (36) inches from the floor. There shall be at least two exterior doors in the home, and each shall have an exterior light adjacent to it and stairs.
- c. Plumbing, Heating and Electrical Systems: The plumbing system must be properly functioning with no leaks and must be designed and installed to accommodate the pressure of the water supply system to which it is attached. Any additions or alterations to the original factory installed plumbing system must be of durable material, free from defective workmanship and so designed and constructed as to perform satisfactorily with reasonable life expectancy. The component parts of the heating system, specially the stack, tank-to-burner connections, flu, chimney and heat compartment, must be fully and safely operable. Any additions or alterations to the original, factory installed heating system must be of durable material and free from defective workmanship. They must be designed, constructed and installed in a manner appropriate to their use. The location, installation, and condition of fuel tanks must comply with the applicable local and state standards. All wood stove installations including stove, flu pipe and chimney, must be inspected by a local or state fire official and be certified to management by such official in writing as being in compliance with applicable state and local safety standards. The electrical service and wiring must be in accordance with specifications of the edition of the National Electrical Code in effect at the date of manufacture of the home, if built on or after June

## **FOX CHASE MOBILE PARK, LLC**

15, 1976, to the specifications of HUD Code in effect at the date of the manufacture of home. There must be no electrical shortages, or other unsafe conditions, and any aluminum wiring must be installed in accordance with present standards of the National Electric Code, or for homes built on or after June 15, 1976, to the HUD Code. All fixtures must be safe and suitable for which they are used. The service entrance must be adequate for the electrical load imposed by the manufactured home and for any additions, given its number of occupants and the type and number of electrical appliances. Management, in its sole discretion, may require the home owner or occupant to obtain written certification from an appropriately licensed tradesperson that the plumbing, heating and electrical systems are safe and fully operable, and meet or exceed all applicable state or local standards.

All permits and inspections must be obtained from Craven County. These include Building, Electrical and Mechanical permits. See New Tenant sheets.

- c. Skirting Requirements: Skirting is required around all homes. Skirting must not display any deterioration and must enclose the area between the home and the ground. If the skirting is replaced on existing homes, the new skirting must be approved by the management. Skirting shall be installed in accordance with the manufacturer's installation instructions. It shall be secured as necessary, to assure stability, to minimize vibrations, to minimize susceptibility to wind damage, and to compensate for possible frost heave.
- d. Steps, Handrails, Porches, Decks, Windbreaks or Other Additions: All must be constructed in accordance with applicable local building codes. Prior to construction, the homeowner must consult with management and must receive written approval from management of the design, color, materials, and location of said construction. Existing steps, handrails, porches, decks, windbreaks or other additions to the home and exterior structure, and storage sheds must not be in a deteriorated state or condition, and must be properly constructed and safe for all proper purposes. Storage sheds may not exceed 10x12 feet, must be painted or stained, and their height may not exceed that of the home on the same lot. Only one storage shed is permitted on one lot. In no case may particle board, chip board, tar paper or plastic be used as an exterior finish or cover to any home or accessory structure. Metal sheds that rust are not acceptable. Texture III is acceptable as is vinyl siding.  
Decks may be any color of the person's choice but should try to blend into the home and neighborhood, usually natural, redwood, cream, white or color of home. Loud and exotic colors are not to be used. Plans for decks must be submitted to the manager's office for approval. Then, a permit must be obtained.
- e. Smoke Detectors: All homes in the park must have at least two (2) smoke detectors installed on or near the ceiling areas within or giving access to each bedroom. The make and model of the smoke detector must be one which has been approved by the State Fire Marshall and is UL (Under Laboratory) listed.
- f. Other Aspects of the Structural Safety or Soundness of the Home: The manufactured home must be mechanically sound and structurally safe. There must be no weakness or defects in the

## **FOX CHASE MOBILE PARK, LLC**

manufactured home affecting the health or safety, or the potential health or safety of its occupants and their guests.

### **XII. ENFORCEMENT OF GUIDELINES**

- a. Enforcement of the guidelines is a major part of the Park Manager's duties and obligations to all residents. Ignorance of the guidelines is not acceptable as an excuse for violation. Each resident is entitled to two warnings from the Park Manager for an infraction of any guideline. The first warning may be either a telephone call and/or a form letter to the resident indicating which guideline has been violated. The second and usually final warning shall be in writing. If the infraction is not corrected or if the violation is repeated, the resident's lease will be terminated for cause. Management is the sole judge of the existence of such action. If at any time, you do not understand or find it difficult to read or understand these guidelines, management shall interpret or read these guidelines to you.
- b. Any complaints regarding park conditions, infrastructure, health, safety, or a complaint that one resident has with another must be given at the office, in writing. All complaints are held in confidence! Emergencies are at all times to be reported to the site office and park emergency number immediately. Residents are to call 911 for fire or medical emergencies. Park staff cannot respond to medical emergencies.
- c. Should any or part of these guidelines or provisions of these guidelines be invalid under an ordinance of the Town, State or Federal law, such invalidity shall not invalidate the entire guidelines, but shall be construed as if not containing the particular word, phrase, provisions or performance held to be invalid, and all other rights and obligations of the parties hereto shall be enforced accordingly.
- d. These guidelines are only a small part of the lifestyle at Fox Chase Village. They set the tone for mutual respect and understanding of others, which makes our community a good place to live. Our facilities, location and professional management provide a sound basis for happy living. We want you to enjoy living here!

Dated: October 27, 2022

Effective: October 28, 2022

**KDM Development Corp**  
1080 Pittsford-Victor Rd., Ste 202  
Pittsford, New York 14534  
(585)381-0570  
(585)-381-0313

**FOX CHASE MOBILE PARK, LLC**

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**RULES & REGULATIONS**

The tenant/s named in the lease hereby acknowledges the receipt of the Rules and Regulations for the lot rental accommodation stated in lease.

LOT #: \_\_\_\_\_

TENANT (S):

\_\_\_\_\_

Print Name

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

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Print Name

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Date