



## Hidden Valley RV Park RULES AND REGULATIONS

These rules and regulations ("Rules and Regulations") have been created by the management (the "Management") of Hidden Valley RV Park (the "Park") to assure the orderly operation of the Park and to assure, insofar as possible, the safety, health and well-being of all Lessees of the Park. All Lessees of the Park are required to comply with these Rules and Regulations.

### I. Applicants

- (a) All prospective Lessees are subject to the application screening process of the Management.

### II. Leases

- (a) Every tenant leasing either a manufactured home and space or a space only must have an executed written lease.

### III. Placement of Manufactured Homes and Recreational Vehicles

- (a) Manufactured homes or recreational vehicles (each, a "Home") must be placed on each lot in a uniform manner. Positioning of the Home on a lot must be approved by the Management.
- (b) Each Lessee is responsible for assuring that his Home is installed in accordance with state, county and local laws and regulations within forty-eight (48) hours of moving into the Park. This includes, but is not limited to, proper water, sewer and electrical connections and grounding. Oil and/or gas tanks must be placed at the rear of the lot.
- (c) Each Lessee is responsible for maintaining in good repair any and all water, sewerage and electrical lines up to the point of connection with Park facilities. The water connection must be wrapped with heat tape all the way to the Park's hookup point. If any Lessee or any Lessee or visitor to Lessee's Home causes any line or pipe to become blocked or clogged as a result of introduction of inappropriate foreign matter (sanitary napkins, rags, paper towels) or due to the freezing of improperly protected lines, Lessee shall be responsible for paying all costs of restoring said line or pipe to proper operation.
- (d) All Home accessories and equipment owned or used by a Lessee shall be maintained in good repair and kept neat and clean at all times.
- (e) **Lessee is required to maintain home or RV in good repair. Storage is not allowed on or around any outside space. Goods and personal items may be stored in shed or container approved by management.**
- (f) Skirting must be installed on each manufactured home within fourteen (14) days of moving into the Park. Lessee shall have the manufactured Home fully and attractively under skirted on all sides at all times. The under skirting must be of vinyl composition. Under skirting shall be white or any other color, or combination of colors,

already being used on the exterior of the manufactured home. Skirting and under skirting is not required on Recreational Vehicles and Trailers; **however, if Lessee wishes to install, skirting must be attractive and match the overall décor & color of the recreational vehicle. Insulation Foam Boards are allowed only if covered with additional skirting material and / or painted.**

- (g) Hitches must be removed, when possible, if not possible, they must be attractively painted and/or skirted to match the manufactured Home.
- (h) All manufactured Homes shall have tie downs conforming to the standards set forth in Section 3701-27-082 of the Rules and Regulations of the Ohio Department of Health.
- (i) Steps must be constructed of precast concrete or factory-type wood, fiberglass or metal construction. Concrete block steps are unsafe and are not permitted.
- (j) Sale of the tires, axles or hitches of any manufactured Home is not permitted.
- (k) Television antennas will be permitted only with the written consent of the Management. Citizens band or ham radio antennas and **satellite dishes are permitted with management approval**
- (l) The Management reserves the right to require the owner of any Home which is more than five (5) years old to completely and attractively paint the exterior of said Home upon 30-days' written notice.
- (m) No alterations or additions shall be made to the exterior of the Home or the lot without first obtaining the written consent of the Management. Such alterations include, but are not limited to, alterations to carport covers, awnings, sheds, painting, skirting, steps, decks or any other exterior improvement made to the Home.
- (n) All Tents, Tarps and Fire Pits are prohibited on the Hidden Valley Property. As Hidden Valley is a residential community no one will be permitted to set up any type of tent. Tarps are also prohibited to be used as any type of shelter or roof covering. Fire Pits/Camp Fires and any Open flame other than standard outdoor cooking grills are strictly prohibited.

#### **IV. Motor Vehicles**

- (a) The speed limit in the Park is ten (10) miles per hour at all times. All Lessees and their guests are required to strictly adhere to this speed limit.
- (b) Motor vehicles are strictly prohibited from the lawn and patio areas of the Park at all times.
- (c) All vehicles must have current license tags. Minibikes, go-carts, and other non-licensed vehicles are prohibited unless specifically approved in writing by the Management.
- (d) No Lessee or visitor to the Park is permitted to repair, store or park a disabled or disassembled motor vehicle within the Park. Such vehicles will be removed by the Management in accordance with Ohio law.
- (e) No commercial trucks over 3/4 ton or buses, tractor trailers or other large vehicles are permitted on the Park grounds at any time unless Lessee has a Lease for a designated space in the Park for the particular vehicle occupying said space.
- (f) In accordance with regulations of the Ohio Department of Health, no boats or recreational vehicles shall be stored on individual manufactured home lots. In addition, no trucks or trailers shall be parked on any home lot. **Management will make available space in the RV Storage and / or Mini-Storage lots at a discounted rate**
- (g) Under no circumstances shall Lessee allow the parking or placement on Lessee's leased premises jet skis, trailers, dune buggies, campers, dirt bikes, pop-up campers, boats, or any other device used for habitation or transport besides Lessee's recreational vehicle for which the Lessee has specifically leased a space in the Park. Any violation of this prohibition shall result in a twenty-five dollar (\$25) per day charge for any one of the above-stated being on

Lessee's leased premises and may also result in Lessor declaring Lessee is in default of the terms of the Lease and all default provisions shall apply.

(h) **The monthly rental charges for each lot include the right to park up to one(1) or two(2) motor vehicles on individual lots. Lot size determines number of vehicles allowed and will be confirmed by Management.**

#### V. Pets

(a) **One small cat or dog (less than fifty (50) pounds when fully grown) will be permitted. All pets must be kept indoors unless being walked. Pets being walked must be on leashes.**

(b) Pet owners shall keep their pets quiet so as not to interfere with the peaceful and quiet enjoyment of other Lessees of the Park.

(c) Pets may not be curbed on the streets, sidewalks or lots of other Lessees of the Park. All wastes must be removed daily by the pet owner.

(d) In accordance with regulations of the Ohio Department of Health, domestic animals or house pets shall not be allowed to run at large or create a nuisance in the Park. **Residents are not allowed to feed or otherwise encourage feral cats or other animals in or around the park.**

#### VI. Miscellaneous Provisions

(a) All Lessees who are leasing an RV space only must own their Home and provide proof of ownership as set forth in their leases.

(b) Overnight visitors must immediately register with the Management. A charge of twenty-five dollars (\$25.00) shall be assessed by the Management for each overnight visitor who remains on the premises for a period in excess of seventy-two (72) hours. This charge is for any period exceeding seventy-two (72) hours, up to and including one week. An overnight visitor is limited to a one (1) two-week stay during any consecutive three-month period.

(c) In any two (2) bedroom Home, the maximum number of permanent occupants permitted is four (4); in any three (3) bedroom Home, the maximum number of permanent occupants is five (5).

(d) The Management reserves the right to reject visitors who violate federal, state or local laws, ordinances or these Rules and Regulations. It is the responsibility of each Lessee to control his visitors and ensure that they conform to all of these Rules and Regulations. Lessees are held responsible by Management for the failure of their visitors to conform to these Rules and Regulations.

(e) The use or display of firearms, fireworks, BB guns, knives or other potentially hazardous weapons is strictly prohibited within the Park.

(f) All Lessees of the Park are required to own and use plastic or metal trash receptacles with lids. All trash cans shall be kept at the rear of each lot. All garbage must be wrapped or placed in bags and kept in cans with tight lids in place at all times.

(g) Yard sales and moving sales are prohibited.

(h) Loud parties and excessive noise are not permitted. The hours between 10:00 p.m. and 8:00 a.m. are considered quiet hours. Lessees are required to keep all appliances generating sound at a level which does not disturb neighbors.

(i) All Lessees and their guests must conduct themselves in such a manner as not to interfere with the peaceful and quiet enjoyment of the Park by all Lessees.

(j) All Lessees are responsible for cutting the grass on the **permanent** mobile home space they lease. If the grass is unreasonably high, more than 12", Hidden Valley will cut the grass and charge the Lessee twenty dollars (\$25). **All RV and Rental Home lots are maintained by Hidden Valley.**

(k) All Lessees are responsible for maintaining their shrubs. In the event Lessee receives notice to cut their shrubs and fails to do so within ten (10) days of said notice from Hidden Valley, Hidden Valley shall cut their shrubs and charge Lessee fifteen dollars (\$15) per half hour for all work related thereto.

(l) **Exposed-hanging laundry / clothes lines are not permitted.**

(m) All Lessees shall provide to the Management, upon request, an updated list of the names of all occupants of the Home and any other information deemed necessary by the Management for the orderly and efficient operation of the Park.

(n) Lessor reserves the right to request from Lessee, where applicable, a copy of any and all ownership documents including, but not limited to, the title to the Lessee's Home. Lessee hereby agrees to provide to Lessor any and all such ownership documents immediately upon request.

(o) The Lessee agrees to immediately obtain and continuously maintain, for the mutual benefit of Lessor and Lessee, what is commonly known as comprehensive, all-risk general liability insurance and dwelling and contents insurance, insuring Lessor, Lessee and guests or visitors, against claims for personal injury, sickness or disease, including death and property damage in, on or about, the premises, such insurance to afford protection to the limit of not less than One Hundred Thousand Dollars (\$100,000) per occurrence. Lessee shall, within thirty (30) days of the beginning of Lessee's tenancy or within thirty (30) days of the execution of Lessee's lease, whichever is later, furnish to Lessor a duplicate certificate or certificates of such insurance policy or declarations page of said policy demonstrating Lessee has provided said insurance. All such insurance shall be procured from a responsible insurance company or companies satisfactory to Lessor and authorized to do business in the State of Ohio. All such policies shall provide that the same shall not be cancelled or altered, except upon thirty (30) days prior written notice to the Lessor. Lessee's obligations hereunder shall not be limited by the amount of liability insurance carried by the Lessee. Lessor shall have the right at any time to require continuing documentation that the required coverage remains in full force and effect.

(p) Distribution of handbills, flyers, notices, letters and any other documents without the written permission of the Management is expressly prohibited.

(q) Lessee is notified that the name and address of the owner of the premises is The Hidden Valley Corporation whose address is 9797 Reading Road, Suite AA, Cincinnati, Ohio 45215.

**NOTICE:**

**YOUR RIGHTS AS RESIDENT AND YOUR MANUFACTURED HOME PARK OPERATOR'S RIGHTS ARE PROTECTED BY SECTION 3733.09 TO 3733.20 OF THE REVISED CODE, WHICH REGULATE RENTAL AGREEMENTS IN MANUFACTURED HOME PARKS.**