



Fee and Aesthetic

Rent:

The rent is \$250.00 per month payable on or before the 1st of the month. Any rent not received by the 5th of the month will be considered late. Any rent 30 days past due will be subject to a \$10.00 late charge. If a rent check is returned for insufficient funds there will be a \$30.00 charge.

Note: For new contracts starting January 1, 2024, the rent amount will be \$600 per month.

Charges or Fees:

- a. If, after a 10 day notice, yard work and/or lawn mowing has not been completed, the tenant will be charged the fee stated in the 10 day notice.
- b. If, after a 10 day notice, repairs have not been made to your mobile home or other structure the tenant will be charged the amount stated in the 10 day notice for the repairs.
- c. The homeowner is responsible for the payment of all electric, gas and oil for their mobile home.












Main Water Supply:

In case of maintenance or long-term trip in which it is necessary to close the main water supply, advance notice via text or email is mandatory to the property manager or owners.

Aesthetic Standards for Mobile Homes:

- a. **Skirting:** The mobile home requires skirting from the bottom of the mobile home to the ground. The skirting shall be made specifically for manufactured mobile homes.
- b. **Colors:** No bright or bold colors allowed. Colors should be muted, country setting colors.

Color Reference Chart

 Almond	 Pewter	 Wicker
 Ivory	 Sand	 Khaki
 Mist	 Stone Gray	 Slate Blue
 Olive	 White	

Ref.: Suplyer: Ply Gem / Transformations Siding Line



- c. **Porches:** There can be 2 porches on the mobile home. One porch can be up to 8 feet square. The second can be up to 8x16 feet. If there are more than 2 doors into the mobile home, the others can only have steps unless they both fall within the size of the second porch. Both porches can have roofs, but not required. Under no circumstances can a livable (wired, plumbed and/or insulated) room be added on to the mobile home.
- d. **Sheds:** One shed, for storage only, is allowed. The structure can be no more than 8x12 feet.
- e. **Common Areas:** The road in and out of the park is the common area. The road up to the main house is not a common area. The land beyond the gate is not a common area. No one under 18 years old is allowed beyond the gate without permission.
- f. **Parking:** Each unit has a parking area. Any boats, trailers, recreational vehicles, must be parked in the designated area in the circle we call 'The Little Ponderosa'.