



# Hunt Mobile Home Park Rules & Regulations

Updated March 8, 2025

## 1. Acknowledgement of Rules

- a. Prior to admission to the community, each resident must sign and acknowledge that he/she has received and reviewed a copy of the Community Rules & Regulations, and any amendments. Residents agree that he/she, as well as their guests, will abide by the Rules & Regulations. Failure to comply with the Rules & Regulations may result in termination of tenancy as provided to state law.

## 2. Amendments to Rules

- a. From time to time, rules may be changed or amended. Prior to the implementation of a new or amended rule/regulation, a 30 day written notice will be given to each tenant.

## 3. Enforcement of the Rules

- a. The park management reserves the right to enforce these Rules & Regulations through written notices of violation, fines, and/or eviction for repeated or severe violations.
- b. The park management will provide a written notice of any violation, and provide a time frame for the violation to be remedied.

## 4. Notice of Violation

- a. Residents who violate a Rule or Regulation will be notified by management. If a notice is issued, it is the tenants responsibility to correct the violation within 30 days. Failure or refusal to correct the violation within the given time frame will result in a \$500.00 fine.
- b. Failure to correct the violation within 60 days from the date of first notice will result in termination of tenancy.

## 5. Owner of Record

- a. Homes **must** be titled in the name of the resident. A copy of the title must be provided to management.

## **6. Occupancy**

- a. Only residents and approved occupants named in the lease are to occupy the premises. Residents shall notify management promptly in writing of any anticipated change in occupancy.
- b. A guest may not stay in a residents home for more than 3 consecutive days without prior written notice to management. A guest cannot stay more than 36 days in any 12 month period without prior written approval from management.

## **7. Vehicles**

- a. All vehicles are to be parked in designated parking spots only. Each resident is permitted to park two (2) vehicles per site. All vehicles must have a current license plate/registration and be operable.
- b. Vehicles must be parked in designated parking areas only.
- c. Parking on the grass is strictly prohibited due to the risk of damage to underground utilities (septic, water, etc.).
- d. Vehicles with expired tags, no license plates, or those parked in unauthorized areas will be towed at the owner's expense.
- e. Unauthorized parking includes, but is not limited to, parking in other resident's designated parking spots, parking in the roadways, or parking on any portion of the grass.
- f. *The speed limit within Hunt Mobile Home Park is 5 mph.*

## **8. Home & Site Maintenance**

- a. Each resident shall keep the lot clean and free of fire hazards.
- b. All homes must have block type numbers affixed to the street side of the home and be clearly visible from the street.
- c. **Exterior Maintenance and Repairs:**
  - i. Residents are responsible for maintaining the exterior of their mobile homes in a clean, safe, and well-maintained condition.
  - ii. This includes, but is not limited to:
    - 1. Siding: Repairing or replacing damaged, loose, or warped siding.
    - 2. Roofing: Maintaining a leak-free roof and repairing or replacing damaged shingles or other roofing materials.
    - 3. Windows and Doors: Ensuring windows and doors are in good working order and free from damage.
      - a. Windows shall not be covered with any foil, paper, wood, metal or other non-transparent material.
      - b. Broken windows should be repaired as appropriate.

4. General Cleanliness: Keeping the exterior of the home free from debris, clutter, and unsightly materials.
  - a. No items are to be stored outside of the mobile home, including but not limited to, appliances, furniture, and household items.
  - b. All trash must be placed inside of the provided trash receptacles. No trash is to be stored outside of the provided trash cans.
- iii. The park management reserves the right to require residents to make necessary exterior repairs within a reasonable timeframe, as determined by the management.
- iv. Failure to complete needed repairs in a timely manner, will result in the park completing the repairs, and billing the resident for the cost of the repairs.

**d. Skirting**

- i. All homes must be skirted within 45 days of being moved in.
- ii. Skirting must be kept in good repair. Skirting that has numerous holes or other defects must be repaired or replaced.

**e. Air Conditioners**

- i. Units must be kept in good, working condition.
- ii. Window units are to be self-support and cannot be located on the front/hitch end of the home.

**f. Stairs/Decks**

- i. All steps leading to any door must be enclosed cement or treated wood with proper handrails installed. Steps must be maintained in a safe and attractive manner.

**g. Storage Buildings**

- i. All storage buildings must be approved by management prior to installation.
- ii. Each storage building should be a maximum size of 8'x10', and cannot be taller than the home.
  1. Buildings must be kept in good repair and must not interfere with existing utility lines.

**h. Pools**

- i. For safety, liability, and maintenance reasons, private pools of any kind, including above-ground, inflatable, and in-ground pools, are strictly prohibited within Hunt Mobile Home Park.

**i. Trampolines:**

- i. For safety and liability reasons, trampolines are strictly prohibited within Hunt Mobile Home Park.
- ii. This prohibition applies to all types of trampolines, including in-ground and above-ground models.

**j. Gardens**

- i. No gardens are to be planted on the premises.

**k. Outside Items/Storage**

- i. All items must be stored inside the home or in an approved storage building.
- ii. All patio furniture, grills and any other outdoor items must be kept in good condition.
- iii. No discarded furniture or appliances may be stored on the deck or outside of the home for any reason.

**9. Pets**

- a. No outside pets are allowed within the premises.
- b. Each resident is responsible for the behavior and clean up of their pet. All pets must be listed on the Pet Addendum with a nonrefundable pet fee prior to move-in.
- c. All pets must be kept on a leash and under the control of the owner at all times when outside of the residence.
- d. Pet owners are responsible for cleaning up after their pets.
- e. Pets that are considered “dangerous breeds” are not to be permitted on the premises.

**10. Lawn Care/Maintenance**

- a. Lawns are to be mowed and properly maintained.
- b. If a lawn is not mowed and kept under three (3) inches, the lawn will be mowed by a provider of management choosing and the invoice will be sent to the tenant for payment.
- c. No fencing is to be erected on any property, unless installed by the landlord.

**11. Utilities**

- a. Water, sewer and trash pickup will be provided by the property owner.
- b. Residents are responsible for water lines and electrical wiring from the meter to the home.
- c. Burning of trash is **NOT** permitted.

- i. Per Wake County, burning of any sort (including fire pits) is not permitted on the premises.

**12. Selling of Home or Transfer of Ownership**

- a. Management must be notified immediately of any intent to sell a mobile home inside the community or transfer ownership. Any new owner/resident must complete an application and sign a lease in their name.
- b. Any transfer of ownership needs to be in writing with a 30 day notice to management.

**13. Eviction**

- a. In the case of eviction, residents MUST have the mobile home removed within 30 days of ruling by a court.

**14. Subleasing**

- a. No subleasing of a lot or home is permitted without written permission from management.

**15. Removal of a Mobile Home From the Community**

- a. If a resident chooses to remove their mobile home from the community, any damage to the lot is the sole responsibility of the tenant and must be repaired.