

**TERRACE MOBILE HOME PARK
2200 37TH. STREET
EVANS, COLORADO 80620
RULES & REGULATIONS**

- 1. City, State, and Federal laws apply to all property owned and operated by Terrace Park.**
- 2. Every Resident of the Park is responsible to help in keeping the Park neat and clean. Let's have a Park that we can be proud to live in.**
- 3. Respect the rights and privacy of your neighbors by keeping noise down from radios, televisions, automobiles, etc.... .**
- 4. Children need to stay in their own yards and cul-de-sac. Children will not be able to play on the main street running North and South. Parents are responsible for any damages caused by their children on Terrace Park property. Terrace Park is not responsible for any accident or injury involving your children on Terrace Park property.**
- 5. Terrace Park is not responsible for any loss or accident on Terrace Park property due to fire, theft, flood, or any other reason beyond control.**
- 6. Residents shall use the leased mobile home lot for residential use only. No rentals, daycare, laundry service, or office space.**
- 7. Mobile homes will be set up in accordance with City, County, State and Terrace Park requirements.**
- 8. Residents must install and maintain an operating electric heat tape on water lines.**
- 9. Residents automobiles and their guests' automobiles must be parked in or in front of your own carport or mobile home. No double parking at any time. No vehicles will be parked on the main street running North and South. No vehicles allowed in Terrace Park weighing over three-quarter ton.**
- 10. All cars, boat trailers, campers, motorcycles, utility trailers must be licensed and have current tags to be parked on any property of Terrace Park. This includes residential areas as well as recreational vehicle parking.**
- 11. No overhauling or major repair to vehicles is allowed in the Park. Vehicles leaking engine fluids need to be repaired or they will need to be removed from Terrace Park.**
- 12. No clotheslines shall be installed without consent of Management. No items may be hung from steps, porches, carports, or vehicles.**
- 13. No additions, awnings, decks, or enclosures shall be built without consent of Management.**
- 14. Each lot must be kept neat and clean. No bottles, cans, boxes, lumber, papers, and garbage shall be left or stored around homes, carports, sheds, and yard areas.**
- 15. No new outdoor pets will be accepted at Terrace Park. New outdoor pets that show up will have to be removed at once, NO EXCEPTIONS. All current outdoor pets must be leashed at all times. Pet waste must be cleaned up from yards, streets, sidewalks.**
- 16. During summer months, lawns and yards must be mowed, watered, and free of weeds by the resident. If you can not take care of your yard, it is your responsibility to find someone that can.**
- 17. Residents that have their yard cut by an outside contact need to advise the contact that they need to dispose of lawn clippings in some place other then the dumpsites. They can use the empty field east of Terrace Park.**

**TERRACE MOBILE HOME PARK
2200 37TH. STREET
EVANS, COLORADO 80620
RULES & REGULATIONS**

18. Residents need to keep flowers, bushes, plants, etc.... trimmed back away and off of sidewalks.

19. During winter months, sidewalks must be cleared of snow and ice by the resident. If you can not take care of the snow and ice it is your responsibility to find someone that can. If you choose to shovel snow in the street, do not shovel any snow further then on your half of the street (includes piled snow).

20. Lawn & Yard watering schedules are as follows. Residents will be allowed to water with irrigation water on specific days. Every space is color coded (red, blue, green) to match calendar days that are designated to colors that will be provided to you by Terrace Park management. Match the color of your space against the color designated on the calendar and that is your watering day. Every third day is your watering day. Watering hours will be from 6:00 AM - 11:00 AM, and from 4:00 PM - 9:00 PM daily. If you have new sod, have just fertilized, or some other reason, please contact Terrace Park management for a variance if one is needed. ALL IRRIGATION WATER FAUCETS MUST BE TURNED OFF BY THE RESIDENT DURING NON-WATERING HOURS THAT ARE LISTED ABOVE. DON'T ASSUME THAT LEAVING YOUR FAUCET GO UNTIL 11:00 AM AFTER THE PUMPS SHUT DOWN WILL TAKE CARE OF TURNING YOUR WATER OFF. DON'T PLAN AHEAD AND SET YOUR SPRINKLER TO COME ON AT 4:00 PM WITH YOUR FAUCET TURNED ON. We will check from time to time on making sure faucets are turned off during non watering hours. If there are violations of the rule stated above we will issue written warning's with regard to the three warning policy. Residents have the choice of watering either in the AM or in the PM watering hours, but not both.

NOTE: If we run into a hot dry spell we may resort to going to an odd even watering schedule for a week or so during the hot summer months. This means that if your last space number digit is odd, you would water on odd number calendar days. If your last space number digit is even, you would water on even number calendar days.

Posted on every mailbox station is a number, either a "3", or a "2". This number is located on the post furthest south on the mailbox station. If there is a "3", you will water on the normal every third day that is color coded. If there is a "2", you will change to watering every other day, "odd, even" based on your space number.

21. RESIDENTS SHALL NOT USE DOMESTIC WATER FOR ANY REASON OUTSIDE OF YOUR HOME. THIS INCLUDES WASHING CARS, HOMES, DRIVEWAYS, OR WATERING LAWNS AND FLOWERS UNLESS YOU HAVE APPROVAL FROM MANAGEMENT FOR EACH INDIVIDUAL USE.

22. The speed limit at Terrace Park is 10 M.P.H.

23. When exiting a cul-de-sac onto the main Terrace Park street (running North and South) please use caution and treat that as a STOP sign before entering onto the main street.

24. No parking or driving on sidewalks (unless crossing into your carport) at anytime. This includes at mailbox and trash stations. DO NOT DRIVE UP ON SIDEWALKS TO PUT MAIL IN YOUR MAILBOX OR RETRIEVE MAIL !!

25. Trash service is provided by Terrace Park. Please break down boxes of any size before putting in dumpsites. If you can't fit items in a dumpsites it will have to hauled away by the resident. If your regular dumpsite is full, do not pile things in to make it worse. Please find another dumpsite that is not as full.

26. Lot rent is due on the first day of the Month payable. A grace period is given until the fifth day of the Month that is payable. There should be only one rent check per Month per space made out to

**TERRACE MOBILE HOME PARK
2200 37TH. STREET
EVANS, COLORADO 80620
RULES & REGULATIONS**

“Terrace Park”. Lot rent that is paid after the fifth day of the Month in which the payment is for is considered late. A daily late rent charge of \$5.00 a day until paid should be added to your payment. Any late rent payment must be paid in person to the resident manager or to the owner of the park. Any cash payments of rent need to be made to the resident manager or to the park owner in person. A rent box is installed in the park for your rent payments. Please only put checks in the box without envelopes. NO CASH payments in the rent box PLEASE.

27. It is the responsibility of every resident to make sure that the actions of their guests abide by Terrace Park rules & regulations when they are at Terrace Park.

28. RENTING OR SUBLEASING OF MOBILE HOMES AT TERRACE PARK IS NOT ALLOWED.

29. If you decide to leave Terrace Park, there is no guarantee that your home can be sold and remain at Terrace Park without approval from Terrace Park management. AGE, condition, and resident history is a key factor in whether or not your home will be able to remain in the park if you should decide to sell. Any home that has approval to remain in Terrace Park after sale must meet Terrace Park requirements before it is sold. All necessary improvements that need to be done is the responsibility of the current owner. A “sale to remain” agreement must be made up between the resident and Terrace Park management before the home can be sold and remain in the park.

30. Mobile home owners are leasing property at Terrace Park for a place to put their homes for a place to live. You are only leasing the property and the resale value of your home is for the home only and not the lot that it is parked on.

31. Any resident that sells a mobile home to an outside party with the intent to remain at Terrace Park without written approval from Terrace Park management will be in default of Terrace Park rules and regulations. If this happens, Terrace Park management will simply not sign a rental agreement with the buying party and serve an eviction notice to the party that has just purchased the home. I would assume that if this happens, whoever sold the home would then be liable to the new buyer.

32. No Yard Sales in Terrace Park.

33. Terrace Park is not responsible for maintenance and upkeep on additions to awnings, carport additions and shed modifications that are not the original construction of the structure. This applies to additions that current residents build, or any additions from prior residents. Terrace Park will not be responsible for someone else’s construction.

34. Terrace Park Rules and Regulations should be taken seriously. The three warning policy of the Rules and Regulations violation is in use at Terrace Park. The first warning of a violation will be the fault of Terrace Park for not communicating and informing you about the Rules and Regulations. The second warning will be at the fault of the resident for not complying with the same rule after the first warning. If there is a third violation of the same rule after the first and second warnings, eviction proceedings will begin and you will have 30 day’s for you and your home to be moved from Terrace Park.

NOTE: TERRACE PARK RULES & REGULATIONS ARE DESIGNED TO PROTECT THE PARK RESIDENTS, TERRACE PARK OWNERS AND MANAGERS, AS WELL AS BEING IN COMPLIANCE WITH CITY, COUNTY, AND STATE ORDINANCES. WE WANT TO MAINTAIN A SAFE, CLEAN, AND ORGANIZED ENVIRONMENT THAT OUR RESIDENTS WILL BE COMFORTABLE TO LIVE IN. WE FEEL THAT A STRICT, BUT NOT AN UNREASONABLE SET OF RULES & REGULATIONS INSURES THE CHANCES OF PROVIDING YOU WITH A HIGH QUALITY PLACE TO LIVE AS WELL AS SETTING A HIGH STANDARD FOR ALL MOBILE HOME PARKS IN THE COMMUNITY.

TERRACE MOBILE HOME PARK
2200 37TH. STREET
EVANS, COLORADO 80620
RULES & REGULATIONS

DISTRIBUTION DATE: 03/03/01 EFFECTIVE DATE: 05/01/01