

RULES AND REGULATIONS OF TERRACE MOBILE HOME PARK – EVANS, CO
(Updated January, 2018)

1. City, State, and Federal laws apply to all property owned and operated by Terrace Park.
2. Every Resident of Terrace Park is responsible to help in keeping the community neat and clean. No bottles, cans, boxes, lumber, papers, and garbage shall be left or stored around homes, carports, sheds, and yard areas. Having a neat and clean community has been a top priority of the family owners over the past 45+ years and Residents need to understand this and do their part by keeping their homes and lots neat and clean, and to notify management if they observe areas that are not up to standard.
3. Respect the rights and privacy of your neighbors by keeping noise down from radios, televisions, automobiles, etc. Treat your neighbors with respect. The same respect and consideration as you would expect from them. This means showing common courtesy in how you interact with other residents of Terrace Park. Foul language and other forms of threatening or abusive behavior by residents toward their Terrace Park neighbors are unacceptable and will NOT be tolerated. Everyone should feel safe and comfortable in and around their own home. Repeated violations of this rule will be considered grounds for eviction from Terrace Park.
4. Children visiting need to stay in the yard and cul-de-sac of the Resident being visited. Children are not allowed 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 may 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 the control of Terrace Park. Make sure to have insurance coverage on your home and possessions if you are unable to self-insure.
6. Residents shall use the leased mobile home lot for single family residential use only. No rentals, daycare, laundry service, office space, or any other non-residential uses are permitted. Residents with overnight guests who will be visiting for more than one week must notify Terrace Park management in advance and communicate the planned date of departure for longer term overnight guests. Any overnight guests who stay in Terrace Park for more than 30 days will be considered Residents of Terrace Park and will be required to complete a Terrace Park Resident Application and be approved as a Resident by Terrace Park management.
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 connected to their home.
9. Residents are permitted to have NO MORE THAN 2 vehicles per lot; one vehicle to be parked in your car port and the other on the street directly in front of your lot. If your car port has been modified or for any reason is unable to accommodate a parked vehicle, then you are limited to 1 vehicle per lot. Resident's automobiles and their guests' automobiles must be parked in or in front of your own carport, on your driveway, or on the street in front of your lot. 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. Effective January 1, 2017, any resident wanting to have more than 2 vehicles per lot must make that request through Terrace Park management. If approved, there will be a \$25 per month fee for each approved vehicle over the 2 permitted per lot. Terrace Park reserves the right to tow all vehicles which are double-parked on the street and chargeback to towing fee to the offending resident. Residents are responsible for making sure their guests know of this rule.
10. All vehicles must be licensed and have current tags to be parked on any property of Terrace Park. Failure to do so may result in the removal of the vehicle from Terrace Park at the owner's expense.

11. No overhauling or major repair to vehicles is allowed in Terrace 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 the prior approval of Terrace Park management. Any additions which are attached to the carport and/or storage area provided by Terrace Park will require the Resident to also be responsible for maintenance and repair of their carport and storage area.
Fences are not permitted in Terrace Park.

14. Any pets must meet Terrace Park guidelines and must be approved in writing by Terrace Park management. Pets taken outdoors must be on a leash and accompanied by their owner at all times. Leaving pets unattended outdoors – even if they are tied to a rope or leash – is not permitted. Pet waste must be immediately cleaned up within Terrace Park. A copy of Terrace Park Pet Rules is available on request.

15. 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.

16. Residents that have their yard cut by an outside contractor need to advise the contractor that they must NOT dispose of lawn clippings in the Terrace Park dumpsters. Dumping of lawn clippings by contractors on the vacant lot to the East (behind the fire station) must be approved by Terrace Park management.

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

18. 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).

19. 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 8:00 AM - 12:00 PM, and from 4:00 PM - 8:00 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 12:00 PM 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 warnings. 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 short time. 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.

20. 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 SEPARATE USE.

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

22. 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.

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

24. Trash service is provided by Terrace Park. Please break down boxes of any size before putting in dumpsters. If you can't fit items into a dumpster you need to haul it away yourself. If your regular dumpster is full, do not pile things in to make it worse. Please find another dumpster that is not as full.

25. Lot rent is due on the first day of each month. A grace period is given until the fifth day of the month. There should be only one rent check per month per space made out to "Terrace Park". Lot rent that is paid after the fifth day of the month is considered late. A daily late rent charge of \$5.00 per day will be added to your next month's bill. Any late rent payment must be paid in person to the resident manager. Any cash payments of rent need to be made to the resident manager 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.**

26. 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.

27. **RENTING OR SUBLEASING OF MOBILE HOMES AT TERRACE PARK IS NOT PERMITTED!**

28. If you decide to leave Terrace Park and want to sell your home without moving it out of Terrace Park, prior written approval from Terrace Park management is required. 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 are the responsibility of the current owner. A "sale to remain" agreement must be signed by the Resident and Terrace Park management before the home can be sold and remain in Terrace Park. Terrace Park management reserves the right to NOT approve the sale of a home that is to remain in Terrace Park if the home does not meet Terrace Park appearance and safety standards. **Homes more than 30 years old are typically reaching the end of their useful life and are more likely NOT to be approved for resale by Terrace Park management.**

29. Any resident that sells a mobile home to an outside party with the intent to remain at Terrace Park without prior written approval from Terrace Park management will be in default of Terrace Park rules and regulations. If this happens, Terrace Park management will not approve the buying party as a Resident of Terrace Park and if needed, will serve an eviction notice to the party that has purchased the home.

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

31. No individual yard sales are allowed in Terrace Park other than in conjunction with the Terrace Park Annual Yard Sale.

32. Terrace Park is not responsible for maintenance and repair on additions to awnings, carport additions and shed modifications. In addition, per Rule #13, any additions which are attached to the carport and/or storage area provided by Terrace Park will require the Resident to also be responsible for maintenance and repair of their carport and storage area.

TERRACE PARK RULES & REGULATIONS ARE DESIGNED TO PROTECT THE OUR RESIDENTS, TERRACE PARK OWNERS AND MANAGERS, AS WELL AS BEING IN COMPLIANCE WITH CITY, COUNTY, AND STATE LAWS. WE WANT TO MAINTAIN A SAFE, CLEAN, AND NEAT ENVIRONMENT THAT OUR RESIDENTS WILL BE PROUD TO LIVE IN. WE FEEL THAT THESE RULES &

REGULATIONS – ADEQUATELY ENFORCED - WILL PROVIDE OUR RESIDENTS WITH A HIGH QUALITY COMMUNITY. THAT IS OUR ULTIMATE GOAL!

DISTRIBUTION DATE: December, 2016. EFFECTIVE DATE: January 1, 2017.