



GREटना SPRINGS COMMUNITY



5 MAPLE AVE.

MANHEIM, PA 17545

717-272-1313

**GREटना SPRINGS COMMUNITY: IMPORTANT NOTICE
REQUIRED BY LAW.**

Please be advised that the regulations of Manufactured Housing Parks are governed by the laws of the State of Pennsylvania. Your attention is specifically directed to this statute, and a copy of the statute is on file for your inspection and reference at any time at the office of Gretna Springs.

The Rules and Regulations attached hereto shall govern the terms of your rental agreement with Gretna Springs. The law requires all rules and regulations of Gretna Springs to be reasonable. No rule or regulation may be changed without your consent unless Gretna Springs gives you ninety (90) days advance notice of the change.

Subject to the terms of any written lease agreement, you may continue to stay in Gretna Springs as long as you pay your rent and any other lawful charges, follow the rules and regulations of Gretna Springs and applicable local, state, and federal law, do not damage Gretna Springs property and do not repeatedly bother other tenants in the park. You may be evicted for non-payment of rent, but only if you fail to pay all rent due within thirty (30) days after you receive written notice that you are behind on your rent.

You may also be evicted for not following the rules and regulations of Gretna Springs, but only if the rules and regulations are reasonable, you have been given written notice of your failure to follow the rules, and you then continue to break the rules. You may not be evicted for joining a tenant organization.

If Gretna Springs wishes to evict you, it must give you sixty (60) days advance notice, except if you are behind on your rent, in which case thirty (30) days' notice is required. The eviction notice must give you reason for the proposed eviction.

You have the right to sell your home in place to anyone as long as the buyer and household meet the rules of Gretna Springs. You must notify Gretna Springs if you intend to sell your home.

Failure to do so may mean that the buyer will be required to move the home from Gretna Springs.



PARK OWNER'S OBLIGATIONS

Park owner agrees to perform the following:

1. To keep each home lot marked in such a way as to adequately appraise the homeowner of the homeowner's responsibility.
2. To maintain all roads within the park in good condition and to provide adequate parking space for two (2) automobiles on each lot.
3. To maintain all road signs and home numbers.
4. To maintain all utilities provided by the park owner and to complete any necessary emergency repairs within seventy-two (72) hours, when possible, not including any connections inside individual homes.
5. To remove all rubbish and garbage on a weekly basis.
6. To respect the privacy of the homeowner and to enter the home only with the permission of the homeowner, which permission shall be deemed given in the event of an emergency.
7. To allow the homeowner complete freedom of choice in the purchase of all goods and services.
8. To maintain a central postal facility.
9. To maintain recreational facilities.
10. To provide a social center with game rooms, meeting rooms, and office.

PARK RULES AND REGULATIONS

The following rules and regulations are promulgated and are applicable in Gretna Springs and are intended for the continuing of pleasant living conditions for all our residents. They are to encourage a friendly and clean community of which all can be proud.

1. TENANCY

- a. Rents now governing your tenancy and occupancy at Gretna Springs shall be due each and payable one

month in advance. Rent shall be payable on the first day of each month at the office of Gretna Springs or at such other place as may be designated in writing by the management,

- b. The rents which are payable in advance are based upon a monthly period and there shall be no rebate due if the occupancy is terminated or exists for a period less than that of a single month, or in the event occupancy is terminated at mid or interim term thereof.
- c. All residents of homes in Gretna Springs must be fifty-five (55) years or older. Limited to one child per household twenty (20) years or older.
- d. There is will be NO sub-leasing under any circumstance.
- e. No routine baby-sitting allowed.
- f. GUESTS. Residents are allowed to have guests for a period of one (1) week. Longer stays require approval by park management.
- g. Homeowner shall pay for all heat, light, power, telephone, and cable service to home.
- h. Homeowner is responsible for any and all driveway maintenance and replacement.
- i. Management must be notified prior to occupancy changes.
- j. Residents shall indemnify and hold park owner harmless and free from damage including costs and reasonable legal fees sustained by person or property, and against all claims of third persons, for damages arising out of resident's negligent use of premises of park. Residents shall use the premises and park at his own risk, and park owner shall have no responsibility for any loss of or damage to property or resident, unless such loss or damage shall be due to the negligence or willfulness of park owner.
- k. All residents shall have their own homes and grounds properly insured with liability coverage.
- l. Playing on streets is prohibited.

- m. All yard sales outside of our bi-annual community yard sale will be for the community **ONLY**. No outside advertising is permitted.

2. NOISE

- a. Loud radios, TVs, or boisterous parties are not permitted at any time. Management expects the park to be reasonably quiet during the hours of 10:00 P.M. to 7:00 A.M.

3. MEETING HOUSE

- a. Residents desiring private use of the meeting house must receive management approval. Clearing of dates shall be coordinated with the management.

4. ADDITIONAL INSTALLATIONS

- a. UTILITY BUILDINGS shall be limited to one (1) per lot, not to exceed more than 10x12 size, and must conform to town building code. Design must be approved by park management. No exceptions. Garages (16x24) in place of shed, only where permitted.
- b. No commercial signs of any type are allowed within the park.
- c. Only during a presidential election are political signs permitted. Any and all political signs may not exceed 18"x24" and must be kept on front porch or house window.
- d. No permanent flag poles, except in designated areas.
- e. Only umbrella or retractable clothes lines are permitted. All lines retracted or collapsed when not in use.
- f. No solar collectors.
- g. No window air conditioners in front of home.
- h. No outside antennas.
- i. Fencing is not permitted without prior management approval.
- j. No swimming pools of any type are allowed in the park.
- k. Skirting, porches, patios, steps, and carports must be approved by park.

- l. All satellite TV dishes (21" or smaller) must be installed on the backside of the house unless special permission is acquired from the management.

5. VEHICLES

- a. Posted speed limit of twenty (20) miles per hour must be maintained.
- b. Visitors will park in designated area.
- c. No one under the age of sixteen (16) is permitted to drive any motorized vehicle including golf carts.
- d. Commercial vehicles are not permitted to be kept in park.
- e. Recreational vehicles including trailers, motor scooter, motorcycles, motorbikes, skimobiles, and motorized go-carts must be parked in designated area.
- f. Repair of cars in the park is prohibited; cars dripping gas or oil must be fixed.

6. LANDSCAPING

- a. Homeowner shall keep walks and driveways safe in winter, free of ice and snow, and clean in summer, free of debris.
- b. No trees may be removed without written approval of the management.
- c. Landscaping must be either grass, shrubs, or rock.
- d. **No outdoor lawn ornaments or flags permitted in front and side yards.**
- e. Only two decorative shepherd hooks per lot in front and side yards.
- f. All flower pots and shepherd hooks that are not in use must be put away if placed in front and side yards.
- g. Homeowner shall keep grass mowed, shrubs trimmed, and lot neat and well cared for.
- h. Management reserves the right to correct unsightly yard if not completed within seventy-two (72) hours after written notice, notice to include estimate cost.
- i. Lawn sprinkling between the hours of 7-8 A.M. and 7-8 P.M. **ONLY**. Subject to the Gretna Springs district water restrictions.

7. PETS

- a. House pets are allowed. Only two (2) pets MAX per household.
- b. All pets must be on leash when being walked and accompanied by owner when outside. All droppings must be cleaned up.
- c. All pet fencing is prohibited, unless otherwise approved by management.
- d. Dogs making undue noise in or out of doors will not be tolerated.

8. REFUSE

- a. All refuse shall be placed in plastic bags and put in designated areas for pick-up.
- b. No open fires.

ENFORCEMENT of these regulations shall be the responsibility of the park owner. Violators should be reported in writing to the park owner. Any violation of a provision of these rules and regulations which is not corrected within thirty (30) days of the delivery in hand or deposit in the mail by registered or certified letter with return receipt requested of notice of such violation from the park owner to the homeowner shall entitle the park owner to evict the homeowner after sixty (60) days from the homeowner's receipt of the aforesaid notice.

AMENDMENTS to the regulations may be made at any time by the **PARK OWNER**, and copies of such amendments shall be distributed to Park Residents. Such amendments shall become affective ninety (90) days after notice is given to Park Residents.

I/WE HAVE READ THE RULES AND REGULATIONS FOR RESIDENTS OF GRETN SPRINGS AND AGREE TO ABIDE BY SAME.

**I/WE WILL BE RESIDING AT _____
IN GRETN SPRINGS ADULT COMMUNITY.**

DATE: _____ LESSEE: _____

LESSOR: _____ LESSEE: _____