

Country Meadows Covenants & Regulations

1. Registration: Everyone residing in the park must register with management at the beginning of their occupancy. All adults residing within the park shall sign a lease and a copy of this document.

2. Pets: One pet is allowed per unit. You may not “baby sit” pets for others. Pets are not allowed to run loose or unattended, they must always be contained and leashed under your control. Feces is to be cleaned up on a continuous basis, weekly at a minimum. Place pet feces in a plastic bag, close securely, and place the bag in the dumpster. No vicious animals of any kind allowed. Violation of any part of this rule is grounds for eviction.

3. Guests: Persons staying three nights or less are considered guests. The Management must be notified if guests are to be here for a longer period.

4. Mail: We provide mail boxes. Only those registered as living in the park may have mail delivered here. When moving, turn in your mail box key at the office. Leave a forwarding address with us and with the USPS.

5. Children & Safety: Children are not to be left unattended in the areas of the ditches and waterways. We assume no liability for accidents occurring on the property. Nothing is to be thrown or placed in the ditches, ie... rocks, stones, branches, wood, etc... Please explain this to your children and emphasize it! Parents are responsible for the actions of their children with regard to trespassing and/or tampering with the park facilities or other tenants’ property.

6. Trespassing signs: Please observe all No Trespassing signs around the park perimeter. These areas are private property and not a part of Country Meadows.

7. Driving: SLOW DOWN and observe the speed limit of 5 miles per hour when entering and driving within the park. Inform your guests of this. Repeated violations are grounds for eviction. No ATV’s or snowmobiles are to be operated in the park.

8. Vehicles and Parking: There will be no parking in the roadway. Only two vehicles are allowed per space and they are to be parked out of the roadway. No abandoned

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vehicle shall be permitted on any lot or roadway. A vehicle shall be considered abandoned and will be towed if it remains inoperable for a period of 30 days.

9. Snow: The park owners shall provide snow plowing of roadways. You are responsible for the removal of snow from your parking areas.

10. Trash: At present, metal containers are provided for household trash and garbage only for park residents only. Use sacks or bags—not boxes—for your refuse. Carefully place bags in containers so they don't break. If a container is full find the one that isn't and place your trash in it. Cardboard boxes may be collapsed and put in the trash. Anything else, such as appliances, furniture, carpeting, wood, metal objects, auto parts, tires, etc... are the responsibility of the occupant and should be hauled to the Gunnison County Landfill.

11. Yards & Spaces: Each occupant is responsible for the upkeep of the yard from their front door to the unit next door, in front of and behind their unit. Trash and debris is to be removed and may not be allowed to accumulate anywhere on the lot. Nothing may be stored outside the back door of any unit as that infringes on another's space. Furniture, appliances, automotive parts, or large discarded or broken items must be hauled away immediately. If left longer than three days, management will remove it and the occupant will be billed for disposal and the labor to do so.

Yards are to be mowed and kept weed free. Weeds are to be trimmed under the tongue of the unit as well as along the side of the unit facing your front door. If neglect forces Management to maintain lawns, collect debris, or institute weed control tenant will be notified and charged.

No structure or fence shall be attached to the unit or placed on the lot without Permission from the Management.

12. Bathrooms and Sewer System: Be sure that all faucets are turned off completely and not dripping. Leaking faucets cause frozen sewer lines.

Only human waste and "septic safe" toilet tissue are to be deposited in the toilet. All disposable items including tampons, tampon holders, inserters, and flushable items such as kotex, Kleenex, cotton, swabs, disposable diapers, etc... are to be placed in the trash.

Foreign materials collect in sewer lines, cause stoppages and freeze-ups, and damage sewer pumps.

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13. Grease: Grease must never be poured down the sink. Grease and garbage should be put in a can or carton and placed in the trash.

14. Noise: Excessive noise or offensive activities shall not be permitted nor shall anything be done which may be determined to be an annoyance or nuisance to other residents. Noise ordinances are enforced by the Sheriff's department starting at 10:00 p.m., no noise is to be able to be heard outside of your personal residence. All other times, residents are expected to be courteous, good neighbors, in order to ensure a safe, quiet place to live.

15. Use of the premises: Your unit is to be used as a residence only.

16. Use of the park name: Use of the park name for any reason is not permitted.

17. Making false or misleading statements to gain tenancy in the park will result in eviction.

I (We) agree to abide by the Country Meadows Covenants and Regulations, accept the responsibilities as outlined in this document, and realize that violation of any of the above shall be sufficient cause for eviction.

Signed: _____

Date: _____

Tenant

Signed: _____

Date: _____

Tenant

Signed: _____

Date: _____

Country Meadows Manager

Initials: Lessee _____ Lessee _____ Mngr _____