

**PYRAMID PINES**  
**RULES AND REGULATIONS**  
**January 1, 2023**

The following rules and regulations are intended to assure the continued high standards and pleasant living conditions of Pyramid Pines Estates with special emphasis on consideration of one's neighbor. These rules and regulations are written within the guidelines of section 233 of the real property law of New York State. As a tenant of Pyramid Pines Estates, you are required to comply with these rules and regulations and your failure to do so will result in eviction.

**1. CHILDREN & GUESTS**

**1.1 Violations of park rules and regulations by children are considered the same as if the parent committed the violation. Guests are also the responsibility of the resident and consequently the resident will be held responsible for their actions. This includes the requirement that the resident pay for damage caused by guests. Guests who continue to violate rules and regulations will be legally banned from the park.**

**1.2** All kids must behave at the bus stop. This includes a prohibition against running around and picking on other kids. (Parental supervision may be required)

**1.3** Curfew is 10:00 P.M. for children under the age of 18, unless accompanied by a parent or legal guardian.

**1.4** Loitering is not allowed in the streets.

**1.5** Children are not permitted to play near garage or storage areas, machinery, and construction areas in the park. This will be strictly enforced for everyone's protection. Working parent residents are reminded that neither the Park staff nor the resident's neighbors are responsible for watching their children. Parents shall at all times make appropriate arrangements for the proper and adequate supervision of their children/grandchildren or visiting children. In the event that children/grandchildren or visiting children are left without adult supervision, the management, in its sole discretion, reserves the right to serve a notice of rule violation.

**1.6** Bus Stop Parking- No cars are allowed to park closer to the highway than 35 ft. All entry & exit lanes **MUST** be kept open to traffic and clearance from the corner must allow for emergency vehicles to enter & exit.

**1.7** Skateboards, roller blades and roller skates are not allowed in the park. Scooter and bikes must abide by the rules of the road.

**1.8** All battery operated children's toys are to only be used on tenants lots, while being supervised by an adult. Battery operated tucks, mini bikes etc, cannot be driven on park roads.

**1.9** The bus stop is considered a **NO SMOKING ZONE**.

**2. ANIMALS**

**2.1** No household may house more than 2 pets. One inside dog and one inside cat are allowed. With permission of park management 2 small inside dogs (no larger than 18" at the

head [adult size] or 1 small & 1 larger dog (over 18" at the head [adult size] are allowed but no cat. **Only a total of 2 pets are allowed per household.** Any tenant that now has a dog or a cat must have the pet registered with Park Management along with a photo of that pet. All approved dogs and cats must show proof or compliance with local township ordinances which are applicable as to a dog licensing and inoculations. If type of dog is questionable, it will be the tenant's responsibility to prove dogs breed.

**2.2** No animals are permitted anywhere in the park – whether inside a resident's home or elsewhere – unless such animals are full compliance with all state, local, or federal laws, rules, regulations, or ordinances, including those concerning licensing and inoculations/vaccinations. Any household harboring an animal which is required to be licensed, vaccinated, or inoculated under any applicable law, rule, regulation, or ordinance must provide the park with a copy of proof of current licensing and/or vaccination/inoculation. It is further the responsibility of the resident harboring such animal to keep all licenses, vaccinations, and inoculations current, and to provide the park with update proof of compliance with applicable laws, rules, regulations and ordinances. **Any household that fails to provide the park with proof of compliance with the requirements of this rule is in violation of these Rules and Regulations and may be subject to eviction if such proof of compliance is not provided to the Park.**

**2.3** Anyone looking to purchase a dog or cat must get written permission from park management before doing so. Breeds not permitted to reside in the park are: Rottweiler, Doberman, Shepherds of any kind, Pit Bulls, Great Danes and Chows. (Grandfather clause in effect prior to Oct. 1, 1996.) American Staffordshire Terrier, American Pit Bull Terrier, Mastiff, Bull Mastiff, American Bull Dog are also not allowed. (Grandfather clause in effect prior to Aug. 2, 2010.) Mixed breeds of these dogs are not permitted either.

**2.4** The registered owner of a manufactured home in which a dog or cat is housed shall be responsible for the action of said dog or cat. Any dog or cat which becomes a nuisance so as to interfere with the health, security or comfort of the other tenants shall be required to be permanently removed from the premises. This includes the frequent barking of dogs inside and outside the manufactured home, which is prohibited.

**2.5** Under no circumstances shall any dog be permitted to run free within park boundaries. When outside the confines of the manufactured home, all dogs will be leashed and under the control and supervision of a responsible owner or his agents.

**2.6** Animals must never be left outside the home when the tenant is not present. Dog runs are to be kept behind the resident's home and not visible from the road. (No longer than 20')

**2.7** All dog and cat droppings must be picked up and disposed of properly by the pet owner. This includes those left while pet is being walked. If you walk your pet you should bring a pooper scooper or other device to pick up after your pet. Pets are never allowed to go on another resident's lot.

**2.8** No dogs or cats are permitted in the park, except those owned by park residents. Visitors are not allowed to bring their dogs or cats into the park. Registered service animals are permitted; however, proof of service animal status must be provided to park management.

**2.9** Outside caged pets are **not** permitted. No outdoor live stock.

**3.0** Carcasses and/or hides (pelts) are not allowed to be hung on or in property. Dissecting of any animals is also prohibited.

### **3. VEHICLES**

**3.1** A maximum of three (3) registered vehicles in good repair and appearance are to be kept at each lot. An additional vehicle, with proper modifications of the driveway at owner's expense and the granting of the extension, is entirely within the discretion of park management & must adhere to strict guidelines.

**3.2** No unregistered vehicles of any type (including vehicles on trailers) with an outdated registration, inspection sticker and/ or license plates are allowed on park property. Current inspection stickers are required. Vehicles that are not road worthy, vehicles habitually parked on streets or other unauthorized places may be towed at tenant's expense.

**3.3** Residents **MUST** have a valid driver's license to drive on park property.

**3.4** Recreational Vehicles (RVs), Campers, pop up campers, boats, etc. may, with park permission, be stored in the rear of the home, not visible from the street depending on lot size. All RVs, campers, pop up campers, boats, etc. must be approved through management according to size of vehicle and lot size. Only one of the above mentioned items may be on the lot at any given time. No tents, pop ups or RVs are to be set up or occupied on your lot.

**3.5** Operation of Mini-bikes, off road motorcycles, all terrain vehicles, snowmobiles, etc. is not allowed in the park and must be stored behind home, not visible from the street. Anyone caught driving any of the above recreational vehicles above, in the park, or around our surrounding neighbors property will result in the removal of the recreational vehicle from park property.

**3.6** The speed limit is posted at the entrance of the park and must be observed at all times. (Again this rule must be observed and obeyed by any guest you may have as well.) (WATCH FOR SPEED BUMPS)

**3.7 Stop Signs and all other traffic signs must be observed at all times.**

**3.8** Regular vehicle maintenance and small repairs to tenants vehicles is allowed provided repairs can be completed and the mess cleaned up in the same day. Major repairs or blocking up of automobiles for repairs or storage is not permitted on park property.

**3.9 Any vehicle leakage (oil, gas, anti-freeze, etc.) left on the driveway or in the yard must be cleaned up and inspected by management.**

**3.10** A box or utility trailer in the driveway or along the side of driveway, whether for your livelihood or personal use, must be kept neat in appearance and /or kept covered with a **dark colored** (not blue) tarp. If this cannot be done, the trailer must be removed from the park. It cannot be used for storage.

**3.11** No driver shall allow anyone to ride on the outside of vehicle or inside of vehicle with the doors open.

**3.12** Unsafe vehicle starts, screeching tires, loud mufflers, loud radios/stereos, or other loud and disturbing noises from vehicles is prohibited.

**3.13** No large box trucks, tractor trailers, etc. are allowed to be parked on park property overnight.

**3.14** Tenants cannot store vehicles, trailers, boats, RV's, etc. on other tenant's lot.

**3.15** All driveways and walkways must be maintained by the tenant. This includes drainage, ice and snow as well as preventive maintenance as necessary. If modifications are needed, the tenant is responsible for cost and labor to complete the task with approval of management.

#### **4. LOT MAINTENANCE**

**4.1** The park employees reserves the right to enter on the resident's lot to make inspections, corrections or repairs, etc. as it deems advisable.

**4.2** Lawns must be cut to a length not longer than 4", trimmed and raked free of all clippings, leaves, and yard waste at all times. Any leaves or grass clippings must be raked to the edge of the road and will be picked up by park personnel with the blower. Barring any unforeseen park emergencies, pick up will be on Mondays. The rakings cannot include sticks, dirt or dog droppings, etc. All spring rakings must be completed by May 1<sup>st</sup> of each year. If not done within the time frame, management will accomplish the cutting and the residents concerned will be charged \$40.00.

**4.3 Weeds-** Yards, trees, homes and fences **MUST** be kept free of weeds.

**4.4** Tenants are responsible for mowing all ditches that may surround your lot. The tenant must also keep the ditches free of leaves and other debris. If this regulation is not observed, the Management will accomplish the cutting and the residents concerned will be charged at the rate of \$40.00 per hour.

**4.5** The driveway light bulbs are the parks responsibility to replace. Due to the special type of bulb used (LED) the tenant is not allowed to replace these bulbs. If they need to be changed, please contact the office.

**4.6** No lilac or deep root plants are to be planted around the lamp posts. All bushes and weeds must be properly trimmed and/or removed from around your lamp post.

**4.7** Residents will protect and water trees and shrubbery, unless water ban is in effect. Limbs of trees are to be cut by management or by resident **with the permission of management only.**

**4.8** Keep space around and under home neat and free of clutter (misc. debris). **This includes porches, sheds and decks.**

**4.9** Leaky water faucets, toilets (including overflow), outside water spigots, etc. on the resident's home must be repaired within a 24 hour period when discovered. These leaks cause a substantial amount of water waste and damage to septic systems for which residents will be held liable. You will be billed for your septic being pumped if this condition occurs.

**4.10** Lot inspection: Lots will be inspected, warnings will be issued in the event of rule violations. Repairs and/or maintenance must be completed by the date designated on the warning. Repeated violations can result in eviction.

**4.11** *Toys, bicycles, etc. are to be put in a shed at the end of the day or behind home not visible from the road. Clutter on the lot is not allowed. More than 5 toys constitutes clutter.*  
**NO TRAMPOLINES (REGARDLESS OF SIZE) ARE ALLOWED ON PARK PROPERTY.**

**4.12** Only gas or charcoal grills are allowed. No open flames of any kind (including backyard screened "fireplaces").

**4.13** Flowers/wild flowers must be kept neat and not to exceed more than 10% of your lot. No vegetable gardens are allowed to be planted in the front yard and/or front of home.

**4.14** Firewood (stacked) 8' wide x 6' high x 10' in length is the maximum allowed and must be kept behind your home not visible from the road. This 8' x 6' x 10' area can be covered by either a tarp (NOT BLUE) or a shingled or metal roofed structure not to exceed an 8' x 6' x 10' **free standing** area. A sketch must be submitted and approved by management. Again, this must be in the rear of home not visible from the road.

**4.15** No nails, eye hooks, or any other type of material are to be placed in trees.

**4.16** All garage sales must be approved through the park office. **The maximum number of garage sales per year is three (3).**

**4.17** No items of any type are to be placed within 10' from any road (rocks, reflectors, bushes, plantings, etc.)

**4.18** The tenant is responsible to repair all ruts and/or holes on resident's lot that may have occurred due to rain, parking on the lawn, minor park repairs, etc... Please notify the office if you need assistance.

**4.19** The tenant is responsible to inform the office of any conditions that may be considered unsafe on their lot.

**4.20** We will not cut live trees unless absolutely necessary. The park may have to cut trees on certain lots in order to modify space for new homes and/or utilities.

**4.21** Park office must approve all driveways that are going to be blacktopped. Locations need to be called in for utilities (811). This must be done in writing.

## **5. RUBBISH-TRASH**

**5.1** One 90 gallon trash can per household is permitted. Trash is to be kept in sealed plastic bags. Tenants are responsible for recycling. Trash container may be put out the night before pick-up. Garbage pickup is on Friday AM and the garbage can **must** be returned behind your home, not visible from the road the same day. The trash pick-up **ONLY** involves garbage that is in the can. They will not pick up anything outside the can on the ground.

**5.2** The removal of anything other than household garbage is the responsibility of the tenant, at their expense. Notices will be given if rubbish is not removed.

**5.3** Any dump run materials/items should be kept behind your home (not visible from the road) until either your outside hauler (1 week deadline) or park personnel picks them up on a dump run. The park offers dump runs on the third (3<sup>rd</sup>) Friday of each month from April thru October. A call to the office **must** be made before pickup will be honored. The tenant will be billed for the pickup. Dump run charges **MUST** be paid within 2 weeks.

**5.4** No items are to be placed at the road for sale or marked free. Notices can be placed on park bulletin boards only.

**5.5 NO DUMPING** of any type is permitted on park property.

**5.6** Hot ashes from stove or fireplace must **not** be put into the trash can. If the can is damaged due to this practice, the tenant will be charged for the can.

## **6. HOME MAINTENANCE**

**6.1** Home, sheds, decks, ramps and fencing are to be kept in good condition, clean, neat and properly painted or stained. If you elect to stain the wood, the wood must have a clean/new appearance before doing so. It should be pressure washed. All painting of homes,

sheds, decks, fencing, etc. must be approved by Park Manager in writing. (This is your proof) **No bright colors.**

**6.2** Non-metal roofs must be kept in good condition. Metal roofs must be kept sealed to conceal unsightly rust. No plain galvanized metal, it needs to have a color.

**6.3** If a project is being performed, a small pile (covered) (with a dark colored tarp) may be stored behind your home not visible from the road. A time frame for the completion of the project will be set at the time of approval from the office.

**6.4** No tarps can be used to enclose porch or deck. Canopies are allowed if they are placed in the back yard only. They are not to exceed 10'x10' in size and cannot be homemade. The tarps must dark in color and store bought (**NOT BLUE**).

**6.5** A decorative screen house may be allowed on a deck only if permission from the park management is granted. A photo of the potential screen house is recommended. The park will also have the right to require a tenant to take it down if it becomes unsightly. The only furniture permitted in any screen house must be patio furniture. No indoor furniture is to be placed out doors for use.

**6.6** Any items not limited to broken blinds, torn curtains or other debris on the inside that may deter from the neat appearance of the home from the outside must be replaced or removed from the window(s).

**6.7** Clear plastic enclosures on porches will only be permitted from Nov. 1 – Apr. 1 and must be neat in appearance. All plastic must be removed by April 1<sup>st</sup> or sooner.

**6.8** Any type of BUG infestation must be treated **immediately**. This includes carpenter ants, cockroaches, head lice, termites, etc.

**6.9** The park is not responsible for ridding any home/lot of animals/rodents. This must be up to each homeowner to take care of and it **must** be taken care of **immediately**.

**6.10** The only steps permitted to the home or patio shall be manufactured or neatly constructed wooden, steel, or prefab cement steps. Concrete blocks are not acceptable for steps. All homes must have at least two (2) entrances. Entrances must be Town approved.

**6.11** Homes and sheds are to be kept level. Leveling of homes is the responsibility of the home owner. Residents should check that the home is level every spring.

**6.12** No outside entrances can be blocked by anything that will disable the tenants from escaping in case of emergency.

**6.13** Under no circumstances are blue tarps to be used in the park for any reason. Store bought dark colored tarps will be allowed only.

**6.14** Any new structure **MUST** be a minimum of 11' (feet) away from the tenant's manufactured home. If you have a structure that is already standing it will have to be moved before the home is sold. If the shed needs to be replaced, it must be set at the minimum distance.

## **6A. INSURANCE**

**6A.1** All homes must be adequately insured for liability and the tenant shall name Pyramid Pines, LLC. as an additional insured. The tenant shall also provide the landlord with a copy of the binder of insurance showing that liability insurance is in full force and effect.

**6A.2** If home is substantially damaged by fire or other cause, homeowner must immediately remove salvage, at their expense. Tenant is responsible for lot rent payments until task is accomplished.

## **7. MOBILE HOME OWNERS RESPONSIBILITY REGARDING UTILITIES**

### **No one is allowed to work on Park utilities except park personnel.**

**7.1 Electric** - The mobile home park is responsible to provide an electrical connection up to the pedestal. The connection from the pedestal to the home and payment for electric service is the resident's responsibility.

**7.2** Only park personnel or the park electricians are allowed to open or work on the park disconnect boxes and/or meter boards. This includes adding breakers or wiring for additional power. Anyone tampering with these boxes will be held liable/responsible.

**7.3** Generators can only be used in an emergency and only until the emergency situation is over.

**7.4 Water and Sewer** - The mobile home park is responsible for the sewer lines from the tank up to the ground level connection. The resident is responsible for any blockage within the home or from the home to the connection. Furthermore, the mobile home owner is responsible for any blockage or expense caused by abuse of the water or sewer lines. Residents may not dispose of any environmentally hazardous product through the sewer system. Tenant is responsible for connecting power to the parks heating rod (Hydrant) and the home owners properly installed heat tape. **Running water in order to avoid freezing water lines is a violation of these rules and regulations.** The resident is responsible for the water line from and including the water riser. Every home must have a check valve to prevent damage to the hot water heater element in case the water is shut off in the park. Please notice that tanks cannot be pumped on the weekend. Please do not wait until Friday afternoon to notify us with a problem unless it can't be avoided.

**7.5 Water lines** that are not properly installed or equipped with a heat tape that works and/or adequately wrapped in insulation will need to be corrected.

**7.6 Sewer** must be connected properly so there are no leaks.

**7.7 Electric service** must meet all state/local codes. Any new service/change must be properly inspected by a licensed inspector.

**7.8** Anyone bringing a new home into the park is responsible for connecting water, sewer, electric, cable, telephone, gas or above ground oil tank. If a tenant desires additional electrical amperage, the tenant will be responsible for all materials and the cost of hiring a licensed electrician to install it.

**7.9 Heating Oil** – Residents using home heating oil or kerosene must have an above ground UL approved tank as well as a full spill-proof containment center/tank that meets all federal, state and local environmental laws, rules and regulations as well as park approval. Residents are to **immediately** report any leak or spill of fuel oil, kerosene, propane or other fuel to the park manager. The tenant is responsible for all costs of any spill of fuel oil, kerosene, propane or other fuel caused by their negligence or by their failure to require the oil company to clean any spillage. No underground storage tanks of any kind are allowed within the park.

**7.10 All oils, paints, petroleum products, etc.** must be stored in a proper containment storage center and not to exceed 10 gallons at a time. All heating fuels must be stored in an approved containment center.

**7.11** Water restrictions are in effect from May 1 to Oct. 31. Lawn sprinklers may be used on odd or even days, determined by your lot #, between the hours of 7:00 AM – 9:00 AM and 7:00 PM – 9:00 PM. Hand watering is not limited.

**7.12** No outside water toys are allowed in the park.

**7.13** Park residents may only wash their own vehicles in the park. (No community or commercial car washes are permitted.) Care of the use of water must be considered. Homes may be pressure washed, again, with care being used on water conservation.

**7.14** Any problem with natural gas leaks, tenant must first notify the power company then management.

**7.15** No torpedo tanks for propane are allowed in the park.

**7.16** If excessive grease is found in the traps of a home and the tenant is notified to stop putting grease in the traps, you will be charged for maintenance of the lines as well as any other charges connected with the grease.

## **8. ADDITIONS, DECKS, PORCHES, SHEDS, FENCING, AND POOLS**

**8.1** Management must approve in writing prior to the purchase of materials or the installation of any additions, decks, ramps, porches, sheds, and fencing. There are strict regulations that must be followed. Should you erect or install one of these items without the written permission of the park you may be required to remove it. In some cases building permits must be obtained.

**8.2 Fences:** Chain link, picket, split rail or certain types of decorative fencing is permitted. Fencing is only allowed in the **back** of the home and fence sections **NOT to EXCEED 24x32 feet**. You must submit a sketch to the park office on the location & type of fencing. Permitted locations may vary due to the size and positioning of the home. Management will assist you in determining proper locations if need be. If your request is approved, you will receive a signed copy marked approved for your files. This is your proof of compliance.

**\*\*\*\* Use of Chicken Wire or similar fencing material is strictly forbidden.**

**8.3** All fencing must be kept in good condition. It must be kept repaired and painted. If you have chain link fencing, it must be kept free of rust.

**8.4** If you elect to place a fence 1' (foot) back from your property line you cannot plant anything in that 1' (foot) area. The purpose of that 1' (foot) area is to be used strictly for painting and maintaining you fence. You will be responsible for mowing and weed whacking that 1' (foot) as well as maintaining BOTH sides of your fence. If you do not mow it your neighbor can.

**8.5** 4' - 6' stockade fencing must be removed once it needs repair and/or when home is being sold. It can only be replaced with fencing that meets park requirements codes. Exceptions to this rule can be made at the discretion of park management due to lot conditions.

### **8.6 SWIMMING POOLS ARE NOT ALLOWED.**

**Kiddy Pools are allowed** but must not exceed 5ft. in diameter and no deeper than 16 inches. You must obtain written permission from park management before placing a kiddy pool on your lot. This can be done by picking up a form from the park office.



**8.7** Tenants are responsible for moving decks, sheds, fencing or any other items that may be in the way of repairs that may need to be done on your lot which includes replacing leach fields and/or adding septic tanks, etc. If tenant does not comply within the time frame given, the park will complete the work and tenant will be held liable for all expenses.

**8.8** "Underground locations" must be notified (1-800-962-7962) for locating underground services before any digging can be done. If tenant damages any services, they will be charged for repairs. No digging is allowed without prior written approval from park management.

**8.9** All exits must have at least a 4'x4' platform with steps and 2 handrails with spindles spaced no more than 4" apart. Decks must also have railing all the way around with spindles. All steps, decks, and/or porches must meet Town & State requirements as well as park requirements. A building permit **MAY** be necessary. (Grandfather clause is in effect for those who do not have a 4'x4' platform now, however; if the home is sold or the steps need to be replaced a new platform with handrails and spindles must be installed.)

**8.10** Any new structure **MUST** be a minimum of 11' (feet) away from the tenant's manufactured home. If you have an existing structure that is already standing it will have to be moved before the home is sold. If the shed needs to be replaced, it must be set at the minimum distance.

**8.11** If a deck is to be built on the home, a drawing must be submitted to the office for approval, a town building permit must be applied for and the size of the deck will be determined at the park's discretion according to the lot size ( NOT TO EXCEED 10' x 12'). The park needs a copy of the building permit before construction begins. When construction is complete the park needs a copy of the certificate of compliance. No construction of any deck or other improvement may begin before receiving written approval from Pyramid Pines, LLC park management. (Grandfather clause is in effect prior to February 1, 2012)

**8.12** Additions to the manufactured home are **not** allowed in the park.

**8.13** Each lot is aloud one shed not to exceed the max size of 12'x12' with the walls not to exceed 8' high. All sheds need to be 11' from the home. All sheds must be prefabricated or built by a licensed contractor with proof of Workman's comp. You must get park approval for the size and placement of the shed. A Town permit will be needed. The Park office will need copies of the permit and Certificate of compliance. Portable garages cannot be used as sheds.

**8.14** Lean-to-type structures are **not** allowed in the park.

## **9. SKIRTING**

**9.1** Each home must be fully skirted with manufactured vinyl skirting approved by park management within 30 days of its arrival in the park.

**9.2** Homeowner will, at all times, keep skirting in good repair, clean and painted so color harmonizes with the home.

## **10. GARAGES**

**10.1** Garages are not permitted. This includes portable garages.

**10.2** Car port type structures are not allowed in the park.

## **11. BASKETBALL HOOPS**

**11.1** All basketball hoops must be installed at the head of the driveway only, the farthest point from the road.

**11.2** **NO** ramps or any other type of materials may be placed in the roads of the park.

## **12. DRONES/REMOTES**

**12.1** No Drones, remote airplanes, helicopters, etc. allowed to be used on park premises

## **13. CLOTHES REELS**

**13.1** Clothes lines are **not** permitted.

**13.2** Clothes reels (umbrella type) and **T-type clothes lines (not to exceed 4'w x 8'L made with treated lumber)** are the only types permitted when placed in the most inconspicuous area of the lot. They must be kept in good condition at all times and not be allowed to fall into disrepair. Management must okay location.

**13.3** Clothes must be hung on the clothes reels (or t-lines) and **not over the porch railings or fences.**

## **14. SALE OF HOMES**

**14.1** "For Sale" signs may be posted in the window of the home. No other "For Sale" signs are permitted. To avoid later complications, any homeowner desiring to sell his home is urged to check with the park manager regarding details.

**14.2** Homeowner shall give park manager twenty (20) days written notice in advance of homeowner's intent to sell as required by real property law §233.

**14.3** If you are selling your home to a person who desires to keep the home in the park, the prospective purchaser must fill out a tenant application and be approved by management. The security deposit must be paid prior to moving into the home and no personal belongings can be put into the home until all the steps are completed. Written approval will be the prospective buyers okay to inhabit the home. This includes any family member(s). Approval will not be unreasonably withheld.

**14.4** Upon removing your home, tenant will properly disconnect all utilities, clean all debris off of lot, and repair any damage caused by removal of the home before security deposit will be returned.

**14.5** Axles must not be sold, and must not be removed from home.

**14.6** Before approval is given for which a home can be sold, and remain in the park, the home must comply with current rules and regulations regarding its appearance. This also includes the lot. Some homes may not be permitted to stay in the park depending on their overall condition.

## **15. DISTURBANCES**

**15.1** The park is closed to all door-to-door salesmen. A telephone call to the park office will lead to their immediate removal from the park premises.

**15.2** Although consideration for others should always govern one's actions, particularly when it is realized that the majority of our residents find noises most objectionable, all noise disturbing to sleep must be eliminated at 10:00 P.M.

**15.3** Loud playing of radios, TV, stereos and other instruments is not allowed. If your neighbors can hear it, it's **too loud**.

**15.4** Trespassing on another resident's lot is prohibited. Passage from lot to lot must be made by use of park streets at all times.

**15.5** Public drunkenness, use of or selling of illegal drugs or prescribed controlled substances is violation of these rules and regulation.

**15.6** Unruly, inappropriate and unsafe behavior is also a violation of park rules.

**15.7** The public use of obscene language or screaming are also a violation of these rules and regulation.

**15.8** Bow and arrow, BB guns, pellet guns, paint ball guns, air rifles or any type of firearms may not be discharged in the park.

**15.9** Fireworks of any kind will not be allowed to be possessed or set off in the park.

## **16. PLAYGROUND/PICNIC AREA**

**16.1** Hours of the playground area are 9:00 A.M. until dusk.

**16.2** NO animals or alcoholic beverages are allowed in this area.

**16.3** The playground area must be used at your own risk. Supervision of young children is mandatory.

**16.4** You must be responsible for your own trash. Take it with you when leaving and dispose of it properly.

**16.5** Due to insurance restrictions, only park residents are allowed to use the park playground. (NO Guests are allowed to use the picnic/playground area.)

## **17. PAYMENT RESPONSIBILITIES**

**17.1** Lot rent is due on the 1<sup>st</sup> of the month, if not paid by the 10<sup>th</sup> you will not be entitled to the discount. No balance will be allowed to be carried over to the following month.

**17.2** Tenant agrees to pay all costs and expenses for the collection of overdue rent together with all costs of collection and eviction including attorney's fees, whether or not a suit has already been started.

**17.3** The tenant is responsible to pay all reasonable fees charged by the park attorney for any services performed in reference to the enforcement of these rules against them, other occupants of, or visitors to their home.

**17.4** The tenant is responsible to pay a \$30.00 fee for checks returned for insufficient funds or any other reason. Once a tenant has had two (2) checks returned, their checks will no longer be accepted, and all payments must be made by cash or money order.

**17.5 Storage Fees.** If the tenant vacates the premises, or is evicted through legal process, and the tenant does not remove the tenant's manufactured home or other property from the leased premises, the tenant shall be liable to the landlord for storage fees in the

amount of \$10.00 per day until such time as the tenant's property is completely removed from the leased premises.

## **18. GUESTS AND/OR ROOMMATES**

**18.1** Guests and/or roommates are bound by the rules & regulations of Pyramid Pines Estates while on the premises. Guests and/or roommates are the responsibility of the resident and consequently the resident will be held responsible for their actions. This includes paying for damage caused by them. Guests and/or roommates who continue to violate rules & regulations will be legally banned from the park. Eviction proceedings may also be necessary for the park resident, due to the actions of a guest and/or roommate depending on the circumstances.

## **19. ORDINANCES AND STATUTES.**

**19.1** Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.

**19.2** "Notwithstanding any state or local law or ordinance that purports to legalize, decriminalize, or otherwise excuse the use, possession, sale, cultivation, or manufacture of any controlled substance, including but not limited to any variety of cannabis or marijuana, Tenant may not possess, sell, cultivate, grow, or manufacture any controlled substance within the manufactured home park or in or about the premises if such use, possession, sale, cultivation, growth, or manufacture remains illegal or otherwise prohibited under any other law, rule, statute, or ordinance, including but not limited to federal law or any local law."

**19.3** A town building permit is required for all homes that are coming into the park. A copy must be filed at the office. A copy of the certificate of occupancy must also be dropped off at the main office **before moving in.**

## **20. TENANT INFORMATION**

**20.1** Tenants are required to keep management informed of any changes of tenant information such as, place of employment, home phone numbers, occupants living in the home, etc. All update sheets must be filled out every year and returned to the park office. Any changes from the tenant's original park application must be approved by park management. This is to be done in writing only. No additional occupants are allowed to move into your home/park unless prior permission was granted in writing.

**Under no circumstances do we allow convicted sex offenders or felons to reside or visit our community.**

**20.2** Tenants who have been evicted will not be allowed to visit or reside with another tenant in the park. This includes leaving a manufactured home behind for the bank or park owner to take care of.

**20.3** A locked mailbox will be provided by the park for each resident. There will be a \$5.00 charge for all replacement keys and a \$15.00 charge if a lock has to be replaced. All new residents shall notify the Post Office of their new address.

The proper address is as stated.

Residence Name

#\_\_ Pyramid Pines Estates

Saratoga Springs, NY 12866

**20.4** Nothing will be allowed to be hung on mailbox structures or other unauthorized places. (ex. For Sale signs, Yard Sales signs, Lost Pets, etc.)

## **21. WINTER MAINTENANCE**

**21.1** Residents must keep clear all driveways and walkways of snow and ice at all times, in case of an emergency, whether tenants are home or not. If the resident plans on being away from the home for a prolonged period of time, they must make arrangements to take care of the snow and ice.

**21.2** All vehicles parked on resident's lot must have all the snow/ice cleared off as well as the snow behind the vehicle. Our park personnel must be able to inspect vehicle for proper registration and the vehicle must be able to be moved in case of an emergency.

**21.3** Sleigh riding, snowboarding, or any other type of winter sports is not allowed on park property. This includes throwing snowballs.

**21.4** There will be absolutely no "forts" built in the snow banks as well as no playing in or on the snow banks. This is a very dangerous place to play because if a child is in one of these "forts" and our park personnel has to plow the banks back, this child could get seriously injured or even killed. Also, the snow bank could cave in and smother the child.

**21.5** During the winter months, no vehicle is allowed to park on park roadways or other places where they will hamper park personnel from clearing and salting the roads. If this practice becomes habitual, the vehicle will be towed at the owner's expense.

**21.6** Shoveling or blowing snow into the roadway is not allowed and will not be tolerated. This is not only our rule but a New York State law.

**21.7** During the winter months, if you elect to have your power turned off or it is shut off due to non-payment, you must immediately winterize your home so the park can shut off the water supply to the home to eliminate the threat of freezing pipes. You must notify park management in writing and by telephone call or personal communication of your intent to terminate, discontinue, or turn off either temporarily or permanently, any water supply or service, septic service, electric power, or other utilities servicing your manufactured home before taking any such action to do so.

**21.8** Please take note that we reserve the right to plow snow onto tenant's property when necessary. This includes snow/snow banks.

The management encourages suggestions with regard to the park. Please submit them in writing. **Complaints must also be submitted in writing as they may become part of a legal action in the future.**

Thank you for your support in continuing to provide Pyramid Pines reputation as one of the highly regarded parks in the area.