



Knoxville, PA 16928

Rules and Regulations for Valley View Estates Residents

As amended 2/8/22

The following rules are intended for the protection of your family, your home, as well as for the efficient operation of the park. The rules cannot cover every situation; therefore, we ask that you treat others with respect and as you wish to be treated. Management reserves the right to amend, modify, add or delete any rules upon written notice to the tenants.

1. Homes will be reviewed on an ongoing basis to be sure they continue to adhere to the criteria and expectations of park owners. Management reserves the right to notify tenants of any exceptions and will give a reasonable amount of time to remedy the situation.
2. Residents may not, without written consent of the park owner, sublet any portion of the premises.
3. **Rent must be paid on or before the first (1st) of the month. Rent is payable to PO Box 284 Street Knoxville, PA 16928 by mail or by electronic deposit.** Please make checks payable to DHQM 2, LLC. After the 10th of the month, a \$50 late charge will be assessed on that month's rent. After the twentieth of the month and each third of a month thereafter, an additional \$50 late charge will be assessed on that month's rent. Late charges are automatic and will not be billed in any separate manner. You must contact the park owner to make suitable arrangements if payments are expected to be late. Late charges are at the discretion of the park owner and will be enforced if rent is frequently late. No notice required for eviction.
4. Checks returned for insufficient funds require immediate replacement along with a \$30 fee. Late charges may also apply (see item #3).
5. No outdoor antenna of any kind may be erected although the small satellite dishes are permitted. A lamp post is provided at each lot. The homeowner is responsible for keeping it working at all times and to keep the post rust free and painted with paint. Park owners will change the electric eye when it does not turn the light on when dark. Please be careful when digging around the post that you do not nick the wires.
6. It is the resident's responsibility from the point of hook-up into the mobile home for maintenance and upkeep. The tenant is responsible of the tenant to inform owners of any water line, frozen or damaged on the home side of the meter and for any stoppage of drain line. Drain lines will be leak proof at all times.
7. Absolutely no above or below ground storage tanks are permissible.
8. Resident assume all responsibilities of any kind associated with their personal property(s) or person(s) in connection with occupancy.



Knoxville, PA 16928

9. **ABSOLUTELY NO PETS OUTSIDE THE HOME** without the owner present. Indoor pets are only acceptable with the park owners' permission. Any tenants with acceptable small animals are to clean up any messes that are left behind outside the home and within the park property. **There is a maximum of 2 pets per family. All pets must be on a leash when walking throughout the park.**
10. There are presently no set quiet hours, although, loud music and/or noises will not be tolerated at any time. After 1st warning an \$50.00 fee may be incurred.
11. Park owners are not responsible for losses due to theft, fire, or accident to homes or other personal property. Residents are responsible for any damage they incur to others as well as to the park. Each resident needs his own home owner's insurance. Park owners require properly working fire extinguishers on premises for your own safety.
12. No structure, outbuilding, decking, fencing, landscaping, play equipment, clothesline, etc. may be erected or placed on the lot **without the approval of the park owners**. Building permits are required and codes must be followed. Outbuildings are limited to no more than 144 square feet and must be sided/painted to coordinate with the mobile home. No unsightly buildings will be permitted to enter or remain in the park. Please contact the owners for more information on these items.
13. All parents are responsible for their children and visitors' actions in the park.
14. Only two (2) vehicles per lot will be permitted to park in the park on a regular basis. Cars must be parked in the designated areas only of one's own lot.
15. Immobilized, uninspected, unlicensed, and disabled vehicles are prohibited from the premises.
16. All persons operating a motor vehicle in the park, must be a licensed driver. Posted speed limit will be enforced at all times.
17. Parking and storage of boats, boat trailers, campers, snowmobiles on trailers, and any and all other recreational vehicles must be prearranged with the park owners. Parking of these items without authorization is prohibited.
18. The use of ATV's, snowmobiles or other non-licensed vehicles is prohibited on park property.
19. Tenants are responsible for the care and upkeep of their own lot. Lawns must be cut and trimmed as needed. If not observed, management reserves the right to, at their own discretion, see that the lawn is cut. The tenant will be billed accordingly.
20. Lawns and all storage buildings must be neat, clean, and kept clear of all unsightly items. No litter of any kind allowed. Buildings are to be kept closed at all times.



Knoxville, PA 16928

21. Premises are rented to the tenant and his/her immediate family only. Visitors must conform to all regulations of the park, or they will be requested to leave the premises immediately. Tenants/owners are required to inform park owners of guests staying longer than 1 week.
22. Garbage must be kept in a closed container at all times. You are requested to pick up your trash cans on pick-up day as soon as possible. The park owners support recycling, although, all recyclables must be kept inside the home. Burning of trash or rubbish is prohibited.
23. Management reserves the right to refuse admittance to anyone without stating the reason.
24. Written eviction notice will be served for non-compliance of the park regulations as stated above.
25. Tenant is responsible to communicate in writing with landlord any/all maintenance items in a timely manner. Should the issue not be disclosed to owners and an expense over \$50 is incurred due to negligence, the tenant is responsible for payment of the repair.

The above regulations and conditions have been set forth by the owners, Quentin & Lydia Miller, Daryl Heller & DHQM 2, LLC, for the mutual benefit of the tenants, the park, and the town of Knoxville. The goal is to provide a pleasant, family atmosphere and comfortable surroundings for the families within the park. We welcome any comments or suggestions to achieve this goal.

By signing this you acknowledge that you have read and will abide by the said rules and regulations.

Signatures:

Applicant _____ Date _____

Co-applicant _____ Date _____

Address _____

Phone Number _____

Valley View Estates Use Only:

Lot Number _____



Knoxville, PA 16928

Park owner/representative _____ Date _____