

STOLKHOLM FOREST VILLAGE

800 W. Mier Rd. Sanford. MI 48657

Phone: (989) 687-2383

MOBILE HOME PARK: RULES & REGULATIONS

WE WELCOME FAMILIES WHO WILL BE COOPERATIVE AND CONSIDERATE. WE ARE SURROUNDED BY 30,000 ACRES OF FOREST, WITH HUNTING, FISHING. BIRD WATCHING, HIKING, ETC, AT YOUR DOORSTEP.

MOBILE HOMES: shall be maintained in a clean and attractive condition by the residents. Mobile homes moving into the park must be approved by Stolkholm. The home shall be lowered to a suitable level and skirted within 10 days of occupancy using suitable materials approved by Stolkholm. Tie downs are required. Steps shall be constructed of suitable material. Home set-up and utility connections are the responsibility of residents. The home must be equipped with at least 1 fire extinguisher and smoke detector. Sites must be free of fire hazards (including Pine Needles, Leaves on your roof), combustible materials under and outside the home.

Lot #: visibly displayed on mobile home. During severe weather warnings, tenants are responsible to monitor warnings on TV or radio. There is no approved storm shelter within the community. In case of emergency (fire or law enforcement) dial 911. The community office phone number is Manager: 989-687-2383. Or 989 684 7050. Cell: 989 239 6324

HOMESITE: shall be kept neat, tidy, and free of litter. Each resident shall be responsible for mowing, trimming and general maintenance of his homesite, lawn and shrubs. Any changes in home size or space arrangement must first be approved by Stolkholm. Storage sheds are required for outdoor storage and approved by management.

PETS: Dogs allowed @ \$15.00 per month (dogs over 30# approved by management)
Cats @ \$5.00 per month

CITY WATER & SEWER: 2,000 gal of water & Sewer/mo. is included in the Rent. Lessee Billed, for any usage over 2,000 Gallons/ mo. @ \$10.00/ 1,000 Gallons. Meter to be read last week of the mo. Residents should exercise caution to prevent waste, leaking faucets, toilets, etc. Residents must protect the water line and meter from freezing.

There is a \$150 charge, to replace a broken, frozen water meter.

If there are any problems, call the manager. **30% Late fee** after the 20th day of billing Month.

ELECTRIC, GAS, TELEPHONE, CABLE TV, SEWER, WATER: are provided to each home site and all connections are the responsibility of the resident.

The resident will make his own application for service and will pay all deposits and bills rendered by the utility companies.

PARKING: \$60 monthly charge, for each: Motor Home, Camper, Trailer, Tent, & Garages. Two cars aloud for each homesite. There shall be no vehicular parking within 10 feet of a fire hydrant. Large trucks such as steak, semi and automobiles without current plates are not permitted. For the protection and convenience of the park residents and guests, observe the 15mph speed limit. Operation of motorcycles, minibikes, snowmobiles, 4 wheelers etc. are permitted in the park at posted speeds to and from public roads.

REFUSE: Containers should be placed near the road on pick-up day. At all other times, they shall be kept in an inconspicuous place. Disposable diapers, sanitary napkins and coffee grounds must be placed in refuse containers (not in toilets).

SOLICITING: Peddling or commercial enterprise conducted in the park requires the permission of Stokholm.

CHILDREN: must be in the care of parents or responsible adult always. Children are not allowed to roam on other occupied sites or disturb other tenants. Parents are responsible for any damage caused by their children or guest's children. Children must be at their own site after 9 p.m.

NO HUNTING: with BB guns, air rifles, firearms or archery allowed within the park.

RESPONSIBILITY: Stokholm is not responsible for loss or injury due to fire, theft, accident, or any other causes whatsoever by residents or their guests.

COURTESY: Be kind to your neighbor. Do not allow loud noises, music, radio, or TV etc. outside your mobile home, especially between the hours of 9 p.m. and 8 a.m. Obscene language, drunkenness, violations of any law or ordinance of the township, county or state or acts of disruptive demeanor are causes for eviction.

ACCESS: Stokholm has the right to cross the rented lot or temporarily remove the mobile home to a different site to the extent repair work to the permanent site is necessary.

YOUR MAILING ADDRESS IS: 800 W. Mier Rd. Lot # _____ Sanford, MI 48657

RENT: All Lots: \$282.00 plus tax \$3.00 per month = \$285/Mo.

Security Deposit: One Month's Rent.

NOTICE: Copies of the Mobile Home Buyer's and Resident's Handbook are available @ [Manufactured Home Buyer=s & Resident=s Handbook \(revize.com\)](http://revize.com)

I have received a copy of the foregoing Rules and Regulations this ___ day of _____, 20___

_____ Resident, _____ Resident