

MANAGER - George Wood
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LAKE HILL PARK RULES
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www.lakehillpark.com

PARK OWNERS
Thayer Inc. d/b/a Lake Hill Park
P. O. Box 716
1189 E. St. Rd. 16
Monon, IN 47959

Revised 06-29-20

(Subject to Change Without Notice)

1. Children must not play in other people's yards. They must play in their own yard or on the park grounds.
2. You are responsible for your guest's behavior.
3. Owners are responsible for their pets. **Only house-type pets are permitted.** No dog houses, no pens, fences or staked chains for dogs are allowed. **Dogs must be on a leash when they are walked. Owners must pick up after their pets.**
4. Your lot is your yard. Keep it clean, grass mowed, bushes and trees trimmed. If Management deems that it is not kept properly, it will constitute a material breach of the rental agreement. If Management has to mow and/or maintain your lot, you will be charged \$100, or more, per occurrence.
5. Tenants will maintain and keep their mobile homes attractive by painting, underpinning, etc. Underpinning must be done within 60 days. **You must submit paint color swatches and receive written approval from Management before you paint anything on our lots.** Only pre-finished aluminum or vinyl underpinning and siding.
6. Storage sheds for mobile homes are limited to 10x12x8' high and must have written approval from Management. You must have written Management approval to bring in another mobile home. Sheds for travel trailer lots are limited to 8x10x8' high, must be the "Rubbermaid" type in earth tone colors of light tans, browns, light grays/greens, and must be removed at end of lease. Travel trailer awnings will be limited to the size of the pad, 10x20. You must have written Management approval for additions, decks and/or to enclose a patio pad - the specifications allowed are available from Management, and tenant must remove these at the end of lease.
7. Salt to remove ice on sidewalks or patios is not allowed.
8. Curfew time is 11:00 p.m. and all children must be off the park grounds. Parents will be held responsible.
9. Speed limit is 10 miles per hour. We have several children in the park and we don't want any accidents.
10. Each lot has parking for two cars. No parking on the sidewalks. All additional vehicles must have written Management approval.
11. There is a large garbage dumpster in the court for pick-up of garbage in plastic bags. Do not use this dumpster for furniture, car parts, any type of remodeling/construction material, mattress, household appliances etc. Cardboard boxes must be broken down.
12. To protect our septic system and give you better service, only the use of toilet tissue is allowed. The following are not allowed to be put in the stools: cigarettes/ashes, Kotex, Tampax, Pampers, Kleenex, paper towels, wipes, or any other flushable napkins.
13. If septic service to your home clogs and any unallowed items of #12 are found, you will be charged accordingly
14. We have outside pole lights for your convenience and safety. We would appreciate it if they are used. Please check the light bulbs.
15. All digging must have written Management approval.
16. Only umbrella clotheslines will be permitted.
17. There will be no tents, temporary campers (pop-ups etc.), or guest campers allowed on lots.
18. There is a two-month minimum for travel trailer lot leases.
19. There will be no mini-bikes allowed.
20. There will be no hunting on the park grounds.
21. Snowmobiles and golf carts must be operated only on the park roads and only by a licensed driver. Speed limit is 10 mph.
22. Parking of any type of trailer/boat on a lot is not allowed. Boat/trailer parking will be allowed on the back lot at no charge for those who have a current, paid boat dock lease. Any other boat/trailers for back lot parking are subject to written Management approval and monthly parking fee of \$20. Violators will be towed at owner's expense. Any allowed boat/trailer must have the name and lot/dock number of the owner or will be towed at owner's expense. Every two weeks during the growing season you must mow or move your trailer so we can mow. If we have to move your trailer/boat to mow your storage area, you will be charged \$25 each occurrence.
23. **Please observe the posted and the following pool rules. We reserve the right to bar anyone from the pool temporarily or permanently. ALL pool privileges are suspended if your account is not current. Usually the pool opens Memorial Day and closes Labor Day.**
 - a) This is a PRIVATE pool with invitation given only to our mobile home and travel trailer tenants and their limited guests. Each family will be given pool privileges for its immediate members, plus an additional two for their guests. For example: if your family living in the park numbers four, then you would be allowed up to six in the pool at one time. Guest(s) are not allowed in the pool or pool area without an adult Lessee being present at all times with the guest(s).
 - b) POOL HOURS: **Monday - Saturday** 10:00 a.m. to sun down; **Sunday** 10 a.m. to 7 p.m. due to our water testing lab's restrictions. Pool closed if temperature is below 70. Hours are subject to change at management's discretion.
 - c) You may swim at your own risk and only during designated pool hours. We will not assume responsibility for injury or property damage. Young children and children who do not swim well must be accompanied by a parent or a responsible adult swimmer. Very young children must have life jackets and must not swim in the deep water and they must be watched very closely by parents.
 - d) Positively no sun tan lotions, oils, etc. will be worn in the pool. No food, bottles, or glass containers are allowed around the pool.
 - e) There will be no running, pushing, or shoving allowed around the pool.
 - f) No inflatable toys are allowed in the pool.
 - g) No animals at the pool will be allowed.
 - h) No parking at or around the pool area. Cars must be parked in front of your lot then walk to the pool area.
 - i) **EVERYONE USING THE POOL MUST HELP KEEP THE POOL SAFE & ENJOYABLE FOR EVERYONE.**
24. Fires: Firewood burned only in a commercial, screen-covered wood-burning fire pit. Firewood cannot be of construction materials. By law, no trash can be burned in the fire pit. By law, firewood must be stored at least one foot off of the ground. Universal fire safety rules must be strictly followed.