

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 05-10-23

(Subject to Change Without Notice)

1. You are responsible for your guest's behavior. Your guests are subject to Park Rules and your Lease obligations.
2. Speed limit is 10 miles per hour. We have children in the Park and we don't want any accidents! Mini-bikes are not allowed. Snowmobiles and golf carts must be operated only on the Park roads and only by a licensed driver.
3. Curfew time is 11 p.m. and all children must be off the Park grounds. Parents will be held responsible.
4. Children must not play in other people's yards. They must play in their own yard or with a parent on the Park grounds.
5. Owners are responsible for their pets. **Only house-type pets are permitted.** No dog houses, 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.** No pets in fenced pool area.
6. Your lot is your yard. Keep your lot clean, grass mowed, bushes and trees trimmed. Lawn furniture and ornaments must be maintained and uncluttered. If Management deems that your any of your personal property is not kept properly maintained, 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.
7. You must have written Management approval to bring in a different mobile home.
8. Prior to selling your mobile home or RV on our lot, you must send to the Park office the "Notice of Intent to Sell Mobile Home or RV" form found on our website.
9. Mobile home Tenants will maintain and keep their mobile homes and storage sheds attractive by cleaning, painting, underpinning, etc. Underpinning must be done within 60 days using only pre-finished aluminum or vinyl underpinning and siding. Storage sheds for mobile homes are limited to 10x12x8' high and must have written approval from Management.
10. **You must submit paint color swatches and receive written approval from Management before you paint anything on our lots.** 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.
11. Sheds for RV 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. RV awnings will be limited to the size of the pad.
12. Salt to remove ice on sidewalks or patios is not allowed.
13. Each lot has parking for two cars. No parking on the sidewalks. All additional vehicles must have written Management approval. The parking of an unlicensed vehicle is not allowed.
14. 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.
15. 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. If septic service to your home/RV or lot clogs and any unallowed items just mentioned are found, you will be charged accordingly.
16. We have outside pole lights for your convenience and safety. Most mobile homes supply power to the pole light from a breaker in their circuit breaker box. You must keep the breaker for the pole light "ON" at all times.
17. All digging must have written Management approval.
18. Only umbrella clotheslines will be permitted.
19. There will be no tents, temporary campers (pop-ups etc.), or guest campers allowed on lots.
20. There is a two-month minimum for RV lot leases. A \$100 admin fee is charged for approving a new Lessee for the same paid season.
21. There will be no hunting on the Park grounds.
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 slip 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/slip 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. **Pool: You swim at your own risk and only during designated pool hours. You must 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 RV Tenants and their limited guests. Each family will be given pool privileges for its immediate registered members, plus two additional privileges for their guests.
 - 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 is closed if temperature is below 70. Hours are subject to change at Management's discretion.
 - c) No parking at or around the pool area. Cars must be parked in front of your lot then walk to the pool area.
 - d) Animals are not allowed at the pool.
 - e) **EVERYONE USING THE POOL MUST HELP KEEP THE POOL SAFE & ENJOYABLE FOR EVERYONE.**
24. **Campfires:** Firewood is to be burned only in a commercial, screen-covered wood-burning fire pit because of close proximity to other mobile homes / RVs. By law, you cannot use construction materials (boards etc) for firewood, or burn trash in the fire pit. By law, your firewood must be stored at least one foot off of the ground. Universal fire safety rules must be strictly followed. There are times when the Park has firewood available for the Tenants to use. Please contact the Park Manager for more information.