

SUNSET RIDGE MANUFACTURED HOME COMMUNITY

Office located at 102 Oak Trail

College Station, TX 77845

979-575-3181

www.sunsetridgebcs.com Email: sunsetridgebcs@gmail.com

RULES & REGULATIONS

Revised March 1, 2010 - Effective April 1, 2010

These Rules and Regulations for the operation of Sunset Ridge Manufactured Home Community are believed by the owners to be necessary for all residents to enjoy their stay and to preserve the value of each resident's home should they wish to sell it later. We feel these rules enable the park to be an asset to the community of College Station.

All residents of Sunset Ridge (also referred to as the "Park") have a responsibility in helping to keep the park neat and clean and to protect the facilities that are provided. The result of each resident doing their part will enhance the environment of the park in which they and their neighbors live.

GENERAL

1. Sunset Ridge Manufactured Home Community is located 3.8 miles south of Texas A&M University, College Station, Texas 77845.
2. All mobile homes must be inspected and approved by park management before they are permitted in the park. Management reserves the right to reject and refund any deposits without cause.
3. The manager or his/her representative must be present when a home is moved in or out of the park. Management will supervise the placing of each home on the lot and the hook-up of necessary utilities. The manager will also supervise the disconnection of utilities and moving procedures related to proper clearance when the resident moves.
4. **ABSOLUTELY NO FIREWORKS OR FIREARMS ARE TO BE DISCHARGED IN THE PARK.**
5. **ABSOLUTELY NO OPEN FIRES OR BURNING OF TRASH WILL BE PERMITTED IN THE PARK.**
6. The park provides, water, sewer and regular garbage pick-up as part of the lot rent. Owner reserves the right to add, eliminate or modify these services with 30 day notice. If any disruption of these services occur contact the property manager. Excess watering of lawns, allowing excess water to run into the street for over 30 minutes, or leaving lawn sprinklers on overnight is expressly prohibited and may result in an Eviction Notice. Washing vehicles is allowed but only if the water hose is equipped with a spray gun which stops water flow when not in use.
7. Mailbox clusters are located within the park. The College Station Main Post Office, 2201 Hilltop Drive off of Harvey Mitchell Parkway, (979) 693-4152, provides mailbox keys. A copy of your lease is required to obtain a key.
8. BTU in Bryan provides electrical service (979) 821-5700; Suddenlink Inc. provides cable TV: (979) 846-2229.
9. Please check with Manager or check the park website for trash pick up schedule. **ALL TRASH MUST BE IN TRASH BAGS, SECURED, AND PLACED INTO TRASH CAN (S) AND LEFT AT THE CURB ON THESE TWO DAYS. TRASH CANS MUST BE REMOVED FROM THE CURB AT THE END OF THE DAY ON TRASH DAYS. TRASH CANS MUST BE STORED AND KEPT OUT OF SIGHT.**
10. **LARGE ITEM TRASH PICKUP** will be provided by the park for a fee on Saturday and Monday mornings. A fee is necessary to keep some people from abusing a free pickup system. No hazardous materials will be picked up or hauled off nor will residents be allowed to let them accumulate on their lot. Regular trash and large item removal is provided for residents' homes only. Under no circumstances shall a resident bring to their lot trash, spare parts or materials from their occupation, workplace, or from a friend or relative's property for purposes of disposal. Please see Page 8 for Large Item prices.

CONDUCT

Unseemly conduct or interference with other residents will not be permitted. Disturbance of the peace and quiet, including loud parties, will not be permitted at any time. Willful and careless destruction or injury to property on the premises will result in immediate eviction of offenders and payment in full for damages. **MANAGEMENT HAS THE RIGHT TO EVICT WITHOUT NOTICE** any objectionable person/persons who may cause a disturbance. **ANY RESIDENT THAT REQUIRES MANAGEMENT OR THE SHERIFF'S DEPARTMENT TO BE CALLED OUT DUE TO A DISTURBANCE (LOUD NOISE OR MUSIC, PARTIES, ILLEGAL PARKING) MAY BE EVICTED FROM THE PARK.**

Resident's Initials: _____

1. Children under 12 must be under adult supervision at all times. Responsibility for acts of children rests with the head of each family.
2. Residents are responsible for the acts of their guests.
3. No loitering around parking areas, mailboxes or pool area.
4. **Speed limit is 10 mph within the park at all times.** This will be enforced with first a warning and later an Eviction Notice to be served on the third offense.

PAYMENT & FEES

1. Rents are due on the 1st day of each month and no later than the 3rd of the month.
NO CASH WILL BE ACCEPTED UNDER ANY CIRCUMSTANCES.
2. Checks should be made out to Sunset Ridge.
3. All rents received after the 3rd of the month will be assessed a delinquent charge of \$5.00 per day and will continue to accrue until rent and late charges are paid in full.
4. A fee of \$30.00 will be charged for returned checks. After the second returned check only a money order or cashiers check will be accepted.

PETS

1. It has been determined that pets cause the greatest amount of friction among neighbors. Therefore, it is a requirement that permission be obtained from park management if the resident wishes to keep any pets.
2. There is to be only two (2) cats and/or one (1) dog per household. A resident may have a **second dog for an additional fee of \$20.00 per month.** If for any reason residents do not disclose their correct number of pets, they will be evicted. Residents must show proof of vaccinations and residents must also show proof that the cat (s) are neutered or spayed. **NO FARM ANIMALS OR EXOTIC PETS** will be permitted in the park.
3. The following breeds of dogs are **not allowed** or permitted in the park at anytime while guest are visiting. **PIT BULLS, ROTTWEILERS, DOBERMAN PINCHERS, CHOW-CHOWS, WOLF HYBRIDS, MASTIFF OR HYBRID TO ANY BREED LISTED ABOVE. THERE WILL BE NO EXCEPTIONS.**
4. **Residents' yards must be fenced to have a dog as a pet.** All dogs must be current on all shots and must have current tags. All dogs must be registered at the Park Office. This registration will include the dog's name, owner's name, address and emergency phone number. This information will be very valuable if your dog is lost or injured.
5. Pets must be confined to the resident's yard and restrained when walking to keep pets from entering and defecating on other property. **IT IS MANDATORY** for pet owners to clean up after their pet has defecated in another yard **IMMEDIATELY.** Any pet that becomes a nuisance, including constant barking, must be removed from the park. The owner is and will be responsible for any damages done by their pet(s).
6. We would like to remind everyone who has a pet in their yard to clean their yard once a week so that the odor does not carry over to their neighbors.
7. **NO PET SITTING** is allowed under any circumstance.

UTILITIES

1. All utility hook-ups installed by residents will meet the City and State code requirements.
2. Water is in PVC piping with a copper riser. **The direction of water faucets will not be changed. Residents will pay for any damage they cause to risers.**
3. The park's electrical box is not to be opened or any changes made except by a licensed electrician. Any damage caused to the park's equipment as a result of a resident's negligence or interference will be the responsibility of the resident.
4. All residents are responsible for electrical installation and maintenance from the breaker box to the mobile home. Underground conduit must be in an 18" deep hand dug trench and electrical wiring must be inside the conduit. Machine trenching is not allowed because of the risk of cutting water and sewer lines.
5. Residents are responsible for cold weather protection of pipes (i.e., insulation, heat tapes, etc.).

Resident's Initials: _____

HOMESITE RULES AND LOT APPEARANCE

1. Each home site will remain under the direct control of the management. The manager shall respect the quiet enjoyment of the resident's leased property but also reserves the right to enter the lot at any time.
2. Residents shall keep their lot free of trash, debris, scattered children's toys and any objects deemed objectionable by the Manager. The Manager shall have the discretion to decide what items detract from the appearance of the lot and will have the authority to evict tenants who repeatedly fail to keep their lots clean and orderly.
3. All mobile homes are to be skirted within forty-five (45) days of move-in. **THERE WILL BE NO EXCEPTIONS.** Park management must approve skirting material before installation.
4. Address numbers must be placed on the home within seven (7) days after move-in and must be at least 4-6 inches in height so they can be read easily from the street.
5. All mobile homes will be anchored to meet state requirements. Mobile home owners will furnish all materials and pay the costs of anchoring and leveling of their home. All anchors must be removed at the time of move-out or the management will charge \$20.00 per anchor to have them removed. This amount will be deducted from the resident's security deposit or billed to the resident in the event the security deposit has an insufficient balance.
6. **FOR SAFETY PURPOSES, CHILDREN ARE NOT TO PLAY IN DETENTION PONDS, DITCHES BEHIND HOMES OR OTHER AREAS WHICH ARE NOT DESIGNATED COMMON RESIDENT AREAS OF THE PARK.**
7. No inside furniture, couches, refrigerators, exercise bikes, weights, weight benches, etc., are permitted on porches, decks or in the yard.
8. **Carports are prohibited.** Any existing carports installed prior to March 1, 2010 are allowed to stay but must be removed upon sale of the home or upon moving the home out of the park if the Manager determines the condition or appearance of the carport is not suitable to remain. All decisions will be made at Manager's discretion.
9. **Trampolines are prohibited.** Trampolines installed prior to November 1, 2008 are allowed to stay but must be removed once the resident terminates their lease. Any existing trampoline must be situated within a fenced area.
10. No aluminum foil, blankets, sheets, towels or defective blinds are permitted on windows in the homes.
11. Nothing can be attached or hung from trees. (i.e., dog chains, swings, bird feeders, etc.)
12. Private business that requires additional traffic and parking are unauthorized in your home.
13. Commercial advertisement signs are not permitted in the park. Other signs must have permission from the manager.
14. If any resident has been evicted from the park they no longer have privileges in the park except to visit family members that reside in the park and only at their residence.
15. One day yard sales are allowed in the park, maximum of 1 per month, after obtaining park management approval. Sales may be held only on a Friday or Saturday.
16. Residents are allowed to place a lock on their gates. However, property management must be given a copy of the key so that they have access to the property. Failure in doing so will result in the lock being removed at the resident's expense without prior notice.
17. Basketball goals must be of the portable variety and cannot be permanently installed into the ground with concrete or other material, however they may be secured to the ground with temporary stakes or other fastening devices. Permanent goals installed prior to March 1, 2010 will be allowed to stay, however ALL Goals must be kept erect and in good condition or must be removed at the discretion of the manager. If goals or related activity around them become a nuisance, impede traffic, or damage property or vehicles, they must be removed.

VEHICLES AND PARKING

1. One vehicle is allowed for each licensed driver living in the home. Parking space is provided for two vehicles for each lot. Unless the resident adds additional concrete parking spaces to their lot, a 3rd or 4th vehicle may park on the street without blocking another resident's parking pad. Any 4th vehicles must pay a \$25 per month fee, and must check with management for possible parking locations. No guarantee is made for available parking other than the two spaces provided on each parking lot. **ABSOLUTELY NO PARKING ON THE GRASS. VIOLATOR'S VEHICLE(S) WILL BE TOWED WITHOUT PRIOR NOTICE.**
2. **NO INOPERABLE VEHICLES** will be allowed in the park (i.e. flat tire, severely wrecked). Inoperable vehicles will be towed out of the park at the owner's expense after a 24 hours written notice has been issued. All vehicles in the park must have current inspection and registration stickers displayed on the windshield.

Resident's Initials: _____

3. **NO MAJOR VEHICLE REPAIRS** will be allowed in the park (i.e. engine overhauls/replacement, transmission replacement, etc.) All work on vehicles must be completed within three (3) days. **No storing** of parts will be permitted (i.e. headache racks, grill guards, hoods, tires etc.) on the lot. Only residents' vehicles may be repaired.
4. **ABANDONED VEHICLES** will be towed at owner's (Resident's) expense.
5. Commercial vehicles larger than standard size pickup trucks/cars are not permitted in the park.
6. RV's, campers, and travel trailers are only allowed in the park community for loading and unloading, no more than two (2) hours. Overnight domicile use is unauthorized. Additionally, camping is unauthorized anywhere in the park community. Extended stay for more than two (2) hours of boats, jet skis, camper tops, utility trailers, cooking trailers, etc. is unauthorized. A storage compound is available for a monthly fee. Information regarding the storage compound or parking of authorized items should be addressed to management.
7. Certain recreational & all-terrain vehicles are unauthorized. This includes three wheelers, four wheelers, go-carts, dirt bikes and golf carts. Managers and Maintenance use carts because their jobs sometimes require them.

RESIDENT AND ROOMMATE OCCUPANCY RULES

1. Homes must be owner-occupied. Owner occupancy is defined as "any member of the immediate family or the legal owner of the home" (son, daughter, brother, sister, mother and/or father) or legal owner. **NO HOME WILL BE USED AS RENTAL PROPERTY.**
2. **OCCUPANCY LIMIT:** There shall be no more than 4 individuals allowed to occupy one dwelling at any one time. Tenants with more than four **registered** occupants prior to April 1, 2009 or who signed leases prior to that date shall be grandfathered. Due to increasing numbers of vehicles crowding community streets and limiting emergency vehicle access and the potential of too many occupants straining our wastewater infrastructure beyond its designed capacity, this rule is designed to help protect the health, safety and welfare of all residents.
3. **SUB-LEASING IS NOT PERMITTED UNDER ANY CIRCUMSTANCES.**
4. **ROOMMATES** are permitted and can pay rent to the Owner-Occupant as long as there is an Owner-Occupant occupying the property.
5. **ALL ROOMMATES and OCCUPANTS MUST BE REGISTERED** with the park office within five (5) days of occupancy. Any occupant residing in the home a total of 7 days within one month must register. If roommates / occupants do not register, the homeowner may be asked to vacate the premises.
6. For short periods of time no longer than 3 months when the Owner -Occupant leaves for either summer/winter student breaks or out of town work, a registered roommate may continue to live in the home with managements approval.
7. Any mobile home that is left unoccupied for thirty (30) days must have written consent from management to remain in the park.

ADDITIONS AND IMPROVEMENTS TO YOUR HOME OR LOT

1. Residents are permitted to add certain improvements such as sidewalks, stepping stones, trees, and other elements that enhance the appearance, functionality and value of their home. **However, these improvements must be made in accordance with the "Rules for Additions and Improvements to Your Lot" on Page 7 which also includes an "Approved Tree List".**
2. It is imperative that no driving of stubs, stakes or digging in the ground in any manner be done without permission and supervision of the manager. Due to underground utilities residents cannot use trenchers or augers, therefore holes and trenches must be hand - dug unless specific permission is granted by manager. Antennas are not permitted in the park. An 18" satellite dish will be permitted with management approval for location of the dish.
3. One (1) umbrella type clothesline may be installed with the supervision of management and must be placed to the rear of the lot. Any and all other types of clotheslines are not permitted.
4. **FENCING MUST BE CHAIN LINK AND A MAXIMUM OF FOUR (4) FEET IN HEIGHT. Before installing fencing, see manager for approval and for Lot Layout Drawing which will show fence location for most lots.** All fences existing prior to the chain link requirement may stay but must be maintained in good condition at the Manager's discretion, otherwise it must be removed and a new chain link fence installed.
5. Storage sheds must be approved my park management. Only one (1) storage shed will be permitted per lot. It will not exceed 120 square feet, (10 x 12). All sheds will be placed to the rear of the lot, not beyond the back of the mobile home. **(STRUCTURES OR ITEMS TO INCLUDE BICYCLES, LAWNMOWERS, COOKING GRILLS, ETC. ARE UNAUTHORIZED ON THE UTILITY EASEMENT BEHIND THE HOME OR SHED.)**

Resident's Initials: _____

6. **PAINTING:** The color of any new painting of homes, storage, decks and skirting must be approved by the manager. Generally, whites, grays and muted earth tones are permitted.
7. Hot Tubs or other recreational additions **MUST** be pre-approved by the Manager.

CONDITION OF AND REQUIRED MAINTENANCE STANDARDS FOR ALL MOBILE HOMES

In order to enhance and maintain the appearance of mobile homes and the park all mobile homes will be inspected annually for condition, safety and appearance. Mobile homes found to be in need of repair or painting will be required to be brought up to standards or the mobile home will be required to vacate the park. All work must be completed within thirty (30) days after a written notice has been given. **NO EXCEPTIONS.**

1. Paint on mobile homes must be in good condition.
2. No mold or mildew on homes, storage buildings, decks or porches.
3. Condition of siding or trim must be in good condition. (No rotten or defective wood).
4. Condition of skirting must meet rule requirements and hitches must be removed if possible or skirted.
5. Steps on front and back doors must be in good condition.
6. Mobile homes sites must be kept in good condition with no storage or collection of lumber, furniture, auto parts, barrels, buckets or refuse, etc.
7. Decks must be in good condition and skirted.
8. Patio covers must be in good condition
9. Storage buildings must be in good condition.
10. Windows, doors, screens and shutters must be in good condition.

SELLING and / or MOVING OF YOUR HOME

A THIRTY (30) DAY WRITTEN NOTICE MUST BE GIVEN TO PARK MANAGEMENT PRIOR TO SELLING OR MOVING YOUR HOME. The park management must give approval for the mobile home to remain in the park. For approval the mobile home must meet the parks maintenance standards for conditions, safety and appearance (see Maintenance Standards under Home site). Residents cannot guarantee prospective buyers a site in the park. **The prospective buyers must apply to management for approval. If the buyer does not pre-qualify and purchases the home, the home must be removed from the lot at the time of sale.**

The homeowner has ninety (90) days to sell if the mobile home is vacant. If the home is not sold within the ninety (90) days a thirty (30) day vacate notice will be issued unless an extension is obtained and approved from park management.

Only one **(1) FOR SALE** sign will be permitted on the lot. You may place the sign in the window **OR** in the yard.

The lot must be maintained during the ninety (90) day sale period. If the homeowner fails to maintain the lot, the ninety (90) day sale period will be immediately revoked and a vacate notice will be issued.

Resident shall have 48 hours after Move-Out to clean up, level, and remove any ruts on their lot and restore it to its condition when the home was moved onto the lot. After that time, park maintenance or outside contractors may be engaged to clean up the lot and the charges for work performed deducted from the Resident's Security Deposit. Resident may forfeit ownership of any items left behind and park ownership is not liable for any items disposed of.

LAWN MAINTENANCE

Lawn maintenance is the responsibility of the resident. Residents are encouraged to plant flowers and shrubs to beautify their lot. However, vegetable gardens or vegetable plants are not permitted. Residents are responsible for the maintenance of flowers and shrubs around their mobile home. Flowerbeds are to be kept clean and weeded. Resident's are responsible for insect control, watering, fertilizing and seeding of lawn if needed. Xeriscaping is unauthorized. Fenced in yards are to be maintained by the resident.

Resident's Initials: _____

Definitions of Lawn Maintenance Guidelines are as follows:

1. March - September you are to mow and weed eat your lot on a weekly basis.
2. October - February you are to mow and weed eat your lot bi-weekly.
3. During summer months, water enough to maintain lawn and as needed during the wintertime.
4. Resident are to mow and weed eat (or trim) both sides of their lot, including the sidewalk, curb, parking pad, fenced in area and the easement area to utility pole or pedestal at the rear of the home. If fenced areas are not maintained the fence will be removed by management.

SHOULD THE RESIDENT FAIL TO FOLLOW THE ABOVE RULES OF LAWN MAINTENANCE, A \$35.00 FEE WILL BE BILLED TO THE RESIDENT FOR OUR MOWING SERVICE TO MOW AND APPLY ROUND-UP TO GROWN-UP VEGETATION ALONG HOME SKIRTING AND FENCING. A FEE OF \$10.00 WILL BE CHARGED FOR APPLYING ROUND-UP ONLY. ALL CHARGES ARE DUE UPON RECEIPT. NO PRIOR NOTICE WILL BE GIVEN FOR THE MOWING/WEED CONTROL ON ANY LOT REQUIRING IT. UNPAID MOWING FEES WILL RESULT IN NOTICES TO VACATE.

ONCE PARK MAINTENANCE HAS ARRIVED AND/OR STARTED MOWING YOUR YARD YOU ARE NOT PERMITTED TO ASK THEM TO LEAVE.

SWIMMING POOL AND PAVILION RULES

THERE IS NO LIFEGUARD ON DUTY - SWIM AT YOUR OWN RISK - POOL CLOSSES AT 9:00 P.M.

1. **The pool and pavilion at Rolling Ridge is available for park residents only**
2. **A PARK RESIDENT MUST** accompany their guests at all times. Only two (2) guests per residence/home are permitted.
3. **PARENTS MUST** accompany children at all times. **NO** children under the age of 15 years will be permitted to swim without adult supervision (18 years of age or older).
4. **One (1) adult can supervise THE MAXIMUM of four (4) children.**
5. **ABSOLUTELY NO ALCOHOL IS PERMITTED.** This includes putting alcohol in a drinking cup/container to avoid getting caught. Any person caught with alcohol while in the pool area will be banned from the pool indefinitely.
6. **DO NOT** take paper products into the pool.
7. **NO SMOKING OR DRINKING** while in the pool or around pool deck. Designated smoking area is under the Pavilion only. Cigarette butt cans are provided for your use.
8. **NO GLASS OBJECTS** are permitted in the pool area.
9. **DO NOT REMOVE** pool equipment.
10. **NO PETS** are allowed in the fenced pool area or the pool. This is a City Health Code Ordinance and it will be enforced.
11. **NO DIVING** the pool is to shallow.
12. **NO JUMPING** into the pool.
13. **NO RUNNING** in the fenced pool area.
14. **NO LOUD MUSIC** is permitted in the fenced pool area, parking lot or pavilion.
15. Appropriate swimwear is required for adults and children (no cutoffs and/or T-shirts). Infants and toddlers must be clothed in swimwear and SWIM RATED DIAPERS at all times.
16. Residents are responsible for picking up their own trash. Have respect for those coming to enjoy the pool after you.

If any person is caught and/ or reported violating the pool rules or damaging the property in anyway, privileges will be permanently revoked for that resident.

Climbing on the fence in the pool area is NOT PERMITTED at any time or for any reason. No playing ball in the pool area. If you are playing ball in the park area during the time the pool is closed and your ball goes over the fence go to the managers office or wait until the pool area is opened to retrieve any object that has gone over the fence. There is NO LOITERING around the mailboxes or in the parking area of the pool.

Resident's Initials: _____

The swimming pool will be used only in compliance with the Swimming Pool Rules as outlined and in compliance with such rules as may be made in the future. Use of the pool by any person shall be solely at your own risk. The risk of the person using the pool and resident shall protect and hold park owner harmless from claims rising out of the use of the pool by resident, their family or their guests.

The pool/pavilion can be reserved for private parties for a fee of \$25 and must be approved by management thirty days (30) in advance. Parties will be limited to eight (8) guests. All parties are limited to three (3) hours.

In addition to the reservation fee, a refundable deposit of \$25 is also required at the time of the reservation. Management and pool personnel have all rights not to refund the deposit if cleanup of the pool area is not acceptable and/or left the way it was upon arrival of your party. **FOR RESERVATIONS CALL:** Gayle 979-696-8319.

Park management and pool personnel have all rights to close the pool indefinitely when pool rules are not followed.

-- RULES FOR ADDITIONS AND IMPROVEMENTS TO YOUR LOT --

Sidewalks and Walking Paths: All sidewalks must be installed at grade (even with, same height as) natural ground. Sidewalks, paths, or stepping stones installed above ground will interfere with proper storm water drainage. Materials must be approved by management prior to installation. No railroad ties are permitted, and any other wood border such as landscape timbers must remain flush to the ground after installation or the manager will require you to remove it.

Additional Parking: A resident may add additional concrete parking but only after obtaining manager approval.

Decks: Decks are allowed and encouraged however the size, design, and materials must be approved by the manager prior to installation. Normally, maximum deck sizes are 12 ft. x 30 ft. at the front door and 6 ft. x 8 ft. at the back door, the longer dimensions being parallel to the home.

Dog Runs / Dog Pens: Manufactured dog runs and pens are allowed. No runs or pens shall be built on-site. One run or pen is permitted for each lot. Since sizes for these items vary depending on market conditions, please consult the park manager for the maximum size allowed before you purchase your dog pen. Maximum dimensions of pens are 4 ft. high x 10 ft. wide x 12 ft. long.

Tree Planting: We encourage residents to plant trees on their lots should they wish to do so. However, certain varieties can cause problems as they mature. For instance Arizona Ash, though fast growing, is a high-maintenance tree which often produces a canopy that grows out of control and where many of the underneath branches die off. It also produces many invasive roots which emerge above the surface. Others, like Cottonwoods, are also poor specimens at maturity. Pine trees become dangerous in high winds and threaten the homes below them when they are damaged by insects.

With this in mind, we have selected the trees listed below which are permitted to be planted. Any of these trees are high quality specimens, which will grow in a uniform shape and enhance the appearance of your lot while requiring relatively little maintenance.

Permitted Trees

Oaks: Willow Oak, Bur Oak, Water Oak, Shumard Oak (Red Oak), Post Oak, Pin Oak, Live Oak,

Elms: American Elm, Cedar Elm, Drake Elm, Lacebark Elm

Other Trees: Leyland Cypress, Bradford Pear, Pecan, Crape Myrtle, Texas Redbud, Yaupon Holly, Chinese Pistache and Mountain Laurel

Planting of any tree, their type and location must be approved by Management.

If you desire to plant a tree that is not on the above list please contact the Management first and your request will be thoughtfully considered.

Resident's Initials: _____

LIABILITY

OWNER SHALL NOT BE LIABLE TO RESIDENT, HIS / HER FAMILY, EMPLOYEES OR GUESTS FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE ACTS OF OMISSION OF OTHER RESIDENTS, OR OTHER PERSONS, WHETHER SUCH PERSON BE OF THE PROPERTY OF OWNER OR THE PROPERTY WITH OR WITHOUT PERMISSION OF OWNER, NOR SHALL OWNER BE LIABLE FOR LOSS OF DAMAGES DUE TO THEFT, FIRE, WATER, RAIN, STORM, EXPLOSION, SONIC BOOM, OR OTHER CAUSE WHATSOEVER, NOR SHALL OWNER BE LIABLE FOR DAMAGES RESULTING FROM FAILURE, INTERRUPTIONS OR MALFUNCTION IN THE UTILITIES PROVIDED TO RESIDENTS, NOR SHALL OWNER BE LIABLE FOR INJURIES IN OR ON THE PREMISES.

OFFICE HOURS AND EMERGENCY NUMBERS

The management will respond for emergencies **only** during evenings and weekends if available.

OFFICE HOURS: Monday through Friday from 9:00 a.m. - 5:00 p.m.
Closed from 12:00 - 1:00

PROPERTY MANAGER: Gabrielle Thielepape (979) 575-3181 Cell: (979) 575-3181

OFFICE LOCATION: 102 Oak Trail
College Station, Texas 77845

MAINTENANCE EMERGENCIES: Dean Ferguson Cell: (979) 220-1609

CORPORATE OFFICE: 310 University Drive E.
College Station, Texas 77840
(979) 693-1530

SHERIFF’S DEPARTMENT: 979-361-3888

RV RENTAL AND STORAGE COMPOUND

Julie Fowler Office: (979) 695-1300
3535 Rock Prairie Cell: (979) 820-3876
College Station, TX 77845

LARGE ITEM TRASH HAULING PRICES

Prices subject to change from time to time, please see website or call manager for current prices.

Hot water heater: \$10, Refrigerator: \$25, Stove: \$15, Dishwasher: \$15, Microwave: \$10, Vent hood -\$5,
Tubs: Large \$50 - Small \$10, Washer/Dryer: \$25 each, Flooring/carpet: \$10-\$50 (manager's discretion),
TV/Computer Monitor: \$25, Computer: \$25, Mattress: \$20 - King \$40, Couch/Chair/Recliner: \$25 / \$5 / \$10,
Vacuum cleaner: \$5, Mowers/Weed Eater: \$30 / \$5, Patio furniture: \$5 - \$15, Fencing: \$15, Vinyl siding: \$20.
Tires : \$10 ea. / limit of 5 per year, Dresser/Entertainment Center/Bookshelf: Small \$10 – Large \$25
Lumber: Starting at \$5 for 4 ft. x 4 ft. x 2 (ft. high) pile (call for price on larger amounts)
Paint cans: \$1 empty - \$5 if full or partially full of liquid.

Resident’s Initials: _____

ATTACHMENT TO LEASE AGREEMENT OF SUNSET RIDGE MHC

THAT I / WE, _____, RESIDENT(S) OF SUNSET RIDGE MHC

AT _____ DO HEREBY AGREE TO THE FOLLOWING:

1. That I/we have read, initialed and agree to abide by the Rules and Regulations attached hereto.
2. That any of the attached Rules and Regulations can be amended by the management by giving I / we thirty (30) days notice of such amendment.
3. That prior to moving, I/we will give thirty (30) days written notice to park management.
4. That these Rules and Regulations are made a part of the resident's Lease Agreement and will be implemented to protect the rights of the resident to provide a harmonious atmosphere and healthy environment in which to live.

Resident _____

Date _____

Resident _____

Date _____

Resident _____

Date _____