

Parkhill Homeowners Cooperative Association

A Resident Owned  
Manufactured Housing Community

**Owned and operated by: Parkhill Homeowners Cooperative Association, Inc.**

I

We wish to welcome you to our community. It is our desire to provide a pleasant, attractive and affordable place for people to live. All communities need some form of regulations to accomplish this goal. The rules and regulations of this community are not intended to be unnecessarily restrictive but are meant to help provide you a safe and tranquil environment. The future value of your manufactured home rests, to a great degree, on our community appearance and its reputation in the community at large.

***The Board of Directors***

**IMPORTANT NOTICE:**

**THE RULES SET FORTH BELOW GOVERN THE TERMS OF YOUR RENTAL AGREEMENT WITH THIS MANUFACTURED HOUSING COMMUNITY. THE LAW REQUIRES ALL RULES OF THIS COMMUNITY TO BE REASONABLE. NO RULE MAY BE CHANGED WITHOUT YOUR CONSENT UNLESS THIS COMMUNITY GIVES YOU  60  DAYS ADVANCE NOTICE OF THE CHANGE.**

**SUBJECT TO THE TERMS OF ANY WRITTEN LEASE AGREEMENT, YOU MAY CONTINUE TO STAY IN THIS COMMUNITY AS LONG AS YOU PAY YOUR RENT AND ANY OTHER LAWFUL CHARGES, FOLLOW THE RULES OF THE COMMUNITY AND APPLICABLE LOCAL, STATE AND FEDERAL LAW, DO NOT DAMAGE COMMUNITY PROPERTY AND DO NOT REPEATEDLY BOTHER OTHER TENANTS IN THE COMMUNITY. YOU MAY BE EVICTED FOR NONPAYMENT OF RENT, BUT ONLY IF YOU FAIL TO PAY ALL RENT DUE WITHIN 30 DAYS AFTER YOU RECEIVE WRITTEN NOTICE THAT YOU ARE BEHIND IN YOUR RENT.**

**YOU MAY ALSO BE EVICTED FOR NOT FOLLOWING THE RULES OF THIS COMMUNITY, BUT ONLY IF THE RULES ARE REASONABLE, YOU HAVE BEEN GIVEN WRITTEN NOTICE OF YOUR FAILURE TO FOLLOW THE RULES, AND YOU THEN CONTINUE TO BREAK THE RULES. YOU MAY NOT BE EVICTED FOR JOINING A TENANT ORGANIZATION.**

**IF THIS COMMUNITY WISHES TO EVICT YOU, IT MUST GIVE YOU 60 DAYS ADVANCE NOTICE, EXCEPT IF YOU ARE BEHIND IN YOUR RENT, IN WHICH CASE ONLY 30 DAYS NOTICE IS REQUIRED. THE EVICTION NOTICE MUST GIVE YOU THE REASON FOR THE PROPOSED EVICTION.**

**YOU HAVE THE RIGHT TO SELL YOUR HOME IN PLACE TO ANYONE AS LONG AS THE BUYER AND HIS HOUSEHOLD MEET THE RULES OF THIS COMMUNITY AND IS APPROVED BY THE BOARD OF DIRECTORS THROUGH THE PRESCRIBED MEMBERSHIP APPLICATION PROCESS. YOU MUST NOTIFY THE COMMUNITY IF YOU INTEND TO SELL YOUR HOME. FAILURE TO DO SO MAY MEAN THAT THE BUYER WILL BE REQUIRED TO MOVE THE HOME FROM THE COMMUNITY.**

## **I. GENERAL RESPONSIBILITIES**

- I. The cooperative is responsible for:
  - A. All underground utilities
  - B. Snowplowing of roads
  - C. Maintenance of roads and common areas
  - D. Trees
  
- I. The homeowner is responsible for:
  - A. Hooking up to utilities and maintaining connections
  - B. Upkeep of their lot
  - C. Obeying rules and regulations
  - D. Payment of lot rent on time
  - E. Prominently displaying the street number on the front of the home for emergency location (911)
  - F. All state or local taxes on the home are the responsibility of the homeowner. You may not remove your home unless all taxes are paid and a copy of the permit from the local governing body allowing removal of the home is given to the Co-op.
  
- I. All homeowners are liable for damages, injury or loss incurred in their homes and on their lot. Homeowners are strongly urged to carry homeowner's insurance.
  
- I. The speed limit in the community is Ten (10) MPH.
  
- I. Discharge of firearms, BB guns, archery equipment, fireworks and any other dangerous weapon will be governed by and strictly adhere to existing and applicable state and/or local laws and statutes. This is a life safety issue!

## **II. OCCUPANCY**

- I. All housing units are to be owner occupied. No rentals or sub-leases are allowed, except as specified in the Cooperative's Bylaws. In order to promote the safety of the homeowners and make a fair distribution of services, the maximum number of individuals allowed per house is two (2) unless otherwise specifically approved by the board of directors for specific reasons requested in writing by the member or prospective member.
  
- I. Parkhill Cooperative is a 55 year old and older community governed by Federal and State fair Housing Law regarding Housing for Elderly Persons.
  
- I. All community rents are due on the first (1<sup>st</sup>) day of the month. There is a fifty(\$50.00) dollar late charge for rent received the seventh (7<sup>th</sup>) day or later of each month. Cash is not acceptable for payment of rent. A returned check fee will be assessed \$35.00 over the current bank fees per check. No re-deposits will be made.
  
- I. Any homeowner wishing to sell or remove their home is required to give a thirty (30) day written notice of intent to the Board of Directors. In either case, the homeowner is responsible for advising any potential buyers of the requirement to join the cooperative and the approval process for tenancy.
  
- A. For sales of homes:
  - 1. The letter will contain the agent's name, telephone number, and address;
  - 2. The asking price and the names, telephone number and address of any party having signed a Purchase and Sales Agreement.
  
- B. For removal of homes:

1. All taxes assessed against the home, all lot rent, fees and assessments are to be paid in full.
  2. In addition, a copy of the permit to remove is given to the Board of Directors prior to removal.
  3. The lot is to be cleaned of any trash, debris, and hazards, i.e. stairs falling apart, outbuildings in disrepair, broken glass.
- C. For homes to be moved in:
1. The Board of Directors requires written approval of all new and used homes prior to delivery.
  2. The Board of Directors reserves the right to inspect and view any used home before moving into the community.
  3. If required by local, state or federal regulations, the age and condition of the home must first be approved by the regulating authority.
- I. Only those in-home businesses that do not create additional traffic, noise, or odor to the community are allowed.
- I. The sewer system is not to be used for disposal of grease, condoms, feminine napkins (including Tampax) children's toys, non-bathroom tissue and bio-hazard material. As a co-op member, you are an owner of our systems and premature failure of the system is a costly expense that could increase our rent. If the damages are found to be due to the homeowner's failure to follow this rule, the homeowner may be responsible for the entire repair.
- I. It is the responsibility of the homeowner to provide for securing the home's water lines from leakage, especially during the winter months. At this time, the standard method is by heat tape. Don't forget to inspect and plug them in each year in the fall. The cooperative reserves the right to shut off the water at any home where there is a leak until a repair is made.
- I. Any change in the occupancy in your home requires prior approval of the Board of Directors. Members must notify the Board of Directors and request approval for any change of occupancy at least fifteen (15) days prior to the requested change taking place. The Board of Directors requires an Occupancy Agreement to be signed by an additional adult occupant as well as a criminal background check. Conviction for a felony in the last five years or for any offense requiring registration under "Megan's Law" is grounds for rejection as an occupant or a member.
- I. All homeowners are responsible for the actions of their guests, their children and their pets. Rules apply to all guests as well as the homeowner household.
- I. Adults, children and pets are not to be on the property of others uninvited.
- I. Homeowners will conduct themselves in a reasonable manner so as not to disturb others. Public drunkenness is strictly prohibited. This is a drug free community. Use, sale or giving of illegal drugs to others in this community is prohibited and is cause for immediate eviction.
- I. A moderate noise level from radios, electronic equipment, vehicles and parties is expected at all times. Quiet hours are from 10 PM to 8 AM.

### **III. BUILDINGS AND STRUCTURES**

- I. All homes need to be maintained in good condition, skirting, clean, neat, and properly painted in a manner in keeping with the general appearance of the community.
- I. All homes must have complete health facilities, and must be connected to sewer outlets in conformity with all applicable State and local codes and health requirements. All homes moving into the community must be approved as to size, condition and appearance, by the Board of Directors through the prescribed membership approval process. All homes being moved into or out of the Community shall be moved using a contracted, licensed and bonded mover with required permits.
- I. Accessory buildings, porches, decks and skirting are to be kept painted and in good repair so the appearance of the home and lot are attractive overall.
- I. Steps to homes are to be wood, aluminum or pre-cast concrete. Concrete blocks are not acceptable as stairs. All operable and in use outside doors must have stairs with hand railing on opening side.
- I. Any and all utility or other “out” buildings, storage sheds or other structures must be approved by the Board of Directors based on written request from the member including all proposed dimensions, planned uses and style of proposed structures. Written requests for additional structures must be submitted to the Board of Directors at least fifteen (15) days prior to planned installation or erection. The Board of Directors will endeavor to respond as quickly as possible so as not to delay any appropriate project.
1. All buildings, additions, porches, sheds, towers, children’s play facilities, and decks are to comply with applicable building codes, and federal and state regulations. Homeowners are required to present a plan for any of the above structures, showing details of the structure and the location on the lot. A copy of the Salt Lake County (or other permitting authority) building permit is to be given to the Board of Directors before work begins, which will be placed in the homeowner’s file.
1. No pools are allowed and no trampolines are allowed in the community per Cooperative insurance.
1. Commercial signs are not allowed.

### **IV. SITES**

- I. Freestanding clotheslines are permitted. Stringing lines between trees and/or the home is not permitted.
- I. Rubbish removal is the homeowner's responsibility. Rubbish is to be kept in closed containers designed for that purpose and out of sight if possible.
- I. Yards are to be kept neat and free of debris. Lawns are to be kept trimmed, mowed and adequately irrigated, the grass no higher than 5". If a lot is neglected, the cooperative reserves the right to have the lot cleaned and paid for at the owner's expense.
- I. Appliances, large containers, motors, auto body parts, tools, building supplies, chemicals, drums, tires, and other discarded items may not be left on lawns or around homes. No old furniture of any kind except for lawn furniture may be left around the home.
- I. Outside burning of leaves, rubbish, etc. is **not** permitted. Gas and charcoal grills are permitted but permanent fireplaces or barbecue pits are not permitted.
- I. Fences may be used for decorative purposes only and no higher than four (4) feet. The Board of Directors has final approval on fences.
- I. The use of the lot by the homeowner will not interfere with the cooperative's ability to perform any upkeep and maintenance of the community infrastructure. Ask **before** you dig or plant!
- I. Approval for planting, trimming and replacement of all trees is at the discretion of the Board of Directors.

## **V. VEHICLES**

- 1. Unregistered and/or un-inspected motor vehicles are not allowed in the community. No vehicle repair or fluid changing is to be performed in the community. Tire changes and minor actions such as adding windshield fluid are permitted.
- 1. Limited parking for extra vehicles is available on a first come first served basis for a monthly fee to be determined by the Corporation. All vehicles parked in the extra parking area and in the community in general are required to be licensed and with proper current registration to the member/home owner. Any out of the state of Utah registration and licensing will be governed by and subject to rules and limitations established by state law.
- 1. Motorized trail bikes, snowmobiles, go-carts, and all-terrain vehicles or other such vehicles are not to be used in the community. Motorized wheel chairs, scooters for

disabled mobility and other physically and medically required assistance conveyances will be allowed.

1. All personal cars and vehicles must be fully parked on the driveway/parking pad on the member's home site. No parking of any vehicles will be allowed on yards, landscaped areas, side or rear yards. No permanent parking of recreational vehicles, off road motorcycles, campers, trailers, all-terrain vehicles, boats, snowmobiles or other recreational conveyances will be allowed in the community and/or at member's home sites. Mentioned and similar recreational vehicles will be allowed at member's home sites on a very temporary basis for loading, unloading, preparation, cleaning, and other tasks pursuant to leaving for or returning from trips or recreational use of vehicles not to exceed 36 hours. Any and all other parking of said vehicles in the community will only be allowed with prior, specific approval from the Board of Directors after receipt of a written request from member for a specific purpose. No parking will be allowed on the street except for deliveries, pickups and/or short term visitors. No vehicles are to be parked on any part of the sidewalks.
1. There is to be no racing or inappropriate use of vehicles in the community.
1. The speed limit is 10 MPH.
1. Overnight parking of vehicles with a gross vehicle weight (GVW) of over 10,000 pounds in the community requires prior approval of the Board of Directors.

## **VI. PETS**

*While the members of this community understand that pets are personally pleasurable and important, not everyone likes the same pets. The following rules are intended to create a healthy environment for everyone.*

- I. Domestic pets are allowed in this community with restrictions. Proper immunization is an important responsibility of the homeowner. Placement of farm and wild animals on any cooperative property is not allowed. Any dog or pet with a history of aggressive behavior or biting or that exhibits aggressive behavior or biting is not allowed and must be removed by the owner.
- I. Permitted dogs will either be restricted to their lot or walked on a leash. A barking dog may not be left outside for longer than ten minutes.
- I. Cats are allowed to roam free provided they are not damaging any property of another homeowner. Should this occur, the homeowner will remove the pet or restrain it to the inside of the home.  
or
1. All cats must be kept inside of the home. The only exceptions are those cats that were permitted to roam free before the co-op acquired the community.

1. All solid wastes from pets are to be picked up by the owner immediately and disposed of in the proper manner.

### **VII. ATTORNEY'S FEES AND COSTS**

In the event any legal action is commenced by the cooperative to collect past due rent, to evict for any reason, or for any other reason, the homeowner must pay all legal fees and costs incurred by the cooperative. These fees and costs will be paid by the homeowner, even if the eviction is terminated or cancelled by the cooperative. The legal fees would also include all such fees and costs incurred in connection with a Supreme Court Appeal filed by the homeowner. The legal fees and costs incurred by the cooperative shall be considered additional rent for the unit in question, and this additional rent shall be due and payable by the homeowner in accordance with these Community Rules.

### **VIII. SEVERABILITY**

Should any part of these rules to be deemed illegal it does not mean that these entire rules are illegal.

### **IX. LIABILITY AND INDEMNITY**

The cooperative shall not be liable for debt or damage claimed for injury to persons, including homeowners and their guests or for property damage from any cause related to homeowner's occupancy of the lot or pets, guests, family members or invitees of the homeowner. The cooperative shall not be liable for any damages due or occasioned by or from plumbing, gas, water, steam or other pipes or sewage, or the bursting, leaking or running of any pipe, tank, washstand, water closet or waste pipe, in, above, upon or about said lot or community premises. Not for any damage arising from acts of neglect of co-resident, or other occupants of the manufactured home community or of any homeowners, residents, occupants, owner of adjacent or contiguous lots and property. Homeowners shall pay for any expense, damage, or repair occasioned by the stopping of waste pipes or overflow of water, and from any and all damages not occasioned by reasonable wear and tear, caused by their improper use thereof. Homeowners hereby covenant and agree to indemnify cooperative and save it harmless from all costs and expenses including attorney's fees, liability loss or other claims or losses. Nothing herein shall be deemed to release the cooperative from gross negligence.

Except for gross negligence of cooperative, homeowners hereby release cooperative from any responsibility for any injuries or damages occurring upon or in any way connected with, the premises or nearby streets. Also, the cooperative is not responsible for claims or damages that may be caused by the re-entering and taking of possession by cooperative under conditions of these rules and regulations or the laws of the State of Utah.

\_\_\_\_\_ Community Rules

Total 11 Pages – Approved on \_\_\_/\_\_\_/\_\_\_

By the Membership

Signed \_\_\_\_\_ Secretary of the Cooperative  
(Signature above with printed below)

Signature: \_\_\_\_\_ date: \_\_\_\_\_

Signature: \_\_\_\_\_ date: \_\_\_\_\_

T