

WHITE MARBLE PARK

1507 EUNICE COURT

FULTON, MO 65251

(573)-592-4800

PARK RULES AND INFORMATION SHEET

The management and I, are dedicated to maintaining the cleanest and best looking Park to live in. Shrubs, trees and flowers are encouraged. If you have any idea(s) that will help to make White Marble Park a better place to live, please contact the park manager or myself. You are very welcome here and I would like to thank you for making White Marble Park your home. Sincerely, Donald McCaleb, Owner.

The following is a list of rules for all residents. Abiding by the rules and regulations will help to keep our Park a safe, healthy and happy community.

1. All rent is due on the first of each month. A \$30 late fee, plus \$5.00 per day will be added if not paid by the 5th. Mailed payments must be post marked by the 5th. If rent is not received by the 25th of the month, you will be required to pay or to vacate. There is a \$30 charge on all returned checks. If you have a second check returned, you will have to pay by cash or money order.
2. Drivers wishing to deliver or remove a home from White Marble Park must contact the owner/manager before entering the park. It is the residents' responsibility to notify the driver of these regulations to avoid delays and errors. No home may be removed from White Marble Park until all past due charges are paid in full.
3. Sixty (60) days written notice is required before removing a home or transferring ownership. New owners must fill out an information sheet/application and be approved by White Marble Park owner/management.
4. Two (2) ADULTS ONLY per mobile home. One family only. NO subleases. Home owners ONLY.
5. All new residents must register with the administrative offices of White Marble Park, complete the information sheet/application and be approved by the owner/management before being allowed to set up a mobile home. It is the residents' responsibility to keep information sheets up to date.
6. Mobile homes must be tied down in an approved manner within thirty (30) days after moving into the park. Underpinning completed within sixty (60) days of moving in. Owner/Management must approve all materials.

7. Residents must display their lot numbers, with numerals not less than two (2) inches high, on the front exterior of the home facing the street.
8. Each resident is responsible for their water and sewer lines from the ground connection to their homes. Tenants are to insure heat tapes are plugged in and working from October 1 to April 1. Water and sewer lines must be made in a manner as to prevent freezing and leaks. Any sewer stoppage attributable to the resident will be the residents' responsibility to pay for the cost of said repairs. **YOU ARE RESPONSIBLE FOR ANY WATER LOSSES DUE TO YOUR LEAKS OR FREEZES.** Tenants may be **RESPONSIBLE** for the cost of and all sewer repairs attributable to the tenants' negligence.
9. Trash service is a once (1) a week service and runs on Wednesday. Trash may not be stored outside the home in anything other than approved trash containers with sealed lids, as to prevent animals/rodents from scattering trash.
10. **SPEED LIMIT IN WHITE MARBLE PARK IS 10 MILES PER HOUR. THIS IS STRICTLY ENFORCED.**
11. Vandalism to, or tampering with, utility meters will result in prosecution and eviction.
12. Each space is his or her private domain and therefore trespassing, jaywalking and otherwise invading others property is **NOT** permitted. Residents shall maintain their spaces in a neat, clean and orderly condition. Care of the lawn is the residents' responsibility, unless other arrangements are made with the owner/management prior to moving in. If lawns are neglected, management will take charge of them and a charge will be made for this service. Minimum charge will be \$35.
13. No changing of the lot in any permanent nature without prior written approval from the owner/management. Flowers and plants are permitted around the patio and in front of the home. If any doubts, please contact the owner/management.
14. Household pets **ONLY**. No outside pets will be permitted. Only two (2) indoor pets per household. Pets shall not be over twenty (20) pounds in weight when fully grown. No animals are allowed to run loose without their owners' supervision. Residents must register all pets, giving name, description and tag number (in accordance with state and local laws on licensing of pets). All dogs and cats must be spayed or neutered. Barking dogs will not be tolerated, nor permitted to create unsanitary conditions. It is the pet owners' responsibility to clean up any all animal waste created by their pets. Pet owners are reminded that they have the right to own pets **ONLY** after approval by owner/management and so long as they do not violate others rights not to own pets.
15. Please be aware of where your children are at all times. Parents are responsible for having their children in by the proper curfew hour:
 - A. Kindergartners and younger in by **DUSK**.

- B. 1st through 6th grade in by 1 hour before SUNDOWN.
- C. 7th through 9th grade in by 2 hours after SUNDOWN.
- D. 10th grade and above must be in by 10:00pm
(State regulated curfew hours)

16. Residents are responsible for all guests. Guest conduct should adhere to observance of White Marble Park rules. Residents and/or guests are not to park in other resident parking spaces at any time. Automobiles must be parked in the spaces provided for your lot. NO unlicensed or inoperative vehicles will be permitted on the premises.
17. No storage, litter or trash on patios or in yards. Standard patio furniture and storage sheds are to be approved by owner/management.
18. No fences permitted of any kind. This includes pet fencing. Any additions must be approved by the owner/management.
19. Disturbing noises of any kind will not be tolerated. Any noise or loud conversation capable of disturbing a neighbor in any manner will be considered a nuisance. Violators will be reported to the Sheriff's Department. Radios, TV's, stereos or any sound device must be turned down between the hours of 10:00pm – 8:00am. CB owners must insure their units do not interfere in any manner with appliances of other park residents. The White Marble Park owner and/or management must approve all antennas (FM, CD or satellite dishes). Loud engines, mufflers and car stereos will be not be tolerated within the boundaries of White Marble Park.
20. The owner/management of White Marble Park reserve the right to make changes to the rules and regulations. Notice of such changes will be given to all residents. White Marble Park owner/management reserve the right to refuse or discontinue service at any time to anyone should circumstances demand it.
21. White Marble Park reserves the right to give written notice for infractions of these Park Rules.
22. Any items furnished on these grounds are solely for the convenience of all residents of White Marble Park. Persons using them do so at their own risk. White Marble Park, owner and management or not responsible for accidents, injury, loss of property, life by fire, theft, winds, flood, or acts of GOD.
23. If you have any suggestions, comments or complaints, please submit them in writing to White Marble Park, 1507 Eunice Court, #8, Fulton, MO 65251 or call the White Marble Park office at (573) 592-4800.
24. White Marble Park has on-site management 24 hours a day, 7 days a week.
25. A Lot Deposit of \$150 is for the condition of the Lot. The Lot needs to be left in the same condition as it was when it was first rented.

If you have any questions regarding these rules and regulations, do not hesitate to ask the owner/management. We ask you to feel free to come to us with any suggestions you may have.

EXCEPTIONS: Special permission for an exception to these rules may be granted by owner and/or management.

It is agreed that the undersigned has read and clearly understands the foregoing rules of White Marble Park and agrees to abide by them. Any breach of these rules by mobile home owner, occupant of their mobile home spaces, or guest of the owner/occupant shall constitute a failure of an express condition of the terms of tenancy and will be subject to termination and eviction.

I am in receipt of a complete copy of the rules and regulations and do hereby agree to comply with the rules at all times, as a resident of White Marble Park.

_____	_____
Tenant	Co-Tenant
_____	_____
Lot #	Date

Accepted by:

_____	_____
White Marble Park Owner/Manager	Date

Notes:

MAILBOX KEY _____

RENTER'S KEY _____

DEPOSITS: LOT _____ RENT _____