



Lantern Estates Community Rules & Regulations

Apply

1. All persons interested in residing at Lantern Estates must file an application and receive the owner's approval before moving on to park property.
2. Owner must approve all mobile homes before they are moved into the Community.
3. If you change your mind: all deposits and down payments are non-refundable.
4. Mobile homes cannot be sublet or occupied by unapproved or unregistered persons. Deviation from the stated occupancy policy will be cause for eviction from your home and Lantern Estates.
5. No sex offenders are allowed to live in Lantern Estates mobile home community.

Rent

6. All rents are due on the 1st of the month. Office Hours are Monday-Saturday 10-6 pm.
7. Any tenant who pays rent after 6 pm on the 5th of the month will be charged a \$50.00 late fee as additional rent.
8. Any tenant who pays rent after 6 pm on the 10th of the month will be charged another \$50.00 late fee as additional rent.
9. Any tenant who fails to pay rent, including late fees as additional rent, by 6 pm on the 15th of the month shall be subject to eviction, and will be liable for rent for the balance of the signed lease.
10. If the owner or its agent files an eviction action, tenant will be liable for a \$150.00 eviction fee in addition to filing fees, costs and owner's legal fees.
11. There is a \$45.00 fee for any check returned from your bank which must be paid immediately. After owner receives a returned check from tenant, owner will require that tenant to make all future payments by cashier's check or money order.
12. Failure to pay rent can result in termination of privileges and services provided by Lantern Estates, such as trash pick-up.

Utilities

13. Management will maintain all outside water/sewer and power lines. Please do not tamper with these facilities. If there are any problems, please report them to management immediately.
14. Residents are responsible for timely paying for their utility service, including electric, water, and sewer. The owner reserves the right to evict any resident whose failure to pay utilities results in disconnection of any utility service.





Community

15. All mobile homes are to be blocked up, connected and disconnected by Lantern Estates management only.
16. All mobile homes must have axles, wheels, and tires at all times.
17. Antennas will not be permitted on mobile homes. All rented mobile homes must use Comcast for cable services.
18. Any satellite dish may not exceed 18 inches in diameter. It must be mounted on your home no higher than 24 inches above the roof line. You may not mount on any post or in the ground.
19. No fire pits are allowed in the park (per Fire Marshal). Do not burn on the ground or put wood in grills.
20. You must observe the speed limit of 15mph.

Garbage/Yard Waste

21. All weeds and grass must be cut, and flowerbeds weeded, weekly and edge along the street line. Failure to maintain lawns will result in a \$75.00 charge as additional rent without notice.
22. Do not blow or rake leaves or grass into the street or neighbor's yard.
23. Residents are required to pick up all leaves in their yards and in the street in front of their site.
24. Do not blow or rake leaves into empty lots. Secure leaves in a black trash bag for Monday morning trash pick-up.
25. Trash cans must be stored at the end of your patio or inside your shed. All trash cans must have lids on them.
26. You may set trash out on Sunday evening no earlier than 8 pm. Trash pickup is Wednesday morning so please set your trash out weekly. Trash cans must be brought in by Wednesday evening.

Home Standards/Maintenance

27. Awnings and patio covers must be factory made, at least 10 feet wide and 40 feet long, constructed with good quality aluminum posts. Posts must be concreted in the ground not anchored to concrete patios. Please inquire in the office before purchasing or installing awnings.
28. Decks must be carpeted and skirted with vinyl skirting that matches the mobile home. Decks must include vinyl or wrought iron railings; wood railings are not permitted.



 317.247.6692

 office@lantern-estates.com

 2909 S. Lynhurst Dr, Indianapolis, IN 46241

 www.lantern-estates.com



- Decks must be at least 8 feet by 24 feet in size. All ramps must be constructed like decks. All new decks and ramps must be approved by the owner prior to installation.
29. Decks and patios may only contain outdoor furniture.
 30. Steps must be factory made, preferably made of fiberglass or aluminum constructed with platform and railings. Precast concrete steps are not permitted.
 31. Window air conditioners must be self-supporting and braced neatly from the side of the mobile home.
 32. One factory made enameled or vinyl shed not to exceed 9 feet x 10 feet is permitted.
 33. Contact office for owner's approval before you start any type of construction or home improvements.
 34. When moving into or out of your mobile home do not drive off the street onto the yard or patio. Furniture and appliances, etc. must be moved from the street to the mobile home in an efficient manner.
 35. No signs of any kind are permitted in yards.
 36. Prior to selling your home, the potential buyer must be pre-approved by the owner.
 37. For sale signs are not permitted on any items including mobile home, cars, campers, etc. except in the case of a mobile home sale, which sign must be pre-approved by owner.
 38. The following are prohibited:
 - Parking on the boulevard or in yard.
 - Driving into yard or patios for any reason.
 - Fences of any kind.
 - Digging or planting in the lawn without prior permission.
 - Vegetable gardens.
 - Littering of any kind.
 - Hanging clothes, rags, rugs, etc. outside.
 - Loud stereos; please keep the bass turned down.
 39. Please observe a full stop when entering all intersections. For safety reasons, no U-turns, backing into the boulevard, or turning around in the middle of the street will be permitted.
 40. No more than 2 vehicles are allowed per mobile home. No motorcycles, no motor scooters, no motorbikes, 3 or 4 wheelers, golf carts, motorized bicycles, or trailers of any kind are allowed to be parked at any mobile home. If you need overnight guest parking, please contact the office. Non-resident vehicles may not be left in Lantern Estates for travel purposes, etc. Vehicles parked in any space not designated to them will be towed at the owner's expense without notice.
 41. Repairing, overhauling, or working on vehicles, campers, or boats will not be permitted in Lantern Estates. If a tire must be changed, the vehicle must be jacked-up on a proper jack. Do not leave jack unattended. Campers or motor homes may be parked in front of mobile home for 1 hour to load and unload things, but may not be left in front of the home overnight.



317.247.6692



office@lantern-estates.com



2909 S. Lynhurst Dr, Indianapolis, IN 46241



www.lantern-estates.com




42. Do not park or obstruct your neighbors' parking spaces.
43. Motor vehicles must be of acceptable appearance. Motor vehicles of any kind must be in good repair, operational, licensed and plated. Vehicles with flat tires are not permitted. Motor vehicles leaking oil or fluids must be removed from the park. Motor vehicles with loud mufflers, body damage, or wrecked are not allowed in Lantern Estates.
44. Children are not allowed in the clubhouse unless attended by a parent or adult guardian.
45. Children may not play in empty lots. No toys are permitted on the tennis or basketball courts. No riding toys, big wheels, tricycles, skateboards, wagons, etc. are permitted on streets or common areas. Children riding bicycles must not ride them on the boulevard or into another tenant's yard.
46. Children living in Lantern Estates must play in their own yards unless invited into another tenant's yard. Playing in the street is prohibited. Due to safety hazards, the rules regarding children will be strictly enforced.
47. Swing sets are not allowed in Lantern Estates except in yards of residents with small children. Contact the office for approval prior to acquiring possession of a swing set.
48. Commercial babysitting for children who live outside of Lantern estates is not permitted. Babysitting for children who live in Lantern Estates is permitted.
49. Lantern estates offers an Olympic-sized swimming pool for our residents. You may keep a 2-ring pool for infants and toddlers on the patio.
50. Toys must be stored in the home or in the shed when not in use.
51. Small house pets are permitted in Lantern Estates. Pets cannot be more than 20lbs., including visiting pets. Management must visually inspect all pets. There is a \$3.00 pet fee per month which must be paid as additional rent. All pets must be tagged and registered in the office. Pets must be kept in the mobile home, or on a leash with the leash in the resident's hand. Pets are not permitted to run loose or be tied up outside.
52. Any pet found running loose will be picked up by animal control and taken to an animal shelter. Please respect your neighbor's property and all common areas by promptly cleaning up after your pet.
53. Tenants are not permitted to move their mobile home from Lantern Estates without paying all balances due. This includes a disconnect fee of \$800.00 prior to moving.
54. No windows shall be covered with sheets, blankets, towels, flags, etc. You must have proper window blinds, curtains or drapery.
55. No fireworks are allowed in Lantern Estates at any time.
56. No one is allowed to walk through another resident's yard without the permission of the resident.
57. No remote drones, airplanes, helicopters, etc. are allowed in the park.
58. All residents are responsible for the actions of their guests.



 317.247.6692

 office@lantern-estates.com

 2909 S. Lynhurst Dr, Indianapolis, IN 46241

 www.lantern-estates.com



- 59. You may not move anyone into your home without prior approval from the park's owner.
- 60. Pick-up trucks may not have anything in the bed of the truck that comes above the bed of the truck.
- 61. There will be no double parking in the streets. Residents and guests must find a parking space, even if they are just dropping off or picking up. The streets are not wide enough.
- 62. Residents are responsible for changing the furnace filters and replacing batteries in their smoke detectors.
- 63. Lantern Estates has the right to place notices in tenant's mailbox.
- 64. Multiple police runs to a mobile home or for a resident will result in eviction from the park.

Violations or failure to comply with park rules will result in a fine of \$50.00 or eviction from Lantern Estates Mobile Home Community.

Your signature below is an acknowledgment that you have read the above park rules, understand the park rules, and agree to comply with the park rules.

Please sign and date below:

TENANT:

TENANT:

Date: _____

Date: _____

