



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. 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.
3. No sex offenders are allowed to live in Lantern Estates mobile home community.

Rent

1. All rents are due on the 1st of the month. Office Hours are Monday-Saturday 10-6 pm.
2. Rents paid after 6 pm on the 3rd of the month will be charged a \$50.00 late fee (per lease).
3. If not received by 6 pm on the 10th of the month, payment will increase an additional \$50.00 late fee (per lease).
4. If rent, including late fees, is not received by the 15th of the month before 6 pm, eviction will be filed the next business day. If you break your lease, you must pay in full the balance of the signed lease.
5. There is a \$45.00 fee for any checks returned from your bank. A returned check will result in future payments to be made by cashier check or money order only.
6. Failure to pay rent can result in termination of privileges, trash pick-up etc. provided by Lantern Estates.
7. All mobile homes must be approved before moving them onto park property.
8. All mobile homes are to be blocked up, connected, or disconnected by Lantern Estates management only.
9. All homes must have axles, wheels, and tires on them at all times.

Utilities

1. 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.





Community

1. Antennas will not be permitted on mobile homes. All rentals must use Comcast.
2. 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.
3. No fire pits are allowed in the park (per Fire Marshal). Do not burn on the ground or put wood in grills.
4. You must observe the speed limit of 15mph.

Garbage/Yard Waste

1. All weeds and grass must be cut weekly. Please edge along the street line. This includes flowerbed weed maintenance. Do not blow leaves or grass in the street or neighbor's yard. Failure to maintain lawns will result in a \$75.00 charge without notice.
2. Residents are required to pick up all leaves in their yards and in the street. Do not rake leaves into your neighbor's yard or into empty lots, secure leaves in a black trash bag for Monday morning trash pick-up.
3. Trash cans are to be placed at the end of your patio or inside your shed. All trash cans must have lids on them.
4. You may set trash out on Sunday evening no earlier than 8pm. Trash pickup is Monday morning so please set your trash out weekly. Cans must be brought in by Monday evening.


Businesses & Home Standards/Maintenance

1. Awnings and patio covers must be factory made, at least 10 feet wide and 40 feet long of good quality aluminum posts. Posts must not anchor to concrete patios but must be concreted in the ground. Please inquire in the office before purchasing or installing awnings.
2. Decks must be carpeted and skirted with vinyl skirting that matches the mobile home. Decks must include vinyl or wrought iron railings. No wood railings. Decks must be at least 8' by 24' in size. All ramps must be constructed like deck. All new decks and ramps must be approved by the owner's first before installing.
3. No storage on decks and patios. Only outdoor furniture is allowed on decks and patios.
4. Steps must be factory-made. Preferably fiberglass or aluminum constructed with platform and railings. Precast concrete steps are not permitted.



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5. Window air conditioners must be self-supporting and not braced from the ground, but neatly from the side of the mobile home.
6. One factory-made enameled or vinyl shed not to exceed 9'x10' is permitted.
7. Contact office for owner's approval before any type of construction or home improvements are done.
8. The following rules are strictly enforced and 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 permission.
 - Vegetable gardens.
 - Littering of any kind.
 - Hanging clothes, rags, rugs, etc. outside.
 - Loud stereos, please keep the bass turned down.
9. When moving into or out of your mobile home do not drive off the street on to the yard or patio. Furniture and appliances, etc. must be moved from the street to the mobile home in an efficient manner.
10. For sale signs are not permitted anywhere or on any items including mobile home, cars, campers, etc.
11. No signs of any kind are permitted in yards.
12. Prior to selling your home, the potential buyer must be pre-approved by the owner prior to purchase.
13. 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.
14. No more than 2 vehicles per mobile home. No motorcycles, no motor scooters, no motorbikes, 3 or 4-wheelers, golf carts, motorized bicycles, or trailers of any kind. 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.
15. 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. Do not leave in front of the home overnight. Do not use your neighbors' parking spaces.



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16. Motor vehicles must be of acceptable appearance. Motor vehicles of any kind must be in good repair, vehicles must be operational, motor vehicles must all be licensed and plated. No vehicles with flat tires. Motor vehicles of any kind leaking oil or fluids must be removed from the park. Motor vehicles must not have loud mufflers, body damage, or be wrecked. These types of vehicles will not be allowed in Lantern Estates.
17. Children are not allowed in the clubhouse unless attended by a parent.
18. 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. is permitted on streets or common areas. Children riding bicycles must not ride them on the boulevard or into to another tenant's yard.
19. Children living in Lantern Estates must play in their own yards unless invited into another tenant's yard. Playing in the street is strictly prohibited. Due to safety hazards, the rules regarding children will be strictly enforced.
20. You may not walk-through neighbor's yards.
21. Swing sets are not allowed in Lantern Estates except in yards of residents with small children. Contact the office prior to acquiring possession of a swing set.
22. Commercial babysitting with children who live outside of Lantern estates is not permitted. Babysitting for children who live in Lantern Estates is permitted.
23. Lantern Estates offers an Olympic-sized swimming pool for our residents. We will permit a 2-ring pool for infants and toddlers to be kept on the patio.
24. Toys are to be picked up at all times and kept in the home or in the shed.
25. Small house pets are permitted in Lantern Estates. Pets cannot be more than 20lbs. This includes visiting pets. All pets must be visually inspected by management. There is a \$3.00 pet fee per month. All pets must be tagged and registered in the office. Pets are to be kept in the mobile home or on a leash at all times with the leash in the resident's hand. Pets are not permitted to run loose.
26. Any pet found running loose will be picked up by animal control and taken to the animal shelter. Do not tie pets outside at any time. Please respect your neighbor's property and all common areas by carrying with you what is needed to clean up after your pet.
27. Tenants will not be 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.
28. No windows shall be covered with sheets, blankets, towels, flags, etc. You must have proper window blinds and drapery. No exceptions.
29. No fireworks allowed in Lantern Estates at any time.



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30. No one is allowed to walk thru another resident's yard without the permission of the resident.
31. No remote drones, airplanes, helicopters, etc. are allowed in the park.
32. All residents are responsible for the actions of their guests.
33. You may not move anyone into your home without prior approval from the owners.
34. Pick-up trucks may not have anything in the bed of the truck that comes above the bed of the truck.
35. Residents are responsible for their utilities (electric, water/sewer). Failure to pay utilities will result in eviction from the park.
36. 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.
37. Residents are responsible for changing the furnace filters and replacing batteries in their smoke detectors.

Violations or failure to comply of park rules can, and will, result in a violation fine of \$50.00 or eviction from Lantern Estates mobile home community.

Your signature states that you have read the park rules, understand the park rules, and agree to comply to park rules.


Please sign and date below:

X: _____ Date: / / .



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