

THE WOODRIDGE COMMUNITY RULES - REVISED 7/2/2025

It is the sincere desire of Owner to ensure that The Community is a pleasant place to live. It is for this reason that Owner has adopted the following rules to benefit all The Community Residents. Most of the rules deal with common sense courtesy. Some are necessary to comply with law. All require the cooperation of Residents for compliance and fair enforcement. **Non-Compliance with these or other responsibilities as imposed by The Community Rules, may result in a ten (10) day violation warning notice. If violation not resolved there will be a fine of \$50.00 per violation, then eviction. All acts of non-compliance are kept in Resident's file.**

B.1. ANCHORING. In order to protect your mobile home from wind damage, as well as the homes of you neighbors, all homes must be properly anchored with adequate "tie downs". Compliance with local ordinances is also required.

B.2. HITCH. The hitch must be removed at the time of set-up.

B.3. SKIRTING. The mobile home must be skirted and the skirting must be painted within thirty (30) days after the mobile home has entered The Community. Structural improvements must be skirted at the time of their construction. The materials and construction methods used for the skirting are subject to Owner approval. Skirting material shall consist of wood siding, CDX plywood trimmed with batting and painted, vertical metal, or other material specifically approved by Owner. Chipboard is specifically prohibited. Skirting must remain in good repair and painted as necessary. Compliance with local ordinances is also required.

B.4. DECKS, PORCHES, STEPS. All mobile homes entering The Community are allowed one (1) set of temporary steps. If a mobile home is on a lot where the main entrance and the front of the home both face the street, as in a corner lot, then both of these entrances must have a permanent deck, porch or step constructed. Also, if there is more than one door on the main entrance side, then all entrances must have a permanent deck, porch or step constructed. The building material and design must be approved by Owner. A Resident will have three (3) months from the time the home is moved into The Community to complete their decks, porches, and steps. All decks, porches, and steps must remain in good repair and painted or stained as necessary. A Resident must comply with city ordinances and building codes regarding railings and steps.

B.5. WALKWAYS. A Resident will have three (3) months from the time the home is moved into The Community to complete permanent walkways. Several design options are acceptable (i.e. stepping stones, poured cement, wood constructed). Pallets are specifically prohibited. Walkways must be approved by Owner prior to completion and remain in good repair.

B.6. FENCES. There shall be no fences constructed to confine pets or to completely enclose a yard. Chainlink is specifically prohibited. All other fences must be approved by Owner regarding material and method of installation prior to the fence being installed. Fences must be kept in good repair and condition, and painted or stained as necessary. Fences shall be in acceptable condition and appearance to Owner. Fences which are or become unacceptable shall be removed. Non compliance will result in Owner performing the work in accordance with Paragraph A.18.

B.7. YARD SHEDS. All yard sheds must be approved by Owner prior to moving onto a rental lot. Owner strongly recommends wood sheds, although other types of sheds will be allowed upon Owner approval. If a yard shed's condition becomes damaged or beyond the ability to be improved to Owner's approval, Owner reserves the right to have Resident remove or replace the yard shed upon notification. All sheds must have prior Owner approval as to placement on rental lot. No sheds to be placed at the front of the lots. Sheds must match the home as close as possible.

B.8. UTILITIES. Resident is responsible for the proper installation and maintenance of utility connections from the lot outlets to and including Resident's home. Pipes must be insulated to prevent damage from freezing during winter months. No running of water to prevent the freezing of pipes will be allowed. Resident's manufactured home is to have heat tapes on by October 1st. Heat tapes should be checked periodically to prevent freeze-ups and costly repairs. Caution should be exercised so as to keep the branch sewer line clean.

Maintaining water and sewage out to the main is the responsibility of Resident.

Resident must consult with Owner and utility service companies where necessary, before penetrating the ground, because of the danger from underground utility installations. Resident is responsible for any damage caused by the failure to get the written permission of Owner to dig in a certain area.

B.9. GENERAL RULE OF CONDUCT. The welfare of the Residents of The Community requires that at all times there be consideration of your neighbor.

Conduct which violates a governmental law that protects the health or safety of other mobile home Residents, or which interferes with the quiet enjoyment of the other Residents of The Community, or which the Owner finds objectionable under the rules of The Community, is prohibited and **may constitute grounds for eviction under section 47-32-01 of the North Dakota Century Code.**

B.10. SPECIFIC BEHAVIOR PROHIBITED. No unreasonable noise of any kind that may be a disturbance to others will be tolerated. No guns are to be shot within or towards The Community. This includes BB guns, air rifles, and pellet guns. Alcoholic beverages may not be consumed in the common areas of The Community without the permission of Owner. Any public drunkenness or other immoral conduct in public is prohibited. Trespassing onto another Resident's rental Lot is prohibited. No open fires are allowed within The Community, though charcoal grills will not constitute an open fire.

B.11. USE AND MAINTENANCE OF HOME. To be admitted or allowed to remain in The Community, every Resident must use the home only as a Residential dwelling unit, maintain the appearance and good repair of the mobile home, and comply with all applicable building and health codes.

B.12. MAINTENANCE OF RENTAL LOT. The maintenance of common areas within The Community is the responsibility of Owner. However, Resident is responsible for keeping the rental lot neat and clean. The use or storage of anything around or under the home that creates an eyesore or a health hazard is prohibited. Resident is responsible for lawn care, to include weed control, and snow removal on the rental lot. Tree plantings and other landscaping, done by Resident, exclusive of normal yard care, require Owner approval. Such landscaping and fences become part of the rental lot and shall remain as the property of The Community at the termination of occupancy, unless written permission for removal is given by Owner. No notice will be given when your yard needs trimming or mowing. If grass exceeds 4-5 inches Owner will mow and trim as necessary and Resident will be charged. Resident is responsible for snow plow removal on rented lot, driveway, walkway and steps. Contractual maintenance care by Owner may be separately arranged.

B.13. GARBAGE. Garbage may be placed in a properly maintained plastic tote with lid. This tote should be in an inconspicuous place at all times. Garbage totes can be put out the evening prior to collection or the morning of collection only. Garbage must remain covered at all times when not in use. Garbage totes only shall be placed street side for collection at The Community. No burning of trash, leaves, or other material is permitted.

B.14. EXTERIOR IMPROVEMENTS. To maintain the quality appearance of The Community, exterior improvements by a Resident shall only be permitted with the prior written consent of Owner. Exterior improvements include any structural modification of the outside of the mobile home or the rental lot.

Owner has the authority to approve or disapprove the materials, design, construction, installation, location, or type of such an exterior improvement, in order to uphold the appearance and general welfare of The Community. Owner reserves the right to request the rental lot be returned to a condition/state that is acceptable to Owner.

Resident shall also be responsible for compliance with governmental building codes, and for contacting utilities if contemplating digging activity.

B.15. LANDSCAPING, GARDENS, TREES, SHRUBS. Resident must obtain Owner's approval on design, placement, and size of any landscaping, gardens, trees and shrubs to be planted or constructed on the rental lot.

B.16. PETS.

No large dogs are allowed in The Community. There shall be no doghouses, chain link or other fences to confine dogs, nor dogs tied to chains. Small lap dogs, cats, and animals normally domesticated as household pets, are allowed with the approval of Owner. Owner reserves the right to be sole judge of which pets may reside in The Community. Exception to this rule: Service and therapy pets with proper documented paperwork. Resident is required to pay a \$15 monthly pet fee for each approved pet. Two (2) pets (20" in height at shoulders and no more than 40 lbs when full grown) will be allowed per home.

Resident shall be responsible for a pet owned by Resident, as well as a pet owned by a guest. This includes the immediate removal of all pet litter left by the animal on any property of The Community.

No pet shall be allowed to run loose. Pets must be confined inside the home of their Resident owner. Pets are allowed outside only when accompanied by their owner and only when they are under the control of a hand-held leash.

An unreasonably noisy or aggressive animal, or any animal not meeting the approval of Owner, will be ordered removed from The Community, after warning to Resident. An animal showing distemper or attacking a person must be removed immediately. Re-admittance

of pets requires the approval of Owner.

B.17. COMMERCIAL ENTERPRISES. Commercial enterprises in any form will not be permitted without prior written consent of Owner. Commercial enterprise includes auction sales and baby-sitting within The Community for individuals other than registered park Residents on a regular basis. Commercial enterprise also includes the distribution and posting of advertising materials. Consent will depend upon a consideration of the welfare of Residents. Owner shall have the authority to require that personnel performing services within The Community be bonded or display a certificate of insurance, so as to protect persons and property.

B.18. DOOR-TO-DOOR SOLICITATION. Door-to-door solicitation will not be permitted without the prior written consent of Owner. Such consent will depend upon a consideration of the welfare of Residents.

B.19. SIGNS. No signs may be erected within The Community, other than one sign with Resident's name and address on it and, where applicable, one "for sale" sign. Signs are not to exceed 300 square inches, and may be installed on the inside of the window or upon the exterior of the mobile home.

B.20. VEHICLES AND TRAFFIC. The roadways in The Community are privately owned and not owned by the public. The parking of vehicles and the movement of traffic shall be done according to the designation of Owner. Resident agrees to register with Owner all vehicles regularly kept in The Community. Only motor vehicles registered in a state and licensed operators are allowed. Trucks larger than the average pickup, construction or farm equipment, and vehicles inoperable or unused beyond a reasonable amount of time period shall not be allowed. ATV's or snowmobiles may be operated within The Community, only to transport on the shortest entry route to, or exit route from The Community. The operation of minibikes or go-carts within The Community limits is prohibited. Trailers, boat trailers, RV's, or campers are not allowed to be parked on The Community streets and driveways.

No inoperative items (i.e. topper, lawn mowers, car parts, lumber or snowplows) are allowed. Only vehicles currently licensed and in running condition are allowed in The Community. Resident will be responsible for the full cost of towing and storage of a violating vehicle.

Only two (2) vehicles are allowed to park in the assigned driveway per Lot. If there is room for more than two vehicles, there will be an extra charge of \$10.00 for each additional vehicle. There will be no parking in vacant lots, on lawns or empty driveway spaces with motorized vehicles or trailers of any kind.

The immobilization of a vehicle for repair or mechanical work is prohibited except in those areas designated by Owner. No vehicle in The Community shall be excessively noisy nor will a vehicle leaking fluids onto the ground be permitted.

To ensure the safety of all Residents, observance of the posted speed limit (10 MPH) is required.

B.21. PARTIAL PAYMENTS AND PREPAYMENT. No payment by Resident or receipt by Owner of any amount less than the monthly Rent herein provided or for less than full amount of an additional charge owned or additional rent. Any statement on any check or on any letter accompanying any check or payment for Rent shall be deemed an accord and satisfaction, and Owner, may at its option, accept such check or payment without prejudice to its rights to recover the balance of such Rent or to pursue any other remedy provided in this Rental Agreement or by law. Owner will not accept partial payments as payment in full. No prepayments of more than one (1) month's rent will be accepted. All late fees and surcharges are paid in full. Owner is entitled to exercise any other rights which it holds hereunder or by law on account of such default. The provisions of this Section B.20. shall not be construed to limit any grace or cure period afforded to Resident under the Rental Agreement.

B.22. MISCELLANEOUS. No outside television, short wave, or radio antennas are permitted. Large satellite dishes will not be allowed, although small DSS or other similar satellite dishes are acceptable. Only furniture specifically designed for outside use is allowed outside of the home. Each mobile home should be equipped with a fire extinguisher.

- a. Renting your mobile home is not permissible. Owner must live in the home.
- b. All occupants must be registered with the park office and pass a background check.
- c. Owners of the mobile home must notify the park office if they are selling their home.
- d. Rent must be paid on or before the 5th of the month to avoid a late charge.
- e. Residents using the drop-box for their rent payment must be dropped off by 4:00pm to avoid a late charge.
- f. No swimming pools or trampolines are allowed in the community.
- g. A copy of the mobile home title must be provided to the park office.
- h. No fire pits and fireworks are allowed inside the community.
- i. RV vehicles are not allowed to be parked on driveways or occupied.
- j. There is NO PARKING on the community streets. First responders must be able to come in and out of our community.

B.23 ADDITIONAL PROVISIONS.

- a. Upon expiration of the fixed lease term (which shall not be less than one (1) year), Resident may renew the lease for additional one (1) year periods unless there is good cause for non-renewal. "Good cause" includes: (1) violations of law by Resident, (2) an existing default in the payment of rent by Resident at the time of lease renewal (subject to any applicable grace period and cure

rights), or (3) serious or repeated violations of the material terms and conditions of its lease by Resident.

b. Owner shall be entitled at any time to increase the monthly rent to an amount determined by Owner, provided that Owner gives to Resident written notice thereof by at least ninety (90) days prior to the date on which such increase becomes effective, and further provided that if Owner gives such notice to Resident, Resident shall be entitled to terminate this Agreement by giving written notice of such termination to Owner within said period of thirty (30) days.

c. Lot rent is due on the first day of every month. Lot rent owed that is not received within five (5) days of the date they are due are shall be considered a payment default subject to a late charge of \$60.00; provided, however, that the Resident has the right to cure any such payment default within ten (10) days after the expiration of the 5-day grace period described above. All late fees are paid in full. Owner is entitled to exercise any other rights which it holds hereunder or by law on account of such default.

d. Resident is entitled to sell its manufacture home to a buyer that qualifies as a new tenant in The Community without having to first relocate such manufactured home outside of The Community.

e. Notwithstanding anything in this Agreement or Community Rules to the contrary, Resident has the right to sell the Manufactured Home in place within thirty (30) days after eviction by the Owner, subject to the Owner's right to prevent a dangerous condition or any threat or risk of bodily harm to tenants or visitors of The Community, and provided, further, that, nothing in this section prohibits Owner from exercising any other right or remedy available against Resident under law.

f. Resident has the right to (a) sublease, and (b) assign the pad site lease for the unexpired term, to the new buyer or sublessee of the Resident's manufactured home without any unreasonable restraint, so long as the new buyer or sublessee, as applicable, qualifies as a new tenant within The Community (including satisfying Owner's applicable credit and background checks and any requirements in The Community's rules and regulations).

g. No signs may be erected within The Community, other than one sign with Resident's name and address on it and, where applicable, one "for sale" sign that advertises the sale of Resident's manufactured home, provided that such sign complies with all Community rules and regulations. Signs are not to exceed 300 square inches, and may be installed on the inside of a window or upon the exterior of the mobile home.

h. Resident has the right to receive at least sixty (60) days' notice of any planned sale or closure of The Community.

B.24. SEVERABILITY. If any of the foregoing requirements violate applicable law (including if applicable law provides a more favorable protection to the Applicable MHC Residents), then such requirement(s) will be deemed automatically void and of no force or effect. The invalidity or unenforceability of such requirement(s) will not affect the validity or enforceability of any other provision of this agreement, and all other provisions will remain in full force and effect.

Non-Compliance with these rules or other responsibilities as imposed by The Woodridge Community Rules, may result in the a violaltion warning notice. If the violation is not resolved, there will be an escalating fine of \$50.00 for the 1st violation, \$100 for the 2nd violation, \$150 for the 3rd violaltion, and \$200 for the 4th violation, then eviction.