



STATEMENT OF POLICY

August 5, 2021

Sierra Vista Mobile Home Village & RV Park

The following policy statements are hereby set forth as prescribed by Section 13-1436 of the AZ Mobile Home Parks Landlord and Tenant Act. Each statement is required to have an expiration date; however, the expiration date does not necessarily specify that a policy will change nor does it indicate an expiration of the policy itself. Sierra Vista Village/Knee Deep Properties is a long-term owner and fully expects to continue as a manufactured mobile home community for the foreseeable future under similar policies.

These policy statements apply to residents who purchase a home and move it into the Village, or who purchase a home already existing in the Village.

A Resident's failure to conform to the requirements set forth in the rules and regulations as well as these policy statements and the Rental Agreement which is incorporated herein by this reference, may be deemed an adequate basis to deny occupancy in the Village.

1. PARK CLASSIFICATION

The classification of the Sierra Vista Mobile Home Village & RV Park is a mixed-use community including adults and families with no age restrictions. All residents who execute a rental Agreement must be 21 years of age or older.

All owners cannot rent or lease their home. All homes and lots are "Single Family Occupancy only." The number of vehicles is limited to what we can fit on the driveway and must be in working condition and not junk.

Specific exteriors, skirting, and roofs are required No older than 3 years may be moved into the Village without the Manager's written permission. Storage facilities must match the décor of the lot and village. The Village is a manufactured mobile home community and includes an R. V. operation as well.

2. CHANGES IN RENT

Rent increases are determined on the basis of the market conditions and increases in the cost of materials, utilities for common areas, services, labor, or other economic considerations. Rents at Sierra Vista Mobile Home Village & RV Park are subject to change each year, except for the direct pass-thru of resident's pro rata share of any increases for utilities, taxes, insurance, and services cost to the Village, as provided in the AZ Mobile Home Parks Landlord and Tenant Act. Water, Trash pickup, and Sewer are currently provided to the Tenants at no additional charge this practice is subject to change with 60 days advance notice in writing as prescribed by said act.

3. RIGHT OF FIRST REFUSAL

The right of first refusal, in the event that Sierra Vista Mobile Home Village & RV Park is sold, is NOT given to the residents, either individually or collectively.

4. MANUFACTURED HOME SIZE AND SPECIFICATIONS

All manufactured homes must be compatible in size, quality, appearance, with the majority of the homes presently in the village. The maximum or minimum widths and lengths are determined by lot size and the requirements for setbacks and lot coverage per Village management and Cochise County Ordinances. Mobile Homes will be set above ground and homes may not be older than 3 years at time of placement.

5. REQUIRED IMPROVEMENTS

All additions i.e., storage sheds must match the house in both quality and color (same materials). All improvements, alterations, additions or modifications to the home or lot require prior written approval of the Tenant's submitted plans and specifications.

All homes require full skirting of masonry (no cinder block), home matched siding or approved vinyl or aluminum skirting in colors to match or accent the home. The hitch is to be removed. (It may be stored under the home).

The awnings, whether patio or carport, are to be made of approved aluminum and to extend from the eave to beyond any entrance door on the home.

Landscaping of the entire surface area of the lot is at least to be compatible with the rest of the Village. Each space/lot is to be kept weed free and has one large tree in the front.

The front of the home must have a walkway that connects the front steps or deck to the Village sidewalk. This may be poured concrete, steppingstones, flagstones, interlocking bricks, or blocks. All, variances must be approved by the Village Management.

Each door from the house must have permanent decks or steps and must be of equal quality and material as the rest of the house. Wrought iron steps may be used as long as handrails are present and the bottom is encased with wood, brick, or block (no cinder block) and set securely and the steps are not shaky or wobbly.

ANY VIOLATION OF ANY REQUIREMENTS OF THE ABOVE POLICYS STATEMENT SHALL CONSTITUTE A VIOLATION OF THE VILLAGE'S RULES AND REGULATIONS.

Signature of Authorizing Tenant _____

Signature of Authorizing Tenant _____

Dated This _____ Day of _____ Year of _____