

# SIERRA VISTA MOBILE HOME VILLAGE

Rules and Regulations 2024



733 S. Deer Creek Lane  
Sierra Vista, AZ 85635  
(520) 459-1690

Revised 3/25/2024.

# SIERRA VISTA MOBILE HOME VILLAGE

733 S. Deer Creek Lane, Sierra Vista, AZ 85635, Bus: (520) 459-1690

In order to ensure the safe and enjoyable residency of our tenants, the following Rules and Regulations have been established. The owners of (the "Village"), Sierra Vista Mobile Home Village (SVMHV), reserve the right to modify and amend the following Rules and Regulations as they deem fit.

## DEFINITIONS

**Village Owner** – means Jason and Jenni Doherty or agent, dba Knee Deep Properties the owner and landlord of the Village.

**Village** – means the community

**Tenant** – means an occupant of the Village and owner of the mobile.

**SVMHV** – means Sierra Vista Mobile Home Village

## TENANT INFORMATION

MH Year: \_\_\_\_\_ Make: \_\_\_\_\_ Lot #: \_\_\_\_\_

MH Vin: \_\_\_\_\_

Vehicle 1 License Plate: \_\_\_\_\_

Vehicle 2 License Plate: \_\_\_\_\_

Tenant 1: \_\_\_\_\_

Tenant 2: \_\_\_\_\_

Tenant 3: \_\_\_\_\_

Tenant 4: \_\_\_\_\_

Possession Date: \_\_\_\_\_ Monthly Lot Rent: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Number of Pets: \_\_\_\_\_ Pet Type/Breed: \_\_\_\_\_

# Village Rules and Regulations

**This set of Rules and regulations supersedes and replaces any set of Rules and Regulations used prior.**

The following Rules and Regulations are part of the Rental Agreement and are set forth to promote the safety and welfare of the tenant/resident, tenant's occupants and guests, to preserve the aesthetics of this Village and its facilities, to enhance and increase the property value as well as to assure a tranquil and pleasant living environment.

Each resident is required to comply with all the rules and regulations in order to guarantee a compatible community where all residents can take pride in. Management will act with expediency in situations that require action to maintain Village integrity.

No violations of any law or ordinance of the city, county, or state will be tolerated. No activities shall be permitted which would place the management or owner of these premises in violation of the law.

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## SECTION 1 - GENERAL

1. The Emergency telephone number is “911”. For non-emergency situations contact the manager at (520) 459-1690. Maintenance emergency number is (520) 459-7971.
2. The tenant/resident shall provide the Village Management with proof of ownership and lien holder(s) of the mobile home prior to entering into a Village Rental Agreement.
3. In order to live in this Village, all applicants must meet with the Village Manager for evaluation prior to residing in the Village for the following reasons:
  - a. To interview prospective resident
  - b. To conduct background/credit check
  - c. To fill out required paperwork.
  - d. To ascertain references
  - e. To go over residency requirements
4. Occupancy is limited a single family per space/lot.
5. Solicitors, vendors, peddlers, distributors of advertising material, etc. are not permitted in the Village.
6. Any conduct of the tenant, tenant’s occupants and/or tenant guests in the Village that causes or creates an annoyance to others will not be tolerated. **Quite Hours are observed from: 9:00 PM to 7:00 AM.**
7. Public intoxication or moral depravity is not tolerated within this Village. Alcoholic beverages are not permitted in the clubhouse, pool, common areas, or other recreational areas. Management’s permission is required for special occasions. Driving intoxicated within the Village will result in loss of Village driving privileges and possible eviction.
8. For the consideration, safety and welfare of the tenants and children, observe the following:
  - a. Parents are responsible for the supervision of their children at all times.
  - b. No one is allowed to play or cut across any lots without permission of the tenant of that lot.
  - c. Adult supervision is required for children under 18 years old while in the recreational, swimming pool, or other common areas of the Village. Exception to this is the playground and biking. Unattended children must be old enough to act responsibly and follow the rules.
  - d. Children bicycling must follow the rules of biking safety.
  - e. See also, Section 7 of this document.
9. Tenant, occupants, and guests will not commit illegal activity on the premises.
10. Tenants will not alter, tamper with or try to repair Village gas, electric, water, sewer, television or telephone facilities, service connections, or equipment attached to a service pedestal. Contact manager for any problems. The security light in front of the residence is provided and maintained by

the Village; tenant is responsible for the energy for the light as required by the Tenant Rules. **DO NOT DISCONNECT THE LIGHT.**

11. **No commercial business shall be conducted in the Village.** Only Village sponsored “auctions”, “moving” and/or “garage sales” type activities are permitted.
12. **No weapons of any kind will be used within the Village (i.e. air/gas propelled weapons, BB guns, crossbows, bows, and arrows, etc.).**

## SECTION 2 - USE OF VILLAGE PROPERTY AND FACILITIES

1. The Village property, including all facilities, is for the use of the tenants and their invited guests **ONLY**. Separate Rules and Regulations posted in the clubhouse, swimming pool, and other recreational areas which govern the use of these facilities are by this reference made a part of the Rules and Regulations as set forth in full at this place. The tenants, by signing the Rules and Regulations, acknowledge either through personal inspection or otherwise that such facilities are acceptable, and that they understand and will abide by the Rules and Regulations and conditions of use and the hours of use.
2. Tenants are responsible for the cost of any damage, replacement, or repair of Village property and facilities caused by careless, negligent use, or intentional misuse by the tenant, tenant’s occupants, or their guests.
3. Village Management has the right to regulate the use of all Village facilities in a manner that deems to be in the best interest of the majority of Village tenants and to refuse the use of these facilities to any Village tenants, tenant’s occupants, or their guests for cause.

## LOT UTILITY RESPONSIBILITY VILLAGE MAINTENANCE AND HOMEOWNER

1. **Water** - Water from curb stop up to house (includes shut off valve and spigot) is the Village responsibility.
2. Water issues from the house connection is the responsibility of the homeowner. If the water line is altered by the homeowner, then shut off valve and spigot is owner responsibility.
3. **Sewer** - If clean out is full the Village is responsible (water stopped up in the clean out means there is a blockage outside house), if clean out is empty the homeowner’s responsibility (blockage is somewhere in or under the house).
4. **Heating/Cooling** - All issues pertaining to heaters, evaporative coolers, and air conditioners are the responsibility of the homeowner.
5. **Electrical** - Main panel is Village responsibility, from main to house is homeowner’s responsibility.
6. If homeowners cut branches or shrubs and neatly place it in the front of the house (not on the sidewalk) the Village will haul it to the dump for a fee of \$15.00. If the homeowner pays for a service or someone to cut or trim trees or shrubs the homeowner is responsible for the hauling and dumping.

7. **Driveways** - Village will repair sections of the driveways effected tree roots per the requirement (the tree in front along driveway) or if damage is caused by a Village employee. Damage from trees or other vegetation on the lot is the responsibility of the homeowner.
8. **Trash** - Village will replace broken trash cans (homeowner must notify the Village). Home owner is required to set trash can out at the designated place each trash day (Tuesday and Friday). It is the home owner's responsibility to keep the trash can clean and in working condition.

## SECTION 3 - LANDSCAPING

1. Each manufactured home lot must be attractively landscaped and well maintain on all sides. Each home is required to have one shade tree. Village Management encourages each tenant to be as original as they wish as far as flowers and shrubs are concerned, so long as the landscaping is consistent with, and in harmony with the majority of other lots in the Village.
2. Tenants will not plant more plants/trees/shrubs than they are able to take care of.
3. Trees that are alongside driveway (the one tree requirement) Village will cut back branches from awning **ONLY**. If home owner wants entire tree trimmed or shaped it is the home owner's responsibility. All other vegetation on the property is the responsibility of the home owner.
4. Tenants are required to maintain weed control of their lot **AT ALL TIMES**.
5. Type/location of fences must have written approval by Management and Maintenance before building (See section 4 Rule 1). Fences are not to exceed 4 ft. in height in back and side yard. Fence/s will be maintained in good condition at all times. Wood, masonry, chain link may be used but need to be compatible with the home. Color is to be coordinated with the home.

## SECTION 4 - LOT AND HOME IMPROVEMENT

1. All improvements and alterations to the lot and exterior of the home require prior written approval from Management and Maintenance along with drawing/sketch of improvement, list of materials, and time table for completion prior to any construction.
2. Any digging in the Village must have prior approval of Management and Maintenance to insure uninterrupted utilities.
3. All awnings, skirting, storage sheds, enclosures, etc., must be in compliance with all state, county and city law and zoning regulations. In some instances, building permits will be required. Sheds and fencing must be blue staked and approved by Village to ensure the proper setbacks are followed.
4. County ordinances forbid the covering of more than 55% of the lot. Tenant is responsible for keeping all articles at proper distances from utility pads. (See Maintenance Manager for details).
5. The Village Management requires that the initial specification for improvements, accessories and equipment consist of:
  - a. Full skirting - using vinyl, aluminum, and/or masonry products that matches the color scheme of the home. **Cinder block is not acceptable** to Village décor unless it is stucco.

- b. Carport awning - made of aluminum material that has a minimum measurement of 10 ft. wide for carports and 6 ft. wide for patio awnings and extend from the front eave of the home to beyond any entrance door to the home.
6. Only manufactured factory type accessories, equipment, structures and appliances, which are similar in design and compatible in color to the home, are permitted. No **“HOME-MADE”** accessories, equipment, structures and appliance may be installed without prior written approval from Management and Maintenance before any construction.
7. Steps and decks will be made of materials equal to the quality of the rest of the home and match the color scheme of the home.
8. The front of the home must have a walkway that connects the steps or deck to the Village walkway and/or driveway. It will be made of poured concrete, stepping stones, flagstones, or interlocking bricks. Any variance must be approved by Management.
9. Each lot may have 1 storage shed. Management and Maintenance must approve size, location, and material. No metal or plastic sheds allowed. Shed must be painted to match color scheme of the home and made of same material.
10. Window/wall mounted air conditioning units are NOT permitted. Certain exceptions may be made by Management.
11. Radio antennas of any kind are NOT permitted. Tenants are authorized to use small “18 inch” Satellite dish digital systems like “DISH” or “Direct TV”, as long as they are unobtrusive and placed at the rear of the home. If the tenant prefers this method for cable service, it is at the tenant’s expense and responsibility.
12. The utility pedestal and all service connections must be accessible at all times. Do not place locks on the pedestals.
13. Tenant is not allowed to hookup to any pedestal. Management will make the necessary arrangement for any hookups needed.
14. Before painting the outside of the home, color must be approved by management. If tenant does not obtain proper approval, tenant may have to repaint the house in appropriate and approved color scheme.

## SECTION 5 - LOT AND HOME MAINTENANCE AND APPEARANCE

1. Tenant is required to maintain their lot, home and all improvements to include the maintenance and trimming of all shrubbery, lawns, landscaping, and fences, as well as being weed free to reflect a clean attractive and well-kept appearance at all times. Tenant must keep the street and sidewalk in front of the lot clean and free of any debris, like fallen leaves, rocks, and litter at all times to include the easement behind the lot.



2. Tenant will maintain all accessories, equipment, structure and appliances attached to or placed thereon in good condition and repair. This obligation includes the replacement of any needed or missing items. Tenant is responsible for the repainting of the home and all the needed repairs and improvements.
3. All concrete, asphalt and other surfaces on the lot shall be kept clean and maintained free of oil drippings, grease, and other debris (including fallen leaves). Tenant shall maintain such in good repair and condition.
4. Tenant is responsible to arrange for maintenance of the lot and home when away for any extended period of time. If the tenant fails to make proper arrangements for said maintenance, management will have maintenance perform the task and will bill/charge the tenant.
5. All trash, paper, glass, cans, and wrapped sanitary napkins are to be deposited in the trash. To prevent clogged sewer lines, DO NOT flush sanitary napkins, disposable diapers, Kleenex, paper towels, cigarette butts, cooking grease, or any other non-dissolvable material or foreign objects down toilets or garbage disposals. The cost of clearance of stoppages or repair of sewer lines caused by a tenant's negligence or improper usage or intentional misuse, are the responsibility of the tenant.
6. Tenant is responsible for disposing all rubbish, garbage, and other waste on their lot in a clean and safe manner.
7. Unless it is the day before garbage pickup, trash containers are NOT ALLOWED to be placed in front of the house.
8. All personal property of the tenant must be stored in appropriate storage shed or in the home. Exception to this is standard patio furniture, barbecue equipment, and operable bicycles (all of which must be kept in an attractive and neat appearance and well-maintained condition as well as being stored as unobtrusively as possible).
9. NO personal property accumulation (clutter) is permitted on the lot, patio(s), under carports, decks, or porches. Personal property includes, but is not limited to: overstuffed or indoor type furniture, appliances, ironing boards, brooms, mops, tools, toys, gardening equipment, debris, litter, refuse, firewood, or items that are unsightly in appearance.
10. NO combustible, explosive, volatile, poisonous, gaseous, noxious, or corrosive material will be stored on any lot.
11. Nothing is to be stored under the home except for the hitch and wheels that belong on the home.
12. Do not use the outside of your home or storage shed for airing out or drying of personal items.
13. Aluminum foil and cardboard are not to be used as shades in windows or doors. Only appropriate window treatments allowed.
14. If tenant fails to properly maintain the lot in accordance with the standards as set forth in the rules and regulations, then management will, after having notified the tenant of the violation(s), and tenant

still refuses, then management will arrange to have corrections made and will charge the tenant for any services rendered.

## SECTION 6 - SWIMMING RULES

### **\*\* WARNING \*\* NO LIFEGUARD ON DUTY**

It is incumbent upon tenant(s) to familiarize themselves with the swimming pool rules printed below and at poolside. The use of the swimming pool is a privilege extended to tenant(s) to make the stay in the Village more pleasant. Summer Hours: 6:00 AM to 10:00 PM (Sunday 10:00AM to 10:00PM). Winter Hours: 6:00 AM to 9:00 PM from December 1<sup>st</sup> until April 1<sup>st</sup> (Sunday 10:00AM to 9:00PM).

1. People entering the pool facilities do so at their own risk.
2. Pool hours are posted and must be adhered to by all.
3. Quiet hours are designated from 7:00 PM – 10:00 PM. During this time, noise will be kept at a minimum. Persons disregarding quiet hours will be told to leave the pool area.
4. If tenant(s) have special medical needs or conditions, make sure he/she has doctor's approval to use hot tub due to the higher temperature of the water.
5. State law requires that all person's shower before entering the pool/hot tub.
6. Only proper swimming attire is permitted in the pool, hot tub, and shower area. **NO NUDITY!**
7. Swimmers must not use bobby pins or hairpins while in the pool for they will cause non-removable stains and cause damage to the pumps and filters.
8. Persons with long hair must wear a bathing cap or tie it up.
9. Alcoholic beverages and any glass containers are not permitted in or around the pool.
10. No suntan oil or other skin preparations are to be used prior to entering the pool or hot tub.
11. Swimming suits, wet or dry, are not to be worn in the Rec. Hall. The only exception is using the rest room facilities.
12. No diving, running, jumping, dunking, splashing, "horseplay", fighting, having sexual relations or dangerous conduct is permitted at any time. Noisy and/or rowdy behavior is prohibited in the pool/hot tub area.
13. Rafts are not permitted in the pool.
14. Radio, tape players, or other such electrical items may not be used in the pool area.
15. No pets in or around the pool area.
16. An adult tenant must accompany children under the age of 18.
17. The Landlord assumes no responsibility for accidents or injuries resulting from the use of the pool facilities or for articles lost, damaged or stolen.
18. Children using diapers must wear swimming diapers. **NO EXCEPTIONS.**
19. Tenants must be present at the pools with their guests.

## SECTION 7 - PLAYGROUND RULES

1. The playground is for the use of tenants and their children and guests ONLY. All children must be able to follow the parks rules in a safe manner or be accompanied with an adult while using the playground facilities if too young to do so.
2. Tenant is expected to see that the facility is kept neat and clean. Rowdy and/or noisy behavior is prohibited.
3. Any damage caused by the tenant and/or guests of tenant to the playground equipment will be repaired at the tenant's expense.

## SECTION 8 – GUESTS

1. Guest and visitors shall be the sole responsibility of the tenant inviting the guest, and each guest shall be subject to the same rules and regulations as the tenant. The definition of a guest is a person staying overnight or who spends the day.
2. The adult tenant the guest(s) are visiting should always accompany guests/visitors when using the Village facilities. Tenant(s) is responsible for their guest.

## SECTION 9 – VEHICLES

### **No parking is allowed on any streets, sidewalks, or rocks (See section 9a)**

1. Except for minor repairs, any repairing of automobiles, trailers, boats, and other similar equipment/vehicles is not permitted anywhere in the Village. No engine or transmission overhauling or removal. No automobile body work is allowed to be done on the lot site. No automotive work extending beyond 8 hours is permitted.
2. Vehicles must be operated in a safe, courteous and cautious manner at all times. Tenant(s)/guests must observe the posted speed limit and any traffic signs in the Village. Pedestrians, electric carts, and bicycles have the right of way. No motorized vehicle maybe operated in the Village by any unlicensed person. All vehicles must be properly licensed and insured according to state law. There are children and elderly in the Village that must be considered for safety. Violators will be subject to revocation of driving privileges in the Village.
3. Motorized mini-bikes or powered skateboards are not permitted to be driven in the Village. Motorcycles must be licensed according to state requirements and permitted as long as they are not noisy and/or loud and must be parked in the driveway or under the carport. Absolutely no ATC's, ATV's, dirt bikes, go-carts, or similar recreation vehicles of any kind allowed to be operated within the Village. Management will prohibit any loud and/or noisy vehicle within the Village area.
4. Park speed limit is 15 MPH. All stop signs will be obeyed. Violations of these rules as well as unsafe driving will put tenant's driving privileges in jeopardy and will lose right to drive in the Village.

## SECTION 9A - PARKING

1. Parking space has been provided for conventional well-kept vehicles at each lot. Parking is only permitted on the driveway. **NO PARKING ON ANY STREETS, SIDEWALKS, OR ROCKS.** Exception is temporary loading and unloading. Street parking on streets is forbidden for it restricts the passage of emergency vehicles.
2. No parking directly across from any driveway.
3. Parking of motor homes, large trucks, buses, travel trailers, boats, camper toppers, RV's and any inoperable or unlicensed vehicle is not permitted in tenant's driveway or within the Village (unless in the Village's storage area).
4. Guest parking is available in designated "Visitors" parking areas. Guest may park in tenant's driveway only if it does not block the sidewalk.
5. Visitor parking is not temporary storage for tenant's extra vehicles and is considered a parking violation.
6. **Failure to comply with set parking rules will result in the following consequences:**
  - a. **1<sup>st</sup> Time – Written Warning**
  - b. **2<sup>nd</sup> Time - Vehicle towed at violator's expense and risk (\$50 for towing fee plus storage fee when tow truck comes out, regardless of actual towing occurs).**

*Warnings will be given to the residents of the homes, not to the drivers of the cars (unless in Visitors Parking). Also, if there is a car parked in front your home that does not belong to you, please report it to Management immediately.*

## SECTION 10 - PET POLICY

1. Tenants are allowed to have pets as long as tenant takes responsibility for the pet and ensures that the pet does not become a nuisance.
2. Tenants are allowed either 2 small-breed dogs/cats or 1 medium-size dog. The following breeds are prohibited in this Village: Pit Bull, Doberman Pinscher, Rottweiler, Chow, Great Danes.
3. Tenant will clean up immediately after the pet defecates.
4. Management must approve any pet prior to purchase of home and if current resident plans to adopt/buy a pet to ensure pet is in compliance with the rules.
5. All pets are required to be kept on a leash when outside the home.
6. Pets are not to be left unattended outside the home or enclosed area.

7. Pets are not permitted inside the clubhouse, recreation areas, playgrounds, or pool areas.
8. Excessive barking, growling, snarling, crying, howling, and other such noises which disturb other tenants will not be tolerated.
9. Pets are not allowed on another tenant's lot without proper permission. Do not let the pet use other tenant's flowers, plants, and yard as a bathroom.
10. Tenants are responsible for the pet's actions at all time. Any damages caused by pets will be billed to pet owner. Failure to maintain control of the pet is grounds for revoking tenant's right to keep a pet.
11. Tenant is held responsible for complying with all state and county laws covering pet ownership.
12. Animal control will be called to remove any pet found roaming loose in the Village.
13. No type of animal shelter is permitted on the lot.

## **SECTION 11 - ARIZONA REVISED STATUES PROVISIONS**

1. The current Arizona Revised Statues, Title 33, Chapter 11 and other selected citations, known as the "Arizona Mobile Home Parks Residential Landlord and Tenant Act", is by this reference made a part of these rules and regulations as set forth in full at this place. Should a contradiction arise within these rules and regulations and the Arizona Mobile Home Parks Residential Landlord and Tenant
2. Act provisions, the latter shall apply.

## **SECTION 12 - WRITTEN APPROVAL**

1. All references in these rules and regulations, which refer to consent, approval, permission and authorization of the Village, shall mean prior written approval by the Village management, before taking action.

## **SECTION 13 - VILLAGE OFFICE, COMPLAINTS AND NOTIFICATION OF ABSENCE**

1. Business hours for the Village office are 8-4 Monday thru Friday (520) 459-1690. Office is closed all weekends and official holidays. Do not call management after business hours except for emergencies.
2. Management will adhere to an open-door policy. Concerns should be addressed to the manager. Complaints must be in writing and signed.
3. Tenant shall provide management with prior written notification of any absence from the Village extending longer than 2 weeks.
4. The Village Voice monthly newsletter does not speak for the management.

## SECTION 14 – SALE OF HOME/ REMOVAL OF HOME

1. The Village requires a sixty (60) day formal written notice of any home removal (email or text will not be accepted). The Village owner reserves the right to purchase the home for the contracted amount within ten (10) business days of notification of notice to removal.
2. The Village does not allow owner carry loans on homes. Home must be either title transfer, financed, or cash sale to transfer ownership.
3. Any mobile home owner who decides to sell their home must first provide the Village Owner with written notification of their intention to sell. Village residents are permitted to sell their home or transfer title thereto, and are permitted to display a 'For Sale' sign that is no larger than 2 feet x 2 feet. No other sign may be displayed on the property. The message on the sign shall be limited to 'For Sale' 'By Owner' or contain the name and telephone number of the Real Estate Broker. No other messages shall be permitted. The sign may not contain wording relating to the purchase price.
4. Any person making a purchase offer must complete an Application for Tenancy and be approved by SVMHV prior to the sale of the mobile home. The purchaser or new owner of the mobile home must qualify as a Tenant under Village Rules and Regulations.
5. If the mobile home is to remain on the pad, the Village owner must first approve the prospective buyer and go over the Rules and Regulations with the new Tenant. If this procedure is not followed, the mobile home must be removed from the Village when sold and the mobile owner must clear the lot of all debris at their expense. No person shall have an ownership interest in more than two (2) units in the Village. For the purpose of this rule, the spouse of a homeowner shall also be considered the homeowner.
6. Prior to the closing sale of your home SVMHV *must* be contacted in order to conduct an inspection of your lot and home to ensure it meets the standards of the Village. The sale of the home is dependent upon approval of the new tenant and the condition of the lot. It is the sole responsibility of the mobile owner(s) to abide by the rules and regulations and maintain the property.
7. Site must be inspected by the Village before and after moving of home. Someone from the Village must be present while home is being moved.

## SECTION 15 - LOSS AND DAMAGE

The Village Owner shall not be responsible for any loss or damage caused by accident, fire, theft or any other cause. The Village Owner shall not be liable for any accident or injury to any person or property through such person's use of the Village. Tenants and their guests use the Village facilities at their own risk and assume liability for any physical damage or personal injury incurred as a result of such use. In the event of fire or other damage or destruction of the property, the Tenant shall be responsible for removing all debris from his property and or replacing the damaged property within thirty (30) days. During such time, the Tenant shall still be responsible for paying and all rent and other charges.

## SECTION 16 - NOTICE OF EVICTION

1. The Village owner may evict a Tenant for any of the following:
  - a. Non-payment of rent;
  - b. Conviction of a federal or state law or local ordinance, which violation may be deemed by the Village Owner to be detrimental to the health, safety or welfare of other residents of the Village;
  - c. Violation of any Village Rule or Regulation, or the Rental Agreement;
  - d. A change in the zoning or use of land comprising the Village, or any portion thereof;
  - e. Failure of the purchaser of a mobile home situated in the Village to be qualified and obtain the approval to become a Tenant of the Village, such approval being required by the Rules and Regulations herein.
  - f. Any act which endangers the life, health, safety, property or quiet enjoyment of the Village or its occupants is in violation of these Rules and Regulations, and shall be grounds for eviction under Westbank First Nations Law.
  - g. Failure to comply with the provisions of the Mobile Home Rules and Regulations shall be grounds for eviction.
  - h. Any notice (1<sup>st</sup> Notice) sent for rule violations must be cured by date specified on the notice. Anytime a 2<sup>nd</sup> Notice has to be sent for violation could result in a fine and/or notice to cure or quit.

## SECTION 17 - MISCELLANEOUS

1. The Village Association (VA) exists to help the tenants have a more pleasant stay by providing social activities. All tenants are invited to attend any and all activities available including the monthly VA meeting held on the second Tuesday of each month at 2:00 PM in the REC Hall.
2. Rent is due the first day of each month. After the 6<sup>th</sup> day of the month, rent is considered late and a \$25.00 late charge is added. Thereafter, an additional \$5.00 late charge will be added on a daily bases until rent is paid.

733 S. Deer Creek Lane  
Sierra Vista, AZ 85635



(520) 459-1690  
1-800-955-7606  
(520) 459-4642 Fax

**These Rules and Regulations may be amended at any given time. Tenants are responsible to check in with Management on a bi-annual basis to see if any amendments have been made to the Village Rules and Regulations. The Village Owner reserves the right to set policy for any situations not covered by these Rules and Regulations.**

I/We hereby acknowledge that I/We have read the Rules and Regulations of the Park and agree to abide by them. I hereby acknowledge that it is my/our responsibility as a Tenant residing in the Village to inquire about any changes to the Rules and Regulations.

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Tenant (Name Print)

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Tenant (Name Print)

---

Tenant (Signature)

---

Tenant (Signature)

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Property Manager

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Date Signed