

SOUTHERN OAKS MOBILE HOME COMMUNITY, INC.
RULES AND REGULATIONS
Effective January 1, 2022

FOREWORD

Welcome to Southern Oaks Mobile Home Community. It is the intention of the Management of Southern Oaks Mobile Home Community, Inc. to conduct business in such a manner that all Residents may obtain maximum comfort, privacy, safety, and recreational enjoyment while they are Residents of Southern Oaks Mobile Home Community. It is our wish that business is conducted in an orderly manner, and that living in the Community is as free of disturbances as possible. Our goal is to have one of the finest Mobile Home Communities in the area.

REFERENCE

These Rules and Regulations form a part of the Lease Agreement signed by the Resident of Southern Oaks Mobile Home Community, Inc. For the purpose of drafting these Rules and Regulations, the Lessee and other occupants of the Lessee's mobile home will be referred to as "Resident." The Management of Southern Oaks Mobile Home Community, Inc. will be referred to as "Management," and Southern Oaks Mobile Home Community, Inc. will be referred to as "Community." Applicant is defined as all adults living in the Mobile Home, including any and all persons held responsible to Management.

POLICY

The following Rules and Regulations are enforced, without prejudice or favoritism. Management reserves the right to terminate the tenancy of any Resident for disregard of any portion of these Rules and Regulations. If you feel that these Rules and Regulations are too strict, you should not consider becoming a Resident of this Community.

All approvals or exceptions to these Rules and Regulations as stated in this text **MUST** be in writing and signed by Management. Exceptions to these Rules and Regulations if any will not affect any other part of these Rules and Regulations or the Lease Agreement between Resident and Management.

No application will be processed until Management is in receipt of (1) a 100% completed application, (2) a signed waiver allowing us to run a credit report and criminal records report, and (3) a non-refundable application fee to run the foregoing reports for each primary Applicant. **Any derogatory information contained in the credit report or criminal records report may result in refusal to lease to the applicant.**

The Application Fee shall include \$24.00 for a single credit report, \$36.00 for a joint (if married) credit report, \$48.00 for a joint (if not married) credit report, and \$10.00 for criminal records search individual.

Upon notice of acceptance of application, Resident will immediately provide a copy of their Mobile Home title, copy of all mortgage documents, proof of insurance (as described in the Insurance Paragraph below), and funding for Security Deposit and Maintenance and Repair Account.

Management **MUST BE IN RECEIPT OF ALL ABOVE DOCUMENTS PRIOR TO SIGNING NEW LEASE.**

Failure to produce all requested information to Management in a timely fashion will preclude Applicant from signing a new Lease Agreement and occupying a lot in the Community.

Residents shall, at Resident's sole cost and expense, comply with and observe all of the requirements of all parish, parochial, municipal, federal, and other applicable governmental authorities now in force, or which may hereafter be in force pertaining to Residents' Mobile home and the lot on which it is situated.

Management holds the highest respect for its Residents. We expect them to act accordingly with regard to drinking, excessive noise, and the use of profanity. Residents will be held responsible for the conduct of their children and visitors. If it is necessary for the police to be called to your residence, the complaint will be evaluated by Management. Depending on the circumstances, this could be grounds for immediate removal/eviction from the Community.

Management and Community personnel will not be held responsible for damages to person or property, but will endeavor to make the Community as safe as possible. In view of this, the following rules apply:

a) The Community speed limit of 15 miles per hour (or as posted) shall be observed at all times. Only licensed persons are allowed to drive in the Community. Drivers are asked to use their brakes instead of their horns whenever possible. Motor-bikes and motorcycles must observe the speed limits and are only to be used for normal transportation. Racing, joyriding and the riding of mopeds, motorized scooters, motorized mini-bikes, go-carts, or anything similar is not permitted in the Community. Adults and children must play in their yards, not in the street.

b) Rubbish and storage must be kept from beneath mobile homes, as it is unsightly and a fire hazard.

c) No peddling, soliciting or operating of commercial enterprise is allowed in the Community.

Bonfires are prohibited. (By local and state laws and these Rules and Regulations)

Swimming Pools/Trampolines are prohibited. (By Management and the Insurance carrier)

RENTAL PAYMENTS

Rents are due and payable on the first (1st) day of each month in accordance with the Lease Agreement. **Being aware of these rules, management is not responsible for calling to remind you of late fees. If your payment is being made any time after 5:00 pm on the 3rd of the month, automatically add your late fees in. Do not leave a check or money order without the fees added. If you do, your rent will not be considered paid on such date it will be considered when all late fees have been added. Additional late fees will apply.**

All payments made in consideration of the Lease Agreement shall be made payable to Southern Oaks Mobile Home Community, Inc.

Monthly rent is to be paid by check or money order. Cash is prohibited.

Payment shall be made at the Mobile Home Community office.

In the event a payment shall be due on Saturday, Sunday or legal holiday, payment shall be made on the following regular business day.

Failure to make payments within three (3) days of the due date shall constitute a breach of this Lease Agreement.

A \$35.00 penalty will be assessed for rent paid after the 3rd day of the month with payment due immediately after assessment. An addition daily charge of \$3.00 per day will be assessed for each day that the monthly rent remains unpaid.

Your late fee will be doubled to \$70.00 per occurrence and \$6.00 per day, if your rent is late two or more times in a year.

A \$35.00 fee will be charged for NSF checks with said penalty due upon redemption of said NSF check. Upon receipt of more than one NSF check from Lessee, Lessor reserves the right to only accept payments from Lessee by money order.

Any rent or portion of rent due 30 days after due date will result in immediate filing of the eviction process with the proper governmental authorities.

SECURITY DEPOSIT

Security Deposit, equal to one month's rent and the Application Fee is due at the time the Application is presented to Management. Security Deposit shall be refunded in full less a \$20.00 processing fee should the Application be denied.

MAINTENANCE AND REPAIR ACCOUNT

Each Applicant shall upon acceptance of Application by Management present a check or money order in the amount of \$100.00 to fund His/Her Maintenance and Repair Account. This account will be held by Management in a non-interest bearing bank account and debited by Management only if necessary to perform general maintenance, repair, or gardening as outlined throughout these Rules and Regulations.

Should the balance of the maintenance account drop below the designated amount at any given time Resident is required to deposit the appropriate amount to restore the original balance with Management within 30 days of notice.

Resident will receive written notice from Management prior to withdrawal of any kind from the Resident's Maintenance and Repair Account. The funds held in the Maintenance and Repair Account are refundable within thirty days of move out, provided that the account has been kept current and there are no charges currently assessed against it.

INSURANCE

All Residents shall carry liability insurance in the minimum amount of \$100,000.00. Southern Oaks Mobile Home Community, Inc. is to be named an additional insured. Management is to be notified by issuing insurance company of any changes to or cancellation of the liability policy noted above. (Most Home Owners insurance will provide this service for a nominal fee.)

THE MOBILE HOME

1. All Residents must give Management 72 hours notice PRIOR to delivery of their Mobile home. Mobile homes may be delivered and placed on a Community lot between the hours of 8:30 AM and 4:00 PM only. Mobile home must be placed on the Community lot under the direction of the Management or attendant in charge. Mobile homes may not be moved on Saturday, Sunday or Holidays.

2. Mobile homes moving into the Community will be a minimum size of Eighty (80) feet in length by Fourteen (14) feet in width, unless otherwise approved by Management.

3. Mobile homes requesting occupancy in the Community that are more than five (5) years old must be inspected and approved by Management prior to signing of Lease Agreement and entering the Community.

4. Residents must maintain their mobile homes to be attractive in appearance and in good repair at all times. Deferred maintenance will be addressed by Management and charged to the Resident's Maintenance and Repair Account after due notice. This includes but is not limited to changing out skirting and /or siding if management deems necessary

5. Mobile homes must be placed at a level above the ground that conforms to other homes in the Community and to Management's approval.

6. Mobile homes must have built in overhead straps secured to the main frame before being accepted in Community.

7. Homes must be blocked under the main frame with no more than ten (10) feet between blocks. Front and rear of the home must not extend more than five (5) feet beyond end blocks. Open-celled cinder blocks resting on a steel reinforced concrete pad (minimum size 16" x 16" x 4") and shimmed to the main frame with hardwood shims are acceptable. Any alternates must have the approval of Management.

8. The main frame of the mobile home must be tied to the ground anchors. Minimum standards for ground anchors will be screw augers made of not less than a 5/8" steel rod with a welded eye on one end and not less than six (6) inch auger cups on the other end; these augers will be hot-dipped galvanized or otherwise protected against corrosion. Anchors must penetrate the ground a minimum of three (3) feet. The minimum number of anchors will be as follows:

Mobile Home Length:	70 - 75 feet = 6 each side
	More than 75 feet = 7 each side

Before anchors are installed, anchor locations must be approved by Management to avoid the possibility of interference with underground utilities.

The above requirements are minimum requirements. All installations must comply with the most restrictive of the above requirements or that required by municipal, state, or national codes.

Mobile homes must be properly tied down upon installation in the Community. A penalty of \$20.00 per month will be assessed on those homes not properly tied down within 30 days with said penalty due immediately after assessment.

9. All installation procedures and the finished product must be satisfactory to Management and must be maintained in condition satisfactory to Management.

10. Being a new development, ground settlement shall be expected. Resident acknowledges notice of and accepts responsibility for any damages, repair work or leveling of Mobile Home resulting from ground settlement.

11. Porches and steps should be aluminum, steel reinforced concrete, or wood. Porches ***must be*** skirted with same material used on mobile home to match. Detailed plans must be submitted to Management and approved in writing before installation is permitted.

12. Window air conditioners are prohibited.

13. Awnings are allowed, however, they must be factory manufactured of aluminum. They must be installed so that they are attached to the mobile home and do not extend past the front of the mobile home. They must not be closer than ten (10) feet to an adjacent home site. Awning and installation must be satisfactory to Management. Other construction materials may be approved by Management if appropriate.

14. Residents may display site numbers on the front of the mobile home. Numbers will be at least 3" in size, made of brass and will be plainly visible from the street. Numbers must be attractive and satisfactory to Management.

15. Mobile homes must be skirted using some type of thirty (30) year baked aluminum or vinyl. Skirting is to be installed as per factory specifications and shall cover the tongue, porches and other additions if any. Material and plan of construction must be approved by Management prior to purchase and installation. Residents will have skirting completely installed within thirty (30) days of move in date. Management approved tie downs are also required on all storage buildings. A penalty of \$50.00 per month will be assessed on those homes and/or storage buildings not properly tied down within the allotted time, with said penalty due immediately after assessment. No more than two (2) penalties will be allowed. Residents will maintain skirting in condition acceptable to Management. Any Resident not providing the required document to Management may be required to remove the unapproved construction within thirty (30) days of Management's written request. Failure to comply within 30 days will put Resident in default of the lease agreement.

16. Residents must keep the mobile home undercarriage (wheels, tires, axles, springs, etc.) intact and attached to the mobile home and in operable condition.

17. For safety reasons no butane, butane bottles, propane or kerosene or gas of any kind is allowed on premises

18. All utilities are to be installed by a licensed electrician or plumber. All water, electric and phone lines are to be installed at least two (2) feet underground.

MOVING

1. No mobile home is allowed to move into or out of the Community unless seventy (72) hour notice has been given to Management during regular office hours as stated in these rules.

2. Resident shall request and is responsible to assure that Management receives all appropriate documentation before Resident is allowed on Community Property. Mobile Home Mover/Installer must have his/her insurance carrier fax and mail certificates of Workers Compensation and General Liability Insurance to the Community office or its representative. Certificates of insurance must be received 24 hours prior to move in date before the mover/installer will be permitted on the Community property.

3. Mobile homes may be moved into or out of the Community only between the hours of 8:30 a.m. and 4:00 p.m. on Monday through Friday except for legal holidays. Anyone violating this regulation will automatically forfeit all deposits.

4. A representative of Management must be present at all times when mobile homes are being moved into or out of the Community and when utilities are being connected or disconnected.
5. When a mobile home is moved out of the Community, the home site must be left clean of trash and debris or the Maintenance and Repair Account will be forfeited.
6. Care shall be taken when moving out to avoid damaging property belonging to the Community. This includes, but is not limited to, landscaping and utility connections. In the event of any damage, the Maintenance and Repair Account will be forfeited. Damages over and above this amount will be deducted from the security deposit or charged directly to the Resident if necessary.
7. Mobile homes will not be allowed to move out of the Community until all monetary consideration or other obligations required by the Lease Agreement or these Rules and Regulations have been satisfied. Residents will obtain permission from Management to move mobile homes out of the Community. Residents moving out of the Community will instruct movers/installers not to disconnect any utilities, remove any tie downs, or in any way attempt to move or disconnect mobile homes until they have checked with Community Management or one of its representatives is present.
8. Resident must advise Management thirty (30) days prior to move out date as stated in the Lease Agreement, and leave a forwarding address in order to receive security deposit refund.

OCCUPANCY

1. Mobile home sites are rented for placing a mobile home for use as a single family dwelling only and may not be used for commercial or any purpose other than strictly residential.
2. Mobile homes may not be occupied by more than one family unit on a permanent basis.
3. **Guests or visitors are not allowed to remain for an extended period of time, which shall be defined as a period of seven (7) or more during any period of thirty (30) days of the Lease term.**
4. Roomers are not allowed in mobile homes.
5. Renting or Subletting of mobile homes is prohibited.
6. Any new person moving into mobile home (ex. new spouse) must be reported immediately and a criminal record check is required. **Any derogatory information contained in the new person's criminal record report may result in the new person not being permitted in the Community.** Failure to report new persons may result in eviction.

HOME SITES MAINTENANCE AND LANDSCAPING

1. Home sites will be maintained by Residents in a neat, clean and attractive condition at all times. The decision as to whether or not a Resident is maintaining his home site in satisfactory condition will be made by Management and Management's decision in this matter will be final.
2. Lawns must be neatly kept, and grass must be cut weekly during peak months. (This includes cutting the ditches if any and trimming around everything). If Management believes it necessary for Community personnel to cut grass, a charge of \$50.00 will be assessed to the Residents Maintenance and Repair Account. Resident will have 30 days to replenish the account to the required original balance. If Management believes it necessary to clean up a tenant's yard, an additional charge will be assessed.

Management and Community personnel will not be responsible for any damage done to a tenant's mobile home, skirting, storage shed, or any other property of tenant. The planting of any tree or shrub must be approved by Management in writing.

3. Additional landscaping and planting of shrubs are allowed. The Manager must be consulted as to location to prevent interference with Community utilities and assure fulfillment of Comprehensive Community design. All plants and shrubs become the property of the Community upon move out.

4. Vegetable gardens are prohibited.

5. Fences of any type or construction are prohibited.

6. Clothes lines of any type or construction are prohibited.

7. Utility buildings are allowed. However, they will not be larger than 12' by 12' in dimension and must be satisfactory to Management. They must be placed to the rear of the home site and not closer than ten (10) feet from an adjacent site. Concrete slabs for placing utility buildings are prohibited. Location must be approved by Management prior to installation. All utility buildings must be anchored to Management's satisfaction.

8. Lawn furniture is permitted, however, only factory manufactured furniture specifically designed for outside use is allowed. Type and condition of lawn furniture must be satisfactory to Management.

9. If the home site lawn should become damaged from the operation of any vehicle, trailers or otherwise, the Resident will promptly repair the damage at the Resident's expense. Ruts or mud and water holes will not be allowed to remain. If ruts are caused **due to parking in yard (prohibited)** all or a portion of deposits may be kept to refill lot. If Residents fail to make such repairs promptly, Management will make repairs and charge the Resident's Maintenance and Repair Account for the cost of doing same.

10. Management from time to time may enter upon the home site and even on top of the mobile home to trim and cut trees and shrubs which grow on the home site. In the event Management enters upon the home site or on top of the mobile home, Residents will hold Community harmless and not take action against Community or Management as a result of such entry.

11. Residents shall take all steps necessary to protect their mobile home and other property from termites and other insects. Residents will hold Community harmless and not take action against Community or Management as a result of any damage caused by termites or any other insects to Resident's mobile home or other property.

UTILITIES

1. Residents will provide all necessary connections and labor to connect his mobile home to the utility outlets provided on the home site. Licensed plumbers and electricians must be used. Any and all permits necessary for the performance of this work shall be obtained from the proper authority and a copy provided to Management before commencement of this work will be allowed. Electrical service line from the meter pan to the main service entrance of the mobile home must be installed at least twenty-four (24) inches below the surface of the ground. Only one (1) service line will be installed from the electrical meter pan to the service entrance of mobile home. All accessories requiring electrical service, excluding air conditioning, will be served from the main distribution panel of the mobile home, and not directly from the meter pan. Electrical connection must be made by a licensed electrician, and all work and material will conform to all codes and regulations of the power company and any other governing body having jurisdiction in the area.

Materials used in the installation of all utility hookups must be satisfactory to Management. Utility hookups must be maintained by Residents in good condition and may be inspected by Management at any time.

2. Home sites are provided with individual electrical meter pans. Residents may order electric service from Entergy. Residents must make their own arrangements and are responsible for any and all charges made by and payable to Entergy.

3. Home sites are provided with individual water meter boxes. Residents may order water service from Belle Chasse Waterworks. Residents must make their own arrangements and are responsible for any and all charges made by and payable to the local water company.

4. No Gas connections of any kind are allowed in Community.

5. Sewerage is available to each site. Sewer maintenance fees as approved by the Louisiana Public Service Commission will be charged on the Resident's water bill.

6. Any other charges for public services provided to Residents, which may be charged by the governing authority providing the service, will be charged to Residents on their water bill.

7. Residents may order telephone service from Bell South. Residents must make their own arrangements and are responsible for any and all charges.

VEHICLES, TRAFFIC AND TRAILERS

1. The speed limit in and around the Community is 15 miles per hour (or as posted). If you are reported speeding you will be given one warning if it occurs again you will be asked to move. The safety of children is our highest concern.

2. Loud or annoying mufflers or vehicles without mufflers are prohibited in the Community.

3. ONLY vehicles licensed to be operated on public highways may be operated in the Community, and then may ONLY be operated by persons licensed to operate the same vehicle on a public highway. Unlicensed vehicles, such as trail-bikes, mini-bikes, go-carts, dune-buggies, scooters, side-by-sides, 4-wheelers, or any other type of recreational vehicle are not allowed and will not be operated in the Community or on any other properties belonging to the owners of the Community.

4. Vehicles may be operated on paved streets only.

5. Two car off street parking is provided to each home site. Therefore, Residents' vehicles will not remain parked on the streets. If any additional parking is required, permission must be obtained from Management. Violation of the Rules and Regulations will result in Management having these vehicles removed at the owner's expense. Parking in the yard is prohibited.

6. Trucks more than one (1) ton capacity are not allowed on the home site or on the street. Trucks more than one (1) ton capacity will not be allowed except on a temporary basis for purposes such as making a delivery. The Community is not designed to accommodate motor homes, large trucks, boats or buses; parking of these items is prohibited.

7. Boat trailers carrying boats eighteen (18) feet in length or less, which belong to the Residents may be stored on site. Boat trailers must be kept as inconspicuous as possible and no nearer to the street than the front of the mobile home. Residents are reminded of the provisions of the section on Home Site Maintenance regarding repair of lawn damage.

8. Inoperative vehicles will not be allowed to remain in the Community for more than one (1) week.

9. All vehicle repairs other than emergencies (flat tires, etc.) are prohibited. Changing oil and painting vehicles in the Community are also prohibited. Vehicles leaking oil or gas must be promptly repaired and the area cleaned by Residents. Vehicles not being used or that are inoperable must be moved and stored elsewhere. If necessary, Management will notify Resident in writing concerning the removal of a vehicle or the cleaning of the parking spot. Any Resident not complying with written request within 48 hours will be charge a daily fee of \$4.00 per day until the situation is rectified.

GARBAGE AND TRASH

1. The Belle Chasse Department of Solid Waste is in charge of collecting garbage. Garbage may only be placed in a garbage container provided by the parish. The maintenance of the assigned garbage container is the Resident's responsibility. Any and all fees charged to the Resident for damage, loss of an assigned garbage container, or any other fee is the responsibility of the Resident.

2. Collecting or placing garbage out for collection in plastic bags, boxes or other unapproved containers is prohibited.

3. Residents will not allow garbage to remain in containers for extended periods of time or allow containers to produce odors offensive to other Residents.

4. Garbage is collected twice weekly by the Parish. Containers will not be placed on the street for collecting until the morning the garbage is to be collected and will be removed to the rear of the mobile home no later than 6:00 p.m. on the day of the collection. Any "spilled" trash shall be picked up and removed immediately.

5. When garbage containers are not out for collection, they must be kept to the rear of the mobile home in as inconspicuous a place as possible. Location must be satisfactory to Management.

6. Residents will not allow trash or debris to accumulate on the home site. Residents are responsible for the removal and disposal of any and all trash and debris.

7. Residents will not dispose of any trash or debris on any of the property of the Community or on any other property owned by the Community.

8. It is the Residents' responsibility to have proper, parish-required garbage can.

SOLICITING, PEDDLING AND ADVERTISING

1. Commercial peddling or soliciting will not be allowed in the Community by Residents or outsiders. Residents should report infractions to Management.

2. No private business activity of any nature will be permitted in the Community by any Resident.

3. Sales of any nature (rummage sales, garage sales, etc.) are not allowed.

4. "For Sale" signs or any other types of advertising are not allowed on vehicles, home sites or mobile

homes unless approved by Management.

ANTENNAS & RADIOS

1. Conventional outside TV antennas are allowed. They must be attached to the mobile home and located at least twenty-five (25) feet from the front of the mobile home. They must not be higher than fifteen (15) feet from the top of the mobile home.
2. No other antennas may be erected on the home site. Communication radios such as C.B. stations, short wave, ham radios, or any other similar communication devices requiring outside antennas are not allowed.

CHILDREN

1. Children less than twelve (12) years of age will not be allowed outside of the mobile homes after dark unless they are accompanied by a parent.
2. Residents will not leave their children in the Community unattended, regardless of whether or not they remain inside the mobile home.
3. All minor children of Residents must observe curfew regulations of State and local governing bodies and are not allowed in the Community outside of the mobile homes after curfew hours.
4. Children are not allowed to play or leave toys on the home site of other Residents unless they have permission from the Resident. All toys must be stored away by the end of each day.
5. Children shall not play in the streets, nor are they allowed to leave toys or bicycles in the streets. Toys left in the street will be removed by Management.

PETS

1. The only pets allowed are strictly domesticated house pets, **SMALL ANIMALS ONLY**.
2. Pets must be kept inside the mobile home except when on a leash and attended by the owner. No pets are allowed outside of the mobile home after dark. **Pets cannot be on a leash and anchored to the ground** unattended. **DO NOT** open door to allow pets to fun freely to do their business. **MUST BE LEASHED** at all time when outside.
3. If pets are found roaming the Community unattended, Management will call Animal Control. Animals will be picked up at the owner's expense. Please do not complain.
4. All droppings must be removed by the owner at first recognition.
5. Noisy or unruly pets or those that cause complaints will not be allowed to remain.
6. No pet houses or pens of any type will be allowed on the home site.
7. Residents are not allowed to leave pets inside of mobile homes alone for any period of time longer than eight (8) hours.
8. Residents must make sure that any guest bringing a pet into the Community is aware of the rules concerning pets and abides by them.

9. Residents must submit a photo of their pet and copy of documentation of pet's annual shots to Management. Documentation of annual shots to be provided to Management each and every year.

10. Pet must have dog tags on collar at all times.

VACATIONS

1. When Residents leave for vacation or for any extended period of time, they are required to leave a forwarding address, phone number where they can be reached, or travel plans with Management so they can be located in case of an emergency.

2. Residents will make arrangements for someone to care for their home site while they are away. If lawns are left unattended, Management will be forced to clean the property, cut the grass, etc. at the Residents expense.

3. Residents will check mobile homes carefully prior to leaving to ensure there are no water leaks or anything potentially damaging to the mobile home while the Resident is absent.

RESPONSIBILITY

1. Neither Management nor owners of Southern Oaks Mobile Home Community, Inc. will be responsible for loss or damage caused by accident, fire, theft, ground settlement or act of God to any Person, mobile home or personal property belonging to Residents or their guests within the Community.

2. Residents are financially responsible to Management for any abuse or damage to Community property caused by the members of their family, their guests, or their pets. Action will be taken against anyone defacing or damaging Community property in anyway.

3. Residents are financially responsible to other Residents for abuse or damage to Community property caused by the members of their family, their guests or their pets.

4. Residents will purchase comprehensive personal liability insurance in the minimum amount of \$100,000.00. Residents will provide Management with evidence of this insurance in form of a certificate of insurance. Community shall be named additional insured on this policy including notice of cancellation.

5. If, in the event of a fire or other accidental occurrence in the Community, when lessees' mobile home is unattended, it should become necessary to enter the Lessee's home, whether forcibly or not, Lessee will hold Community harmless and not take action against Community or Management as a result of such entry.

6. In so far as the Lease Agreement is concerned, any infraction of the Rules and Regulations by a member of the Resident's family or one of his guests will be considered the same as if the rule infraction had been made by the Resident himself.

7. If the Community is threatened by severe weather conditions such as but not limited to, tornado warnings, hurricane warnings, severe thunder storm warnings, etc., Residents are responsible for seeing that awnings, utility buildings, lawn furniture, or any other object on the home site which may be blown away and may cause damage to personal or Community property, or to human life are properly secured and picked up and removed from weather. All T.V. antennas must be lowered as close as possible to the top of the mobile home during these conditions.

DISTURBANCES AND COMPLAINTS

1. General Rule: Any activity of the Resident, which is offensive or disturbing to other Residents of the Community, will not be allowed.
2. Specifically: excessive noise from within or without the mobile home; loud music; profanity; quarreling; public drunkenness; neighborhood disputes; domestic disputes; fighting; disturbance caused by pets, etc. are prohibited within the Community.
3. Discharges of fire arms, use of air rifles, pistols, B.B. guns, pellet guns, paint ball guns, use of sling shots or bow and arrows and use of fireworks of any type are not permitted in the Community or surrounding areas.
4. Complaints must be made in writing and must be signed. Unsigned complaints will be disregarded. Report only reasonable complaints or infractions of the Rules and Regulations. Management will endeavor to make corrections promptly and complainants' name will be held in strict confidence. Complaints should be brought to the office in a sealed envelope. If after reading your complaint, Management feels further explanation or discussion is necessary before taking action, you will be contacted by Management.
5. If it is necessary for the Police to be called to your residence, this complaint will be evaluated by Management. Residents must comply with all local, state or federal law, including, but not limited to, the possession or use of illegal drugs. Depending on the circumstances, a violation of law or arrest can be, in the Community's sole discretion, grounds for immediate eviction from the Community.

SELLING MOBILE HOMES

1. Residents wishing to sell their mobile home should notify Management immediately. This should be done prior to entering into any agreement, verbal or written, with any sales representative or prospective purchaser. Residents must fully understand the requirements for selling their mobile home. First, Residents must confirm with Management whether or not the mobile home will be allowed to remain in the Community if sold. If the mobile home is in satisfactory condition and Management agrees to allow the home to remain if sold, any prospective purchaser must be approved as a Resident of the Community prior to the execution of any sale or agreement to sell.
2. You must bring the new owner to meet the Management for approval before you can close your sale and papers are signed. "Proof of Purchase" will be required from the new owner. This regulation MUST be complied with in advance of anyone new moving into the Mobile Home. All rents, penalties and damages due from the tenants become a lien on the mobile home and equipment, and MUST be paid before removing the Mobile Home. Mobile homes may not be vacant for more the 60 days while "For Sale."
3. If any dispute should arise concerning the sale of a mobile home, the Resident (seller) is responsible for all considerations due for as long as the mobile home remains in the Community.
4. Residents selling a mobile home must notify the purchaser that he/she cannot occupy the mobile home until he is accepted as a Resident of the Community and signs a Lease Agreement.
5. If the above regulations are not followed when selling a mobile home, the Resident selling the mobile home will be responsible for having the mobile home removed from the Community property immediately.

COMMUNITY MANAGER AND OFFICE HOURS

Office Hours
Monday-Friday
9am-5pm
504-858-6466

Emergency Calls/Texts Only After Hours

1. Your Manager (Paula Stifflemire) is an employee of the Community. These Rules and Regulations are not made by him/her; however, part of his/her duty is to see that Residents follow the Rules and Regulations. **As an employee, he/she is entitled to the same privacy and peace of mind when he/she finishes a day's work as you are. It is therefore necessary that all business be conducted to the Community office during regular business hours. A text message before or after hours is considered the same as a phone call and not to be a way around the phone calls.**
2. Residents will not contact the manager after working hours except in the event of an **emergency such as fire, broken water lines, or accident causing injury within the Community, threats of injury to residents or property within the Community.** Disturbances, complaints or minor difficulties are not considered to be emergencies, nor are family or neighborhood disputes.
3. Residents will not make complaints directly to the Community manager. Complaints must be handled as outlined in paragraph No. 4 under the section of "Disturbances and Complaints" of these Rules and Regulations.
4. Notwithstanding any of the above, the Management reserves the right to take any action necessary to insure the enforcement of the above Rules and Regulations.

These RULES AND REGULATIONS are in the best interest of Southern Oaks Mobile Home Community, Inc. and its Residents; Management will make changes as necessary to preserve these interests. We appreciate your cooperation and welcome your suggestions concerning ways to keep this a model Community.

Paula Stifflemire, Manager