

**TRAILWOOD**  
**MOBILE HOME PARK**  
**300 Holyoke Road, Butler, PA**  
www.Home2UProperties.com

*Owned and operated by*  
*Home2U Properties, LLC*  
*P.O. Box 5146*  
*New Castle, PA 16105*  
*manager@home2uproperties.com*  
*724-856-0566*

## **Park Rules and Regulations**

*Version 1.0*

Welcome to the Trailwood Mobile Home Park, a Home2U Properties, LLC community. It is our desire that you and your family enjoy living here and that you will consider our community your home.

The following Park rules and regulations are being furnished to you for the betterment of this community. Compliance with these rules and regulations is required. They are made for everyone's protection, safety, and enjoyment of the park. These rules and regulations can be viewed at any time from our website at <http://www.home2uproperties.com/index.php/trailwood-rules-and-regulations/>

You are responsible for your friends or relatives visiting the park. An Eviction notice may be served on the first notice if we feel you or your guests are endangering other people or destroying personal property whether it belongs to the park or another individual.

These rules and regulations may change at any time without notice.

- 1) Home2U Properties will not tolerate tenants, occupants, or their guests who engage in conduct that disturbs the quiet and peaceful enjoyment of the premises by other tenants. Violation will lead to eviction. Tenants, occupants, or guests who engage in criminal activity that threatens the health, safety, or right of peaceful enjoyment of the premises or anyone that is a danger to the other tenants or to the premises will be evicted. Nor will we tolerate any drug-related criminal activity on or near the premises. Home2U Properties reserves the right to refuse admittance to any non-residents if they violate these rules.
- 2) The Park Speed Limit is 5 miles per hour. This will be strictly enforced. No joy riding of motorcycles, 3-wheelers, 4-wheelers, dune buggies, mini bikes, go-karts or any other off road vehicles. Violations will not be tolerated, this is a safety issue.
- 3) The appearance of your lot, mobile home, parking area and patio is your responsibility. Each lot must be kept neat and clean. Each tenant is responsible for keeping their lot free of debris, trash, toys, etc.
  - a. Tenants are responsible for mowing their own lot. A seventy five dollar (\$75) fee will be charged if the park owner needs to mow a lot due to neglect. If you need the number for a lawn mowing service, please contact us.
  - b. Leaves are to be raked up and cleared as needed. Leaves may be placed in the designated area behind the three stall metal building at the rear of the park, but leaves only! No plastic bags or other containers are to be left behind.

- c. No combustible or hazardous materials are allowed.
  - d. You are responsible for your own trash pickup. There are multiple companies that serve the region.
  - e. Proper commercial under-skirting of your Mobile Home is required within 30 days of moving in. Further, skirting must be of a uniform color, good appearance, and installed properly. It must be maintained in an attractive manor without holes or gaps.
  - f. Mobile homes must be painted or have new siding installed as often as necessary so as not to be considered an eyesore.
  - g. Any mobile home over 20 years old must be approved by Home2U Properties annually.
  - h. Decks, stairs or stepping stone sidewalks must be of commercial grade and maintained. Cinderblocks or other materials stacked in front of the home are not allowed in place of proper decks or stairs.
  - i. Fencing is not permitted.
  - j. Political or advertising signs are not permitted.
  - k. Any planting will be considered permanent and shall not be removed without the Park owner's permission.
- 4) Vehicles, Trailers and/or Boats
- a. Vehicles are to be parked in regular parking spots that are provided with each lot, not in the street.
  - b. Major auto repairs and "junkers" are not allowed. All automobiles must be in working condition and used regularly.
  - c. Trailers and/or Boats are not to be parked in the road, or on the lot (yard), even if two vehicles are already parked there.
  - d. Loud vehicles are to be repaired with proper mufflers or whatever other equipment is required to quiet them.
  - e. Loud music is not to be played from cars.
  - f. Additional temporary guests can park in the rear of the park. The lane must be kept clear at all times, in case of emergencies. Please be courteous and do not block others.
  - g. Any violations of the above may be subject to tow at the tenant's expense.
- 5) Absolutely no pets are allowed in Trailwood Mobile Home Park.
- 6) Loud music or any other behavior that infringes on other park residents will not be tolerated. Please be considerate of your neighbors.
- 7) Parents are responsible to ensure that children do not disturb neighbors or abuse property. Not only will parents be held financially responsible for damage caused by their children to private park property, but such damage or unruly behavior may subject tenant to eviction.

- 8) Garage sales
  - a. No more than 1 per month
  - b. No more than 3 days
  - c. All sale items must be stored inside, except during the sale
  
- 9) Storage Buildings are allowed and encouraged if your personal items or equipment are going to be left outside instead. Help keep our community's curb appeal. Any storage building larger than 10'x10' must pre-approved by Home2U Properties.
  
- 10) Additional buildings or adding on rooms to your existing mobile home are only permitted with written approval from Home2U Properties and may be subject to township building permit(s).
  
- 11) You are required by to have a working smoke detector and fire alarm in your home at all times. It is your responsibility to carry insurance on your personal belongings and to have fire and other damage insurance on your home.
  
- 12) Home2U Properties is not responsible for fire, theft, or damage in any shape or form to any trailer, car or any other personal property belonging to the owners living therein, or their guest; nor will the Park be liable for any personal injuries to any persons occupying such mobile home, or being upon the park premises.
  
- 13) Subletting of mobile homes or lots is not permitted. If you are thinking of this for some reason, contact us to discuss your situation.
  
- 14) Payments, Fees and Notices
  - a. Rent is due on, or before the 1<sup>st</sup> of each month.
  - b. There will be a Late Fee Charge of \$50.00 if not paid on or before the 5<sup>th</sup> of the month. No exceptions, so please don't ask.
  - c. If payment is not received on or before the 11<sup>th</sup>, you will be evicted on the 12th.
    - i. Should this occur, all money paid or improvements made will be forfeited.
    - ii. Any expenses incurred to secure possession will be added to your account and your lot rent will not be considered paid until any and all fees have been paid.
  - d. A \$50.00 fee will be charged for returned checks (non-sufficient funds).
  - e. A minimum of 1 month notice is required before moving out of the park. If you leave without giving at least 1 full month notice, you will be charged for, and have to pay, a full month's rent after you leave.

15) When you move a mobile home in or out of Trailwood Mobile Home Park, you must first coordinate with Home2U Properties. A thirty (30) day notice must be given to Home2U Properties prior to the sale of your mobile home, removal of your mobile home, or moving in a new mobile home.

Please note that:

- a. This notice must be in writing.
- b. All movers must be insured, and Trailwood Mobile Home Park must be named as an 'additional insured' in the event damage is caused by the move.
- c. Home2U Properties must be given a copy of the moving permit
- d. The lot must be left clean of all trash, debris, or belongings.
- e. Decks and anchors are also to be removed unless prior arrangements are made with Home2U Properties.
- f. If you intend to move and you intend to sell your mobile home so it can stay in the park, contact us first. Your Trailwood lot lease is non-transferrable. Home2U Properties will only allow approved tenants to live in our community. If you do not coordinate with us, you may be responsible for the costs of moving the home, if the new owner is not approved by Home2U Properties.
- g. You will be responsible for site preparation costs associated to moving a new mobile home on to your lot.

It is our goal to maintain Trailwood Mobile Home Park in such a way as to make it a pleasure to live here. We welcome your feedback and encourage you to help make this a community.

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## **Park Rules and Regulations**

*Version 1.0*

I have read the Trailwood Mobile Home Park “*Park Rules and Regulations Version 1.0*”. I understand and agree to the terms.

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

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Email: \_\_\_\_\_

**Please sign and return to Home2U Properties with you January rent.**

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