

Oak Trace Mobile Home Community

Panda Properties, Inc

Oak Trace - Raymond, Ms

Oak Trace Rules And Covenants.

Welcome! The following are the policies of this community.

Lessees agree to the following: (Initial each line, sign and date at bottom)

1. Lease payments must be in the form of check or money.

2. A twenty-five (\$25.00) dollar bad check fee is automatically charged for all returned checks as well as accrued late charges.

3. Skirting is required and must be done within fifteen days of arrival; management must approve the type, and construction of all skirting.

~~Not Applicable~~ _____

4. All homes must be numbered on the outside with management / EOC approved numbers.

5. Temporary or permanent Cabanas, Porches, Decks, Awnings, Carports, Storage Rooms, etc are allowed but must be well built and aesthetically pleasing, and approved by management before installation.

6. Landscaping and flower gardens are encouraged, but any planting or digging must have prior approval by management due to underground utilities.

7. Residents are wholly responsible for the maintenance of their lot. Yards must be mowed and kept free of trash and debris. Management reserves the right to clean and or mow a resident's lot at the expense of the resident. (\$25.00 per hour with a one-hour min.) Written notice of needed maintenance will be given, then the resident has five days to comply.

8. Maximum Occupancy:

3 bedroom homes: at no time can the number of occupants living in home exceed 5 at any given time.
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 2 bedroom homes: at no time can the number of occupants exceed 4 at any given time.

9. Parking is allowed in designated areas only; NO more than two vehicles per Home. No boats, campers or trailers may be kept on premises. The once exception I will make is when a family has children that drive. This will be handled on a case by case situation.
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10. Vehicles that are in need of repair or that are not being used on a regular basis (left unused for fifteen days) should be stored at a different location. (Violators will be towed at owners expense if necessary)
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11. Due to safety and health concerns, No more pets will be allowed to “move into” Oak Trace. This is a change so you will see other animals at the park that were here before September 2006.
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12. To ensure everyone’s safety, please limit your speed to 10 mph.
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13. Domestic disputes, disorderly conduct, parties, loud music (if it can be heard OR FELT by someone outside your home, it is too loud) , or any other type of disturbances are prohibited.
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14. No swimming or wading is allowed in the pond. Parents or guardians must accompany children around the pond area and must be responsible for their safety at all times. Fishing is for residents ONLY. The resident MUST accompany any guest. You may not give permission for someone else to fish in the pond unless you are personally with them.
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15. Lessor shall not be held liable for any loss of property by fire, theft, falling limbs or trees, or otherwise, from said premises or buildings, nor for any damage, injury, or death to person or property. Lessees hereby agree to make no claim for any such loss or damage.
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16. Lessee shall keep management informed of any address changes and/or phone number changes of alternate contacts.
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17. Management reserves the right to change, add to, or modify any of these guidelines. Management also reserves the right to evict anyone who refuses to comply with these guidelines. Management further reserves the right to evict for the violation of the laws of the State of Mississippi.
- _____

We appreciate your business and look forward to having you as a resident of Oak Trace.

Tenant Signature & Date