

ALPINE ACRES

Park Rules & Regulations

Effective December 01, 2025

Rent & Occupancy Rules

1. **RENT IS DUE ON THE 1st:** Payable to ALPINE ACRES LLC, in the MAIL SLOT at the A-frame, with managers, or mail to Alpine Acres, P.O. Box 824, Ponderay ID 83852.
2. **ACCEPTED FORMS OF PAYMENT:** Include checks or money orders. NO CASH OR CREDIT CARDS. It is YOUR responsibility to get a receipt from the manager. A \$35.00 fee will be charged for checks returned for insufficient funds.
3. **OVERDUE RENT & LATE FEES:** Rent is considered late after the 5th of the month. If rent will be late, please contact the manager immediately. A \$10.00 PER DAY LATE-FEE WILL BE CHARGED UNTIL RENT IS PAID IN FULL. The balance will not be considered "paid in full" until all outstanding fees have been paid. If outstanding rent and late fees are not paid in full within 30 days, you may face any or all of the following: eviction; a small-claims lawsuit; and/or the placement of a lien on your mobile home or RV, per state and local laws. *It is your responsibility to stay informed about your rent and late-fee status and ensure that payments are made promptly.*
4. **FINES OR MAINTENANCE FEES:** Will be added to your rent balance.
5. **EVICTON DUE TO LACK OF PAYMENT WILL BE REPORTED TO CREDIT AGENCIES.**
6. **BASE SPACE RENT IS FOR 1 PERSON, WITH A MAXIMUM OF 2 PERSON PER SPACE UNLESS OTHERWISE SPECIFIED IN YOUR RENTAL AGREEMENT.** ALL occupants must be registered. Additional adults require pre-approval of park management and will be charged an additional \$45 per month. Management reserves the right to limit the number of occupants per space for any reason. FAILURE TO REPORT ADDITIONAL RESIDENTS WILL RESULT IN EVICTION.

General Rules

7. **ACTS OF NATURE:** Tenant understands that management is not responsible for any damage to property or homes as a result of an act of nature. It is your responsibility to

get and maintain homeowner's insurance.

8. **QUIET TIME: 10PM – 8AM.** Disturbing noise is never permitted in the park.
9. **SPEED LIMIT = 5 MPH. NO EXCEPTIONS.**
10. **NO SIGNS** are permitted except with the permission of management.
11. **ACCESS RIGHTS:** Management reserves the right to access each space/lot whether or not tenant-occupied, to conduct inspections or to maintain utilities.
12. **2 VEHICLE LIMIT** per space, unless with management approval. Additional cars may be fined \$10/day until relocated. If available, you may inquire about renting an overflow parking space.
13. **PARKING:** Residents will park only in their assigned areas. Other vehicle parking requires management approval, and may incur an additional fee. Residents shall not park their vehicles in vacant or otherwise unused spaces of other residents. All vehicles must have a current registration. Keep children's bikes and toys out of roadways. **DO NOT PARK IN ROADS** – this is a safety hazard that could impede access to any emergency vehicles.
14. **GUEST PARKING:** A dedicated parking area is reserved for park residents' visitors. **PARKING IN THESE SPACES BY RESIDENTS IS PROHIBITED UNLESS WITH MANAGER APPROVAL.** Residents will be fined \$10/day for parking in the guest parking area.
15. **NO CAR REPAIRS, MAINTENANCE, OR OIL CHANGES IN PARK.**
16. **BOATS, TRAILERS, INOPERABLE VEHICLES, ETC.:** Inoperative vehicles, boats, unattached trailers, or commercial vehicles are not permitted, unless approved by management. Any exceptions will be at manager's discretion, and may incur an additional fee.
17. **IN-HOME BUSINESS / COMMERCIAL ACTIVITY:** Commercial activities, including babysitting, by residents and/or their guests are not permitted within the park, unless approved by management. Management reserves the right to refuse all such requests. Management reserves the right to require a separate agreement and/or other provisions for approved businesses.
18. **CHILDREN:** Tenants are responsible for their children's activities and guests while they are in the park. **AN ADULT MUST SUPERVISE YOUNG CHILDREN AT ALL TIMES.** Children are not permitted to play in the street, parking areas, or neighbor's yards without permission. Children's toys are not to be left in the common areas when not in use. **ANY DAMAGE CAUSED TO PARK PROPERTY BY A CHILD WILL BE CHARGED TO THE RESIDENT.**

19. **VISITORS:** Visitors staying more than 5 days are considered permanent residents and subject to management approval. See Rule #5 above. RESIDENTS ARE FULLY RESPONSIBLE FOR THEIR GUESTS.
20. **SPACES ARE NOT TRANSFERABLE:** Rent, subletting, subleasing, and change in occupants is not allowed. THE OWNER MUST BE THE PRIMARY RESIDENT.
21. **FIREARMS / FIREWORKS:** Are not to be discharged within park boundaries. ABSOLUTELY NO CAMPFIRE OR FIREWORKS. Any infraction of this rule will be cause for IMMEDIATE EVICTION.
22. **OBEY THE LAW:** All federal, state, local laws, regulations and ordinances shall be obeyed by residents and guests of the park.

Maintenance Rules

23. **INFRASTRUCTURE:** Management is responsible for providing water, sewer, and electricity up to the point of connection of the home/RV. The resident is responsible for all maintenance from that point of connection to the home/RV.
24. **POWER OUTAGES:** Power outages occur frequently in North Idaho. When the power is out, DO NOT run water or flush toilets until power has returned. Keep bottled water for emergencies. *If you use medical equipment or other equipment that requires continuous power, it is up to you to purchase and maintain a backup power generator.*
25. **SEWER SYSTEM:** The park is on a septic tank system. Abuse of rules related to sewage and septic will result in eviction. You agree to periodic, unannounced checks to ensure compliance with these rules, including random dye tests of toilets and inspections of your plumbing.
 - a. **DO NOT LEAVE WATER RUNNING/DRIPPING IN THE WINTER.** This fills the drain fields. Instead, insulate your pipes. *This is required anyway!*
 - b. **DO NOT PUT ANYTHING OTHER THAN TOILET PAPER IN THE TOILET.** No baby wipes, adult wipes (EVEN IF THEY SAY OK FOR SEPTIC), diapers, tampons, sanitary napkins, condoms, cigarette butts, etc. Use good sense.
 - c. **DO NOT POUR COOKING OIL OR GREASE** down sinks or toilets.
 - d. **DO NOT USE BLEACH** – bleach destroys the bacteria in the septic system.

- e. **DO NOT USE POWDER DETERGENTS.** Liquid laundry and dish detergents are less harmful to the septic system.
- f. **SEE SEPTIC ADDENDUM,** attached to these rules, for more.

- 24. **SNOW REMOVAL:** The management will remove snow from roadways in the park. Resident is responsible for snow on their walkways and parking area.
- 25. **GARBAGE:** Garbage must be carried to designated bins. Trash pick-up is Wednesday morning. HOUSEHOLD GARBAGE ONLY. No appliances or furniture. Flatten cardboard boxes. Excess trash and yard clippings must be hauled to a dumpsite elsewhere. **DO NOT PILE TRASH NEXT TO DUMPSTERS. NO COMMERCIAL/BUSINESS USE OF DUMPTERS.**
- 26. **SPACE MAINTENANCE AND LANDSCAPING:** Residents are responsible for maintaining the landscaping of their respective spaces.
 - a. Roofs must remain free of excessive pine needles or debris. These pose a fire risk. Roof raking is offered by the park for \$50/raking.
 - b. Residents must mow their own lawns and maintain their designated areas to park standards. Mowing is offered by the park for \$40/month.
 - c. Residents must rake pine needles in their yards, bag them, and leave bags at the front of their space. Excessive pine needles slowly damage grass and gravel. Raking is offered by the park for \$50/cleanup.
 - d. Management must approve changes or alterations of the space and/or landscaping, such as digging up lawns, pruning trees or shrubs, etc.
 - e. All plants, trees or other planted or otherwise permanent landscaping fixtures placed at a space by a resident become property of the park in the event the resident moves.
 - f. Residents will furnish their own hoses and landscaping equipment/tools.
 - g. IF A SPACE IS NOT MAINTAINED PER THE ABOVE RULES, YOU WILL BE CHARGED A \$10 FINE PER DAY UNTIL SITUATION IS RESOLVED, AND/OR BE ASSESSED THE ABOVE-MENTIONED FEES IF MANAGEMENT FINDS IT NECESSARY TO DO THE WORK BECAUSE IT HAS BEEN NEGLECTED.
 - h. FAILURE TO MAINTAIN YOUR STRUCTURE AND LANDSCAPING IN A WAY THAT MEETS

THE STANDARDS OF THE PARK WILL RESULT IN EVICTION.

27. **HEAT TAPES / WINTERIZING** is required for all exposed water lines between October 1 – April 1. Should there be a break in the park's line due to the heat tape not functioning, resident will be responsible for the cost of replacement. Failure to have heat tape by Oct 1 will result in a \$40 fine, plus cost of supplies if the Management deems it necessary to purchase and install it for you due to your lack of action.
28. **SKIRTING** is required for all homes and trailers that remain in the park for more than 30 days. Large patios and porches also require skirting.
29. **STRUCTURES:**
 - a. All structures and/or additions must be pre-approved by management.
 - b. Management reserves the right to demand the repair and maintenance of any structure/addition to meet park standards for safety and appearance.
 - c. If a building permit is required, it is the tenant's responsibility to obtain and satisfy the permit.
 - d. Management is not responsible for any losses or damage to tenant's shed or stored items.
30. **STORAGE:** Storage on patios and under porches or RVs should be kept to a minimum and NEAT at all times. Management reserves the right to demand the removal of exposed storage items and clutter, at the management's discretion.
31. **OUTDOOR FREEZERS/REFRIGERATORS:** Are subject to management approval, and may incur a \$25/month fee.
32. **TARPS:** Tarps may NOT be used as wind breaks, as long-term repair for roof leaks, or to cover boats/RVs/cars. Tarps may be used only temporarily for roof leaks and/or with management approval.
33. **CLOTHES LINES** should be out of sight and not in the path of the lawn mower.
34. **GENERAL APPEARANCE:** RVs and homes should be maintained in accordance with park standards. RVs should be clean, homes painted, exterior porches and trim maintained, etc. No towels, sheets, or broken blinds as window coverings. **FAILURE TO MAINTAIN APPEARANCE OF DWELLING WILL RESULT IN EVICTION.**

Rules for Pet Owners

35. **APPROVAL AND REGISTRATION OF ALL PETS IS REQUIRED.** Management reserves the right to disallow any pet, for any reason.
36. **NO MORE THAN 2 PETS PER HOUSEHOLD**
37. **PET WEIGHT LIMIT = 35 lbs**
38. **RESTRICTED BREEDS:** Regardless of weight, dog breeds that meet the Center for Disease Control's list of dangerous breeds, or any mix thereof, are prohibited from living in or VISITING the park. See CDC list for more info.
39. **CONTROL YOUR PETS:** Tenants are responsible for their pets at all times. Pets are not permitted to be unattended in the park at any time. Pets must be kept inside the home, within a properly secured fenced yard, or on a leash at all times. **DO NOT LEAVE PETS OUTSIDE WHEN YOU ARE NOT AT HOME. PETS WILL NOT BE ALLOWED TO RUN LOOSE – THIS RULE IS STRICTLY ENFORCED! CLEAN UP AFTER YOUR PETS IMMEDIATELY.**
40. **CLEAN UP AFTER YOUR PETS, OR GET A FINE:** You are responsible for picking up and disposing your pet's waste. There will be a \$50 fine imposed EACH TIME you are caught not cleaning up after your pet.
41. **VACCINATIONS:** All dogs are required to be up-to-date on their rabies vaccines. All dogs are required to have their rabies vaccination serially numbered metal license tag attached to their collar or harness.
42. **CATS MAY NOT RUN LOOSE!** Cats MUST be caged or tethered when outside.

Most importantly...

**BE RESPECTFUL OF YOUR NEIGHBORS, AND USE COMMON SENSE!
VIOLATIONS OF ANY OF THE ABOVE RULES WILL BE CAUSE FOR EVICTION!**

Management reserves the right to add to or alter these rules and regulations as circumstances require and as necessary for the safety and care of the community and for securing the comfort, peace, and quiet convenience of all residents. Residents will observe and comply with all such rules as the management may prescribe on written notice to

residents.

The failure by management to enforce any rule or regulation of the park or the failure to insist in any instance on strict performance of any requirement herein shall not be construed as a waiver of these rules and regulations.

The provisions of these rules and regulations shall be severable; if any provision is held invalid or unenforceable by any court or law for any reason whatsoever, the remaining provisions shall not be affected and shall be in full force and effect.

These rules will be enforced by management to ensure the health, safety, welfare, comfort, peace, and quiet convenience of each resident in the park. Any resident who violates these rules and regulations will be evicted from the park.