

MOBILE HOME PARK RULES & REGULATIONS

Paxton MHC LLC – Paxton, Illinois

Effective Date: February 21, 2025

Issued By: Paxton MHC LLC

These Rules & Regulations are established to maintain a safe, clean, and orderly environment for all residents and their guests as well as the upkeep of all homes and the community. By residing in the park, all residents and their guests agree to abide by these rules. Failure to comply may result in eviction.

1. INTRODUCTION

Paxton MHC LLC's park management is dedicated to maintaining a high-quality, visually appealing and safe community for all residents, the homes and the property. These rules ensure a peaceful environment and help preserve the value and desirability of the community.

The appearance of homes and yards impacts the community's overall attractiveness. Our rules and regulations are designed to protect your investment and maintain a tranquil setting.

In cases where written approval from park management is required, it will not be unreasonably withheld. If no specific time frame is stated, management will respond to written requests within 14 days.

If a rule is violated, management will issue a written notice. Residents will have a reasonable opportunity to correct the violation before further action is taken.

2. OCCUPANCY REQUIREMENTS

1. All residents must have a signed lease agreement.
2. Only approved tenants and occupants listed on the lease may reside in the home.

3. Guests staying longer than 14 consecutive days require written permission from management.
 4. Subleasing is prohibited. Homes must be occupied by the legal owner.
 5. Vacant or abandoned homes may be removed at the owner's expense if rent is unpaid for over one month.
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3. HOME & LOT MAINTENANCE

Home Setup & Repairs

1. Homes must be properly anchored and skirted within 30 days of placement.
2. Skirting must be vinyl, metal, or another approved material (no wood or fabric).
3. Exterior modifications (porches, awnings, decks, sheds, etc.) require written approval from management.
4. Homes must be kept in good condition, free of peeling paint, rust, corrosion, mold, or mildew.
5. No sheet metal roofs – all homes must have pitched, shingle-style roofs. Existing homes with non-compliant roofs as of this date can remain in-place. Full roof repairs or replacements should become compliant with this rule within reason.

Home Appearance

All homes in the community must be maintained in a neat, clean, and visually appealing condition to uphold the park's overall appearance and property values. Residents are responsible for ensuring that:

1. Exterior Condition: Homes must be free of rust, peeling paint, mold, mildew, or visible damage. Repairs and repainting must be completed as needed.
2. Skirting & Roofing: All homes must have proper skirting made of vinyl or another approved material, and pitched shingle-style roofs (no sheet metal roofs allowed).
3. Windows & Doors: Broken or missing windows, torn screens, or damaged doors must be repaired or replaced promptly.
4. Additions & Modifications: Any exterior modifications, including porches, awnings, decks, or storage sheds, must be approved in writing by park management before installation.
5. Lot Cleanliness: Yards must be kept free of clutter, debris, and personal items that detract from the park's appearance. No excessive outdoor storage is allowed.

Failure to maintain a home's appearance may result in written notice, required corrective actions, or fines if not addressed in a timely manner.

Yard & Landscaping Maintenance

1. Residents must mow their lawns and keep grass under 6 inches.
2. Shrubs and trees must be trimmed and well-maintained.
3. No unauthorized gardens, trees, or landscaping modifications without written approval.
4. Park management may trim unmaintained yards at the resident's expense.

Driveways, Walks & Storage

1. Concrete, asphalt, or approved gravel driveways must be maintained.
 2. No storage of old furniture, debris, or abandoned vehicles on the lot.
 3. Residents must remove ice and snow from their driveways and sidewalks.
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4. UTILITIES & TRASH

Water, Sewer & Electricity

1. Water, sewer, and electrical connections must comply with Illinois state codes.
2. Plumbing must be properly insulated to prevent freezing in winter.
3. Residents are responsible for repairing leaks immediately.

Trash Disposal

1. Trash pickup is on Thursdays. All garbage must be in sealed bags and placed in designated bins provided by the refuse company.
 2. No dumping bulk items, furniture, or hazardous materials in park dumpsters. See Attachment A for a list of prohibited items the refuse company will not pick up. If there is a question on whether an item can be accepted, it is the resident's responsibility to contact Elson's Paxton Sanitary System at 217-379-2712.
 3. Bulky items which do not fit in the designated bin provided by the refuse company are not included in the weekly trash pickup. These items can be removed by the refuse company at the cost of the resident. Residents should call Elson's Paxton Sanitary System at 217-379-2712 to arrange for pickup and coordinate payment directly to the refuse company.
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5. VEHICLES & PARKING

1. Two vehicles per lot are allowed. Additional vehicles require written approval.
 2. No street parking overnight.
 3. Speed limit: 10 MPH.
 4. No parking on lawns, sidewalks, or vacant lots.
 5. No commercial vehicles, RVs, boats, trailers, or snowmobiles may be stored on-site without written approval.
 6. Major vehicle repairs are not allowed; minor repairs (battery replacement, tire changes) must be completed within 24 hours.
 7. Motorcycles are not allowed without written approval.
 8. Unregistered or non-operable vehicles will be towed at the owner's expense.
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6. PET POLICY

1. Maximum of one (1) dog under 25 lbs and/or one (1) cat per household. Pets are only permitted with prior written permission from the owner and provided that residents signs and delivers a then-current Pet Addendum. Residents are required to formally apply for permission to bring a pet into the community before the pet is allowed to be brought into the community. Owner reserves the right to make such decisions on a case by case basis. The owner can at any time revoke approvals granted for pets based upon incomplete or inaccurate information, or a pet's behavior that is in violation of these Rules and Regulations or the Pet Addendum, including but not limited to aggressive behavior, or bites or attacks on people or other pets.
2. No aggressive breeds are allowed in the community, which includes but is not limited to: Akita, Alaskan Malamute, American Bulldog, American Staffordshire, Bandog, Boerboels, Cane Corsos, Chow Chows, Doberman Pinscher, Dogo Argentino, Fila Brasileiro, German Shepherd, Great Dane, Mastiff, Presa Canario, Rottweiler, Pit Bull, Pitt Bull Terrier, Siberian Husky, Staffordshire Terrier, Tosa Inu, and Wolf or Wolf hybrids, or other hybrids containing any of the foregoing breeds. No exotic or barn animals are permitted in the community.
3. Residents are liable for, and shall defend, indemnify and hold the owner and related parties harmless from all losses and injuries caused by their pets (irrespective of whether such pet is on the community with or without owner's consent). In addition, residents shall comply with all provisions of any rules, regulations, and ordinances of any governmental authority or agency and all applicable laws with respect to cats, dogs and other pets.
4. Pets must be kept on leashes at all times when outside and may not be left unattended outside of the house. Residents must restrain and control pet activity while in community or common areas. Pets may not be tied outside or on a patio/balcony unattended. Birds must remain caged at all times. .

5. Residents must clean up after their pets immediately. If a resident fails to comply with this section, the owner may clean up the pet waste and impose upon resident a separate waste removal fee in the amount of \$25 per pick-up which will be charged to resident.
 6. No outdoor pens, cages, or animal shelters allowed.
 7. In the event a resident breaches any of the terms of this section (including, without limitation, the failure to deliver a Pet Addendum), and such breach continues for more than ten (10) days after written notice from owner, then, in addition to any of owner's other rights and remedies under a lease, at law or in equity, the owner shall have the right to require removal of, and to remove, the pet from the home and the community (without affecting the Lease or the resident's responsibilities and obligations under a lease).
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7. COMMUNITY CONDUCT & NOISE POLICY

Quiet Hours

1. Quiet hours: 10:00 PM – 7:00 AM.
2. No loud music, parties, or disruptive noise at any time.

Neighbor Courtesy

1. No harassment, violence, or illegal activity allowed.
 2. Firearms may not be visibly carried or discharged within the park.
 3. Fireworks and explosives are prohibited.
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8. RENT & EVICTION POLICY

Rent Payment

1. Rent is due on the 1st of each month.
2. A Late fee of \$50 will apply after the 5th of the month.
3. Returned checks incur a \$35 NSF fee.
4. Failure to pay rent may result in eviction proceedings under Illinois law.

Evictions & Violations

1. Three (3) violations may result in lease termination.
 2. Illegal activity or health/safety violations may result in immediate eviction.
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9. PARK AMENITIES & COMMON AREAS

1. Shared spaces must be kept clean.
 2. No smoking, alcohol consumption, or disruptive behavior in public spaces.
 3. Residents are responsible for any damage caused by themselves or their guests.
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10. SALE & REMOVAL OF MOBILE HOMES

Selling Your Home

1. A "For Sale" sign must be posted inside a window.
2. No outside "For Sale" signs unless approved by management.
3. Buyers must be approved by park management before moving in.
4. Home must meet park standards before resale.

Moving Out

1. 30-day written notice is required before moving out.
 2. All lot fees must be paid in full before moving a home out of the park.
 3. Homes must be removed within a reasonable time, or park management may remove them at the owner's expense.
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11. ENFORCEMENT & UPDATES

1. Management reserves the right to update rules as necessary.
 2. Rule violations will result in warnings, fines, or eviction proceedings.
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12. COMPLIANCE WITH THE RULES

1. In addition to the hard and electronic copy provided to each resident, a copy of the Rules and Regulations will be posted (or otherwise available) to the community's website (www.paxtonmhc.com). All residents and their guests must comply with the Rules and Regulations at all times and do so in a manner that does not unreasonably disturb nearby neighbors, the community as a whole, or constitute a breach of peace.
 2. If a resident fails to timely perform any of his/her duties under the Rules and Regulations, the owner shall have the right (but not the obligation) to perform such duty on behalf and at the expense of the resident without prior notice to resident, and all sums expended or expenses incurred by the owner in performing such duty (including, without limitation, any lawful hourly labor charges that owner may impose from time to time) shall be deemed to be additional rent under the lease and shall be immediately due and payable by resident upon owner demand.
 3. In addition to any other default set forth elsewhere in the lease, a resident shall be in default if:
 - a. During the lease term, owner becomes aware that a resident commits or has committed a crime with respect to any Drug-related activity, sexual offense, crimes against person or property, or any other felony (regardless of whether arrest or conviction occurs);
 - b. During the lease term, owner becomes aware that any resident is or has been listed on a registry of sex offenders;
 - c. During the lease term, owner becomes aware that any resident has been convicted of a crime involving any Drug-related activity, sexual offense, or crime against person or property;
 - d. Owner reasonably believes that any resident is participating in, or has participated in, gang-related activity, or is or otherwise was associated or affiliated with gang-related activity.
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13. ACKNOWLEDGMENT & AGREEMENT

BY SIGNING BELOW, RESIDENT AND/OR OCCUPANT ACKNOWLEDGES THAT HE/SHE:

- A. HAS RECEIVED A COPY OF THE RULES AND REGULATIONS FOR RESIDENT'S PERSONAL RECORDS;**
- B. HAS READ AND UNDERSTANDS THE RULES AND REGULATIONS;**
- C. AGREES THAT THE RULES AND REGULATIONS ARE REASONABLE, AND RELATED TO THE HEALTH, SAFETY AND UPKEEP OF THE COMMUNITY;**
- D. AGREES TO BE BOUND BY THEM; AND,**

E. UNDERSTANDS THAT, UNLESS PROHIBITED BY LAW, ANY VIOLATION OF THE RULES AND REGULATIONS IS A DEFAULT UNDER THE LEASE BY RESIDENT, IS GROUNDS FOR TERMINATION OF THE RESIDENT'S LEASE, AND WILL RESULT IN EVICTION OF THE COMMUNITY UPON WRITTEN NOTICE OF SUCH VIOLATION, BREACH, OR DEFAULT GIVEN BY MANAGEMENT OR THE OWNERS.

RESIDENT FURTHER UNDERSTANDS AND AGREES THAT THESE STANDARDS MAY BE CHANGED FROM TIME TO TIME BY OWNER WITH ADVANCE WRITTEN NOTICE WHERE AND AS REQUIRED BY LAW.

Resident Name: _____

Lot Number: _____

Signature: _____

Date: _____

Disclaimer:

Paxton MHC LLC will comply with all applicable local, state, and federal laws, including but not limited to the Illinois Mobile Home Landlord and Tenant Rights Act (765 ILCS 745/), the Illinois Mobile Home Park Act (210 ILCS 115/), the Fair Housing Act, and all relevant municipal codes and regulations.

In the event of any conflict between these Rules & Regulations and applicable state or federal laws, the governing law will take precedence. These rules are intended to supplement and clarify residents' rights and responsibilities while ensuring full legal compliance.

Park management reserves the right to modify these rules to reflect changes in legal requirements or operational needs, with notice provided to residents as required by law.

Exhibit A - Items Prohibited by the Refuse Company

The refuse company does not accept the items listed below.

- Substances hazardous to health, such as toxic or corrosive materials or liquids.
- Liquids of any kind whether contained or not.
- Cans, drums, or other containers of any kind unless emptied & crushed and incapable of carrying any liquid.
- Medical waste or animal carcasses of any kind.
- Any material not listed above however considered unsuitable for containment (e.g. malodorous waste, asbestos, paint, tires, gas bottles, vehicle batteries, household appliances, such as but not limited to refrigerators, conventional ovens, microwave ovens, dehumidifiers, washers, dryers, electronics, such as but not limited to televisions, computers, printers, stereos, etc.).
- Extremely heavy material such as rock, dirt, or concrete. Please let us know and we can help you dispose of such heavy items in a more efficient manner.
- We do accept most furniture items for an extra charge. Please call the office to arrange for pickup.