

# NOTICE

Effective 1/1/2020

To all residents of Benny's, Davis, and B and H Mobile Home Parks:

As of January 1, 2020, rent will increase to \$300 monthly due to increase in taxes, repairs, trash pickup and other costs to keep up the parks.

As everyone knows, the parks are out of compliance with Harnett County Planning Department. They have threatened to pull my license which will result in closure of the parks.

Almost every lot is out of compliance. Decks are falling down, steps are falling down, underpinning is down and many yards have trash behind the homes. All decks are required to have stairs, rails, and spindles. All discarded wood, appliances and trash must go to the landfill.

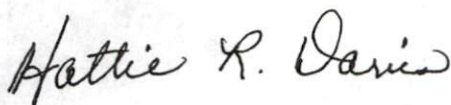
All storage buildings require prior notice and approval and may not exceed 10 x 10 without permits by the county.

Any home that does not pass upcoming inspections by the county will have to be removed from the park. Violations may result in closure of the parks by the county. This would result in all tenants having to relocate their homes.

Find enclosed a copy of your lease and the rules. Your lease must be signed and returned to me.

If I cannot pass county inspection and lose my license to operate the parks, I will have no choice but to sell the property. If that happens, all tenants will probably be forced to move and will, definitely, be forced into compliance by the new owners. Please take the time to research your options to relocate older homes that are in ill repair.

Your cooperation will be greatly appreciated.



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Hattie Davis, Owner/Operator

APPLICATION FOR LOT RENTAL WITH B AND H MOBILE HOME PARK

Date: 01/02/2020

The undersigned Lessee hereby offers to rent a space in the above Mobile Home Park upon the following terms and conditions:

1. The amount of rent is \$~~300~~.00 per month, payable on the first of the month. If received after the 5<sup>th</sup> of the month there will be a \$15.00 late fee. There is a drop box provided for rent drop off.
2. The leased premises shall consist of the lot designated by Harnett County, NC For the Mobile Home Park.
3. Term of Lease – the lease period shall begin on the first and continue on a month to month basis until cancelled by either the Lessor or Lessee by giving to the other written notice of termination at least thirty (30) days in advance, except as otherwise expressly provided herein.
4. Lessee may not take in another person as a roommate or otherwise or rent or sublet, his home.
5. If lessee sells his mobile home, it must be moved off the lot at the time of sale.
6. The Lessee will observe all rules and regulations of the above Mobile Home Park now in effect ore hereafter adopted, provided that all changes in rules and regulations are delivered or mailed to the Lessee.
7. If the Lessee abandons the leased premises, fails to pay rent when due or violates any provisions of this contract or is adjudged bankrupt or insolvent by any court of competent jurisdiction, the Lessor may, without notice or demand to Lessee to quite, immediately terminate this contract and re-enter and take possession of the premises.
8. The Lessee furnishes the following information concerning himself, his family, mobile home, etc. and represents this information to be true:

Full Name of Household Sintia Aparicio Age 24 Date 09/20/95

Full Name of Wife German Tolentino Age 30 Date 4/11/90

Full Name of Each Child:  
Ricardo de los Santos Age 31 Date 2/5/88

\_\_\_\_\_  
Age \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
Age \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
Age \_\_\_\_\_ Date \_\_\_\_\_

Will live  
in home

OCCUPANCY REPORT

NAME

German Marquez / Sintia Aparicio

I won't live in home  
but you can contact  
me for anything.  
Thank you!

Names and relationship of all occupants in home:

German Marquez

Ricardo de los Santos

Mailing Address to Receive Mail:

39 B+H Lane F.V. N.C 27526

Phone Number to be contacted:

Sintia Aparicio (919)580-1999

Email Address:

Sintiaaparicio@gmail.com

I acknowledge that the above information is true and accurate. This information is to be kept confidential in the files of B & H Park/Reardon Management Inc.

Tenant's Signature

*[Handwritten Signature]*

Approval Signature by Hattie Davis, Park Owner

*Hattie R. Davis*

Approval Signature by Reardon Management Inc

NA

## RULES AND REGULATIONS – 2020

1. Spaces will be leased only on a month to month basis.
2. Rent is \$300 Per month per lot.
3. Rent is due the 1<sup>st</sup> of the month and is late after the 5<sup>th</sup> of the month and will be charged a \$15.00 late fee. If payments are not made by the 6<sup>th</sup> of the month we will file papers to Harnett County Clerk of Courts to collect all monies owed and then file additional papers and you may be evicted to move out of the park. NO EXCEPTIONS!
4. A drop box is located at the office for payments. Payments can be made by certified check or money order. If you need to pay cash call me and I will come get it or meet you.
5. No commercial activity will be allowed and will not allow any mobile home to be used for immoral or illegal purposes, you will be evicted immediately.
6. Tenants must give Management, 30 days written notice before moving. Management must be present when moving home.
7. Skirting must be fixed to mobile homes at all times. No opening is allowed.
8. All mobile homes must be approved by Management.
9. No tenant may add rooms to original mobile home or erect building or designated spaces without approval of the management and approval of the county. Any storage building must be commercial construction and meet building code,
10. During freezing weather, Tenant is recommended to place a heating tape to be wrapped around the portion of the water pipe which is above ground and to which his or hers mobile home is connected.
11. Tenant shall be held responsible for the conduct of their guests and children. Including but not limited to damage done by them. NO PARTIES ALLOWED INSIDE PARK.
12. Each tenant will be provided adequate garbage containers. Keep them cleaned and covered at all times and place them where it will not be unsightly. Lids must be closed and no trash placed on ground around can or on top of can. ALL TRASH MUST BE IN TRASH BAGS!
13. The tenant must keep his space clean and free of paper, trash and other litter. Tenant will also seed, mow and maintain their lawns. All yards to be kept in neat and orderly manner. If not kept in this manner, management will maintain and bill tenant for same.
14. All items outside should be placed neatly closest to home. This is a Harnett County Mobile Home Park Policy rule. They only things Harnett County allows are: trash cans, grills and children's toys.
15. Tenant is limited to 2 vehicles per leased mobile home space. No vehicles may park on the lawn areas, septic tank areas, or water meter area. We reserve the right to have these vehicles towed at the owner's expense.

16. Repairing of vehicles must be limited to 2 days. Cars that are not in operating condition or have a valid license or tags must be removed from park. No vehicle can have an outdated license plate. Again we reserve the right to have these cars towed and it will be at owner's expense.
17. Mobile homes that have been sold on a lease space must be moved off the space at time of sale. Management must be present when any home is moved off the lot.
18. No children shall left alone in a mobile home unattended by a parent or a responsible adult. No children are to be left in any car for any reason.
19. PETS MUST BE APPROVED BY MANAGEMENT BEFORE PETS ARE LOCATED AT THE HOME; If dogs are not kept inside home except on lease or to potty will be charged a \$50.00 fee. Dogs cannot be kept outside. If for any reason there are dogs running around park we reserve the right to call the Dog Catcher of Harnett County to pick up animals. Also when your dog potty's you are responsible for picking up their potty and throwing in trash.
20. No Mini Bikes, 4 wheelers may be ridden within the park area.
21. Antennas, cable, internet etc. for any use must be approved by the management.
22. SPEED LIMIT IN PARK WILL BE 10 MPH.
23. No large truck or trailers are allowed in park.
24. Not responsible for any accidents that occurs on or around property (including pond).
25. All vehicles must have current motor vehicle tags,
26. The mobile home should be plumbed with a pressure reducing valve.
27. No grease, paper towels, dryer sheets, should be poured down the sinks. (This damages the tank and will be charged to the tenant). If you use Clorox or any type of deodorizer, you must put a bottle of rid-x once per month. These cleaning items kill the good bacteria and the bad bacteria which is what builds up and causes septic tank problems.
28. NO DRIVING BETWEEN MOBILE HOME PARKS AT ANY TME. Any damages related to this will be charged to the vehicle owner.
29. You are responsible for your lot. If you allow guest to drive on drain lines or water lines and damage occurs, you will be responsible for the repair.
30. No burning trash, logs, etc outside of the home.
31. No more than 5 individuals per home. Each occupant of the mobile home must be approved by management with the background check.
32. AGAIN no driving on drain lines!! Cars must be parked at end of the home at all times.
33. Make sure your home has your number on the end of the home for 911 emergency services. This is required by law.
34. As a courtesy to us please let us know if you do have to contact 911 for any reason.

LOT # 39 BxH Lane F-V N.C. 27526  
 TENANT German Marquez DATE 01/02/2020  
 PARK MANAGEMENT Hattie R. Waver Date 01/02/2020

## PENALTY FEES

### CHARGES TO BE PAID FOR NOT ABIDING BY RULES AND REGULATIONS

1. Skirting not properly attached to your home - \$50.00 - Plus Material and Labor if done by us.
2. Trash on ground and not in trash can - \$50.00
3. Grass over 3 inches high - \$50.00 - If over 3 inches or higher we will automatically cut your grass and bill you \$50.00 to cut your grass.
4. More than 2 Vehicles per home for extended period of time - \$50.00
5. Burning trash or any type of material outside of home - \$50.00 - First Time, Second Time - \$100.00, Third - \$150.00
6. Items outside of home that is not approved and allowed by Harnett County listed in item 14 - \$50.00 plus additional fee to remove from the yard (shingles, wood, glass, furniture, tires)
7. DO NOT PARK ANY VEHICLES OR RUN OVER ANY SEWAR LINES WITH YOUR VEHICLES. YOU WILL BE FINED \$100.00 and expenses for repairing the lines, If you receive a second fine for this rule, you will be evicted.
8. Inspections will be done now on a regular basis. 1 to 2 times per month. Please follow the rules and regulations so you will not be fined.

Lot # 39 B+H Lane FV N.C. 27526

Tenant German Marquez Date 01/02/2020

Park Management NA Date NA

Park Owner Hattie R. Davis Date 1/2/2020