



CRESCENT CREEK

TEULON, MANITOBA

POLICIES AND GUIDELINES

A Village of Quality Manufactured Homes

Adult Living at its Finest!

CRESCENT CREEK POLICIES AND GUIDELINES

Welcome to Crescent Creek. All reasonable means have been taken to ensure that your residency here is safe, pleasant and enjoyable. Your cooperation will be greatly appreciated.

Management reserves the right to make changes or additions to the Policies and Guidelines at any time by way of written notice to all residents.

1. ACCEPTANCE

A copy of the Policies and Guidelines will be provided to all residents.

2. RENT & TAXES

Rent (including mailed in rent) is due on the first day of each month.

Taxes on the home and accessory buildings are calculated based on current market value assessment and the Town mill rate is applied. Tax notices are sent annually to the homeowner and are payable to the Town of Teulon.

3. MAIL

Town of Teulon, P.O. Box 69, TEULON, Mb. R0C 3B0

4. INSURANCE

Residents are responsible for their own home and contents insurance as Management assumes no responsibility for loss by theft, fire or other destruction. Liability insurance must also be carried by the tenant, covering both the interior of the home, and the home site. Certificates of Insurance must be provided to Management upon demand.

5. VEHICLES, TRAFFIC, PARKING

- a) The speed limit in Crescent Creek is 20 kph.
- b) Crescent Creek will have main roads and feeder roads to private driveways. Overnight visitor parking is permitted on the main roads. Visitors may park only if the flow of traffic is not disrupted.
Parking is not permitted on the roadways when there is a snowfall of two (2) inches or more.

- c) Vehicles are not be parked on the lawns for any reason.
- d) Repairing or overhauling of vehicles in Crescent Creek is not permitted.

6. LAUNDRY

Only single pole umbrella type laundry hangers will be permitted and only with the prior written approval of Management with respect to size and location. Clotheslines will not be allowed.

7. MANUFACTURED HOMES

- Only 5 year old homes or newer will be accepted. Full discretion of the Management Committee will be used.
- All homes shall meet with the applicable codes at the time of installation.
- All homes shall have asphalt roofs.
- All homes must be skirted with vinyl material to match the home or with material of such nature as to enhance the general appearance of the home; any variations to either of these to be approved in writing in advance by Management.
- Wheels and hitches must be removed. All mechanical and electrical connections must be completed by qualified, licensed trades personnel.
- **All homes must be CSA approved or equivalent and must not be altered by additions or renovations that would change the CSA rating.**

8. SITE IMPROVEMENTS

Buildings, accessory and additions, may not be placed within 5 feet of any side lot line with the exception of garages which may be within 3 feet of the lot line and may only be so located with the prior written approval in advance by Management.

All installations on the rental site must be in compliance with governing authorities and must be approved in writing by Management. All requests for such installations must be accompanied by specification drawings and a description of the alterations. Prior to commencement of any work, additions and installations must receive written approval from Management.

9. IMPROVEMENTS TO HOMES

Any additions including decks, sunrooms, garages and accessory buildings must be approved in writing by Management, prior to installation and must be constructed in the same material as the manufactured home or be constructed of such material as to enhance the general appearance of the manufactured home and its site. Residents shall be allowed one (1) accessory building not to exceed 120 square feet and one (1) garage not to exceed 576 square feet. Requests for additions must be in writing accompanied by plans and specifications.

10. HOME MAINTENANCE

The exterior of the home shall, at all times, be kept in good repair and appearance. The standard shall be that which existed when the home was first placed upon the lot. All manufactured home additions and improvements must be maintained to a first class standard as determined by Management.

11. HOME SITE

Lots, patios and driveways are to be kept neat and orderly at all times. Each lot in Crescent Creek is entitled to 4 trees, 2 spruce and 2 ornamentals when they first move into the Park. Should any of these die or become diseased, they will only be replaced once within the first two years. Any other trees that die will be replaced at the discretion of Council.

12. SALE OF HOMES

- i. One "For Sale" sign may be displayed in the front window of the manufactured home.
- ii. Management shall be advised immediately upon sale of the home.

13. PETS

Residents are permitted to have one pet per site. Exceptions under certain circumstances will be considered and will require written approval of Management in advance. In the case of dogs, the animal must be no larger than 15" to shoulder height. Cats must be contained within the manufactured home. All pets must be tagged, have had proper shots and comply with local by-laws. It is the resident's responsibility to care properly for the animal and to clean and restore any areas where there has been a mess or damages permitted to occur. Animals are not permitted to run loose. Animals found contributing to unacceptable noise levels or displaying behaviour that infringes upon the right of others, must be removed by the resident.

14. USE AND ENJOYMENT

No home shall be used by anyone in such a manner so as to unreasonably interfere with the use and enjoyment of the common areas and other homes.

15. MISCELLANEOUS

- i. All concerns should be made in writing to Management with your signature.
- ii. The Management reserves the right of access to all home sites for the purpose of inspection and utility maintenance.
- iii. If you have problems with outside utility connection, inform Management immediately and do not attempt to complete repairs yourself.
- iv. Utilities will be billed directly to you. Residents are required to contact all utilities directly.
- v. Excessive noise will not be tolerated. Improper conduct of any kind such as to create annoyances, nuisances, indecency or disorderly conduct will cause the immediate expulsion from Crescent Creek of the offending party.
- vi. The Management accepts no responsibility and has no liability with respect to fire, theft, property damage, accident or any other cause whatsoever.
- vii. No signs, billboards, notice or other advertising matter of any kind shall be placed on the exterior of any manufactured home or in the interior of any manufactured home, except as specified in writing by Management.
- viii. No one shall harm, mutilate, destroy, alter or litter any of the landscaping work or structures on the property.

16. GARBAGE DISPOSAL

All garbage must be placed in accordance with the current Waste Management By-Laws of the Town.

17. RECREATION CENTRE

No smoking is permitted.

The Recreation Centre is open to all Crescent Creek residents and can only be reserved for Crescent Creek events.

No equipment or utensils may be removed from the Recreation Centre.

18. RECREATION CENTRE PARKING

Parking is for use by residents and visitors only. Overflow parking is permitted.

19. STORAGE AREA

Recreational vehicles such as travel trailers, boats, etc., are not to be stored on individual manufactured home sites. An area will be designated to accommodate such vehicles. Spaces will be allocated on a first come, first serve basis and limited to Crescent Creek residents' vehicles only. Management may limit the amount of space any one resident is entitled to. Under no circumstances shall Management be responsible for the safe keeping of any vehicles.

All recreational vehicles, snowmobiles, motor homes and boats must be stored in the area provided.

The storage area may not be used for storage of vehicles under repair.

Management reserves the right to approve in advance all vehicles to be stored.

20. FENCING

No fencing shall be erected, located or maintained on any part of the property except that which was originally erected by the developer.

21. LANDSCAPING

Management will maintain the landscaping within Crescent Creek.

No landscaping may be altered without prior written consent of Management. Residents are encouraged to use community gardens located within Crescent Creek. All gardens located on individual lots must be located in

such a manner to allow for ease of maintenance (grass cutting). Gardens include tree plantings, flower beds, and lawn ornaments. Management reserves the right to ask that any gardens not properly located or maintained be removed.

22. SNOW REMOVAL

Will include roads and driveways and access to the Recreation Centre.

23. SITE USE

No resident may operate a commercial enterprise from a home.

24. WATER SHUTDOWN

While Management will, at all times, attempt to provide reasonable notice to residents of impending water shutdown, it is understood that in some case, water shutdown may result at no fault of Management and without note. In such events, Management will not be liable for any damages caused to the resident.

25. LEASING OF HOMES BY HOMEOWNERS

Tenants are required to sign an agreement in advance of taking occupancy agreeing that the members of the household and their guests will abide by all Policies and Guidelines and terms of the original or current lease agreement between the homeowners and the Management during the term of their tenancy.

Date _____

