

Sandollar MHP

1220 Lee Road 51, Auburn, Alabama 36832
Phone 334-887-3246

Rules & Regulations A Student Environment

RULES AND REGULATIONS

Office Hours

Monday- Friday 9:00 a.m. to 5:00 p.m.
Wednesday- Closed

Contact Info

Gentilly Park Office
501 Webster Road, Lot 16
Email: gentlyinfo@gmail.com
Office : (334) 887- 3246
Emergency Maintenance: (334)740-1506

New Rules For 2023-2024 Leases

1. All mobile home owners will need to provide a current proof of insurance on their mobile home to be kept on file at Gentilly Park Office.
2. No burning, fire pits, or chimneys allowed in the park.
3. Lot rent increase effective May 1, 2023 to \$340.00

Establishing Residency

1. All New Applicants, Roommates, and Guarantor's must complete a Lot Rental Application and pay a **\$50.00** application fee. A credit and background check will be run on all applicants and roommates.
2. Guests who stay overnight for 2 or more nights a week are considered roommates and will also be required to complete a rental application with the Gentilly Park office and pay a **\$50.00** application fee. ***Roommate changes must be made at the Legacy Homes of Auburn office in order for us to keep our records current.***
3. **All mobile homes must be occupied by the owner, Lessee. Any mobile home not occupied by the owner, Lessee, will be considered abandoned and the Lessor may take any action necessary to remove the mobile home from the park. All occupants of Lessee must register with the Gentilly park office and be approved by the Lessor.**
4. **If at any time management finds that the owner and/or occupant(s) have been charged or convicted of a misdemeanor or a felony, they will be banned from Sandollar Park within 48 hours. Additionally, management reserves the right to remove any guest from the premises at any time.**
5. All residents are required to sign a 12-month Lot Lease Agreement each year by April 1st. If you do not plan to renew your Lease, a minimum of **60 days' written notice is required** and you must obtain clearance from the park office prior to the date your home is to be moved. In order to protect the homeowner and the Management, no home will be allowed to leave without prior clearance.

If we do not receive notice by April 1st and you have refused or otherwise failed to sign a Lease, you will be considered as “holding over” into a new Lease period and will be bound as if by a Lease. If you fail to sign the Lot Lease Agreement for the upcoming Lease year prior to April 1st, you will be charged **DOUBLE LOT RENT (\$680.00)**, until the lease has been fully executed and submitted to the Gently Park Office.

6. A lot deposit is required on all lots rented in Sandollar Farm. The deposit is \$500.00. The deposit is refundable when the mobile home is sold or moved from the lot, providing proper notice is given and the lot is cleaned upon vacating. This includes removal of ground anchors. Said deposit will be refunded within 45 days of working days from time the lessee surrenders premises.
A Refund request form must be completed and turned into the office **WITHIN 30 DAYS OF MOVE OUT**. If not received in the office within 30 days of moving out . **SAID DEPOSIT WILL BE FORFEITED**.
7. **NEW:** A copy of current proof of mobile home insurance is required to be kept on file with the Gently Park Office. This will need to be submitted yearly upon the execution of a new lease.

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Utilities and Mobile Home Setup

1. Setup of mobile homes will be supervised by management and shall conform to management policy. The mobile home will be parked on each lot in a uniform manner. Upon arrival in Sandollar Farm, management will supervise all positioning of mobile homes. The tenant is responsible for informing the park two (2) days before moving mobile home on the lot. Mobile homes may only be moved Monday through Friday between 8:00 a.m. and 3:00 p.m. **UNDER NO CIRCUMSTANCES WILL A TREE BE CUT MOVING A HOME IN OR OUT WITHOUT PERMISSION FROM MANAGEMENT.**
2. Each mobile home must be skirted with vinyl. All skirting must be completed within 30 days after moving into the park. At the end of the 30 day period, management reserves the right to have the mobile home skirted at the owner’s expense, provided owner is given 10 day notice. Skirting must be well-maintained; thus, any damaged skirting must be repaired or replaced.
3. **Sandollar Farm is located outside Auburn City limits.**

Electric: Alabama Power
1699 S. College Street
Auburn, AL 36832
Ph: 800-245-2244

Gas: Superior Gas
P.O. Box 40
Notasulga, AL 36866
Ph: 800-835-2984

Water: Loachapoka Water
Ph: 888-757-6500
4742 Co. Rd 188
Loachapoka, AL 36865

Cable: Charter Communications
2740 Enterprise Dr,
Opelika, AL 36801
Ph: 888-406-7063

Your new Bulk ACCT- 8357200020347884

4. Residents are responsible for updating their electrical service line to meet current code. You are “grandfathered” in prior to 02/1997, but should you have a problem, you would need replacement under the new code. For further information, call the Lee County Inspector at (334) 745-9790.

5. Sandollar Farm provides an outside breaker panel for each lot. The resident is responsible for the service line connecting the mobile home to the outside breaker panel, which includes each individual breaker. Should a breaker in the outside panel go bad, it is up to the resident to replace the breaker. ANY ELECTRICAL PROBLEMS SHOULD BE REPORTED TO THE OFFICE IMMEDIATELY.
6. Please conserve water and report any broken pipes or water leaks immediately. It is required that all mobile homes have a check valve on the hot water heater to protect the heating element should their service be interrupted. Residents are responsible for the water line that begins at the meter and goes to the home. All water connections must not be permanently attached to the water supply. Garden hoses are required to have a shut-off nozzle.
8. SEWER LINES: No tampons, condoms, paper towels, etc., are to be flushed down the toilet. NO grease or similar substance is to be poured down the drains. In the event a tenant has sewer problems resulting from a failure to comply with the above rule, there will be a minimum charge of **\$125.00** and after hours will be a minimum of **\$225.00**. Management will not be responsible for unauthorized service calls. Nor will management reimburse tenants for charges on unauthorized outside service calls.
9. All supply lines must be polyethylene or PVC pipe and connected with a brass fitting. You may not use plastic fittings for connections. Garden hoses cannot be used for supply lines. All supply lines must be insulated above ground to prevent freezing and have an inline check valve.
10. Sandollar will provide each lot with a garbage can for service. Garbage pick-up is on Thursday of each week. Garbage must be in a tied 13 gallon or larger garbage bag, in a can with a locking lid, and placed by the gravel drive prior to 8 A.M. on designated pick-up days. Any exposed garbage on patios and/or decks will be disposed of. There will be a \$25.00 pickup fee for all garbage that is not bagged and/or exposed on the patios/decks and/or the lot.
11. **Residents are required to remove garbage cans from gravel drive and place them on or behind the patio (out of sight) by 8:00 a.m. following garbage pick-up day. Anyone not adhering to this rule will be subject to a \$25.00 fine per occurrence.**
12. Cable and Internet service is provided to all tenants by Charter Spectrum. The following is included in the monthly lot rent assessment for Cable and Internet: (1) Digital Cable Receiver, (1) Internet Modem, and installation of cable lines for new home installations. All residents must retrieve equipment from the local Charter Spectrum office. (Note: In order to have Wi-Fi, you must have a wireless router. A wireless router may be purchased from any source of the tenant's choosing OR the tenant may choose to lease a wireless router from Charter Spectrum; however, the tenant is responsible for all costs of additional leased equipment and/or additional service packages.)

Maintenance and Upkeep

1. There is an annual Facility fee of **\$150.00**. It will be due upon signing the Lease agreement.
2. Sandollar residents are responsible for their own lawn maintenance. This includes mowing, trimming, hedging, and clipping
 - A. All shrubs must be kept trimmed around the mobile home to below the window line, and the area around the mobile home trimmed with a weed eater. **Shrub trimming deadline is March 31 annually.**
 - B. Homes needing soft washing or pressure washing must be completed by the end of lease term April 30th. **Pressure Washing Deadline : April 30th annually.**

- C. Residents must keep lawns free of trash, glass, dog ties, etc. which could cause damage to mowers, mobile homes, or automobiles.
- D. Each resident should have his own lawn rake, weed eater, hedge clippers, etc.
- E. **All tenants are responsible for raking their yard and cleaning their rooftops of pine straw and other debris twice annually, by December 1st and March 31st.** Leaves must be bagged and placed by the curb for pickup.
- F. **If premises are not satisfactorily kept, management reserves the right to perform these services at the tenant's expense.**
- G. Gentilly will not be responsible for cutting any lots or areas that are enclosed by a fence.
- H. **If deadlines are not met, management reserves the right to have services completed at the owner's expense.**

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- 3. Patios must be kept clean and free of non-patio items (old furniture, appliances, etc.) at all times. Failure to comply with this rule will result in a fee of **\$25.00** per occurrence.
- 4. Window A/C units are prohibited. Any existing window unit must be removed by April 30th, 2023.
- 5. In the interest of beautifying the park, tenants are encouraged to add additional shrubs and plants to the lots. Once planted, these remain a part of Sandollar Farm. No digging of any kind will be permitted in the park without prior approval of management. Remember, we have underground utilities. Digging into underground electrical wiring could result in death if cut by a shovel. Do not tie wire or any type cord around trees. Do not drive nails in to trees! Help us preserve our trees!! Anything tied or nailed to trees will be taken down by management, including hammocks, dog runners, clotheslines, etc., all of which will become property of Sandollar Farm. Defacing of trees and/or attaching any items will result in a fine of **\$25.00** per item/per occurrence. **Before any digging occurs, please call Alabama Line Locators at (800) 292-8525 to avoid any accidents.**
- 6. A “Tree/Limb Removal Form” are available in the front office. Dead trees should be reported to the Gentilly Park office by completing a “Tree/Limb Removal Form” in the park office. Sandollar Farm will not be responsible for damage to your home or vehicle caused by dead trees, fallen limbs, or any act of Mother Nature.
- 8. A “Lot Improvement Form” is available in the park office for lot or mobile home improvement requests. All awnings, carports, sheds, and dog pens must be approved by management before being placed on the lot. **Any structure that is constructed without prior approval from management is subject to being taken down at the owner's expense.** Chain link fences must have a minimum 70” gate installed to allow for mowers.
- 9. **NEW:** Sandollar Farms no longer allows fire pits, chimneys or any burning of any type. The burning of trash or waste matter is not permitted (i.e., campfires, bonfires, barrel fires, etc.). All fire pits, and/or chimineas must be removed from Gentilly Property **effective May 1, 2023.** After May 15, 2023 there will be a **\$25** fine assessed to residents, per occurrence, who are found to have a fire pit.

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- 10. Disposal of motor oil or any other hazardous material on park premises is strictly prohibited. Violators will be fined **\$250.00**, in accordance with violation of Alabama State laws. No mechanical repairs to vehicles are prohibited in the premises (oil changes, etc).

General Rules

1. **Payment:** Rent in Sandollar Park is **\$340.00** per month. Rent is due the 1st of each month.
A late fee of \$25.00 is charged if and outstanding balances have not been paid by the 5th of the month. An additional \$25.00 late fee will be charged for all outstanding balances not paid by the 15th.

All rents must be paid through the Rent Manager tenant web access portal. No exceptions. No account will be allowed to become two months' delinquent. Residents with a one-month delinquent account must pay the total amount due by the 5th of the following month. Failure to do so will result in non-renewal of lease for the upcoming year, eviction, and/or termination of the current lease, which may require that the mobile home be moved from the premises.

- **Resale of Mobile Home:** It is the owner's prerogative to sell his mobile home to whomever he pleases; however, you cannot sublease your lot or promise the buyer or prospective buyer that the mobile home can be left on the lot unless written approval has been made with management.

Prior to Resale: Current owner must provide Gentilly Park Office with a completed For Sale by Owner Form. A copy of the form is on the Gentilly website.

Prospective buyer: Must submit an application, copy of driver's license, and current proof of enrollment to the Gentilly Office. Along with a \$50 application fee per resident. Upon approval, the buyer is then eligible to purchase the home, requiring that he/she execute a Lot Lease Agreement, place a Lot Deposit, and place any applicable pet deposits and/or fees.

Post Resale: The Buyer is to submit proof of sale, providing Gentilly Park Office with a copy of the Executed Bill of Sale.

NO SUBLETTING OF SPACES OR RENTING OF MOBILE HOMES IS PERMITTED WITHOUT MANAGEMENT APPROVAL AND WHEN THE MOBILE HOME IS SOLD, IT MUST BE REMOVED WITHIN 48 HOURS UNLESS PREVIOUS ARRANGEMENTS ARE MADE WITH THE MANAGEMENT.

- **Any home that is 25 years old and/or sells for less than \$8,500.00 will be sold with the understanding that it may be required to move from the park no later than April 30th.** Also, any home that is not kept in a satisfactory condition, to be determined by management, may be asked to move from the park. Management reserves the right to require that improvements to the home be made prior to the sale.
 - Mobile homes in poor condition are subject to be asked to move when the mobile home is sold. Any home residing on the premises is subject to be asked to move from the premises at the owner's discretion.
 - Existing dog pens not complying with the regulations must be removed and the new tenant will be required to have a pen professionally installed (in-ground chain link), upon placing applicable pet deposits and/or fees.
2. No business or commercial venture may be operated on the premises of nor within homes located at Sandollar Farm.

3. **Noise/Parties:** You shall be required to keep noise to a minimum level that will not disturb other tenants. This includes stereos, radios and television. Quiet hours in the park are observed – these hours are from 10:00 p.m. until 8:00 a.m. daily. There will be a **\$100.00** fine for disturbance of other tenants due to noise/parties. Subsequent fines for excessive disturbances will result in termination of lease, non-renewal of lease, and/or removal from the park.

Block parties or any party involving more than 10 people are prohibited. Any common source of alcohol (i.e., kegs, “hunch punch”, etc.) is strictly prohibited. Management reserves the right to remove any common source of alcohol with or without warning to the owner of the mobile home. Any violation of this rule will result in termination of lease, non-renewal of lease, and/or removal from the park.

5. **Drug Abuse:** Sandollar Farm observes a zero tolerance policy against drug abuse. In the event that drugs are found in your possession (i.e. home, car, body) or in the possession of a guest at your home, you will be evicted from Sandollar Farm and the proper law enforcement officials will be contacted.

6. **Facility Fee:** Each lot will be assessed on **May 1 annually a \$225 non-refundable Facility Fee.**

PETS:

1. **All pet owners must complete the Pet addendum.**
2. Only 2 dogs will be allowed as outside pets.
3. Dogs must be kept in an above ground black chain link pen
4. Tenants must pay a **\$250 non-refundable Pet Fee.**

Pet Pens: Tenants must have approval prior to setting up portable chain link pens by completing a lot improvement form. The portable chain link pen must not exceed 12’ x 15’ without prior written permission from Gentilly Park Office. If the pen is installed without management approval, you may be required to remove the pen or move it to another location. We do not allow dogs to be tied to trees, posts, porches, or any other runners. Runners will be removed. If your dog is not an outside pet (i.e., only goes outside to go to the bathroom) it must be leashed at all times when outside. If the dog is seen tearing up the trash, it is the owner’s responsibility for picking up any trash or the owner will be fined **\$25**. Please be considerate of your neighbor’s yard and clean up after your dog!

Doggy DNA: We are introducing a new DNA program for all the dogs on the property. This is to maintain and hold accountability of any dog waste that is not picked up on the property.

- Lessee shall use the kit to check swab its dog in the presence of the Lessor’s agent and provide the collected material to the Lessor agent.
- Lessor’s agent shall provide the materials to its dog registration company.
- The Lessee shall affix the tag in the collection kit to the dog’s collar to identify the dog as registered and shall not allow the tag to be transferred to any other dog.
- Lessee and Lessor shall be provided with the results of DNA testing in writing.
- In the event fecal matter from Lessee’s dog is found on the property, Lessee agrees to be responsible for all testing collection fees and cost incurred by the Lessor and shall pay a fine of **\$250** dollars within 14 days of being notified in writing by the Lessor or its agent that Lessee’s dog feces has been located on the property.

*****Yard should be kept clean of pet waste at all times.**

A fine of **\$250**, will be assessed for the pick-up of pet waste by Sandollar Staff.

At any time that it is reported that a dog (or any pet) is causing a problem or disturbance, the owner will be fined **\$250 per occurrence**. Subsequent disturbances may require that the pet be removed from the park.

Dogs of aggressive breeds will not be allowed in Sandollar Park. If we find a dog of aggressive breed, you will be asked to remove the dog immediately from the premises.

At any time that it is reported that a dog (or any pet) is causing a problem or disturbance, the owner will be fined \$25.00 per occurrence. Subsequent disturbances may require that the pet be removed from the park.

Dogs of aggressive breeds will not be allowed in Sandollar Park (i.e. English Bulldog, Pit Bulldog, Rottweiler, Boxer, etc.). If we find a dog of aggressive breed, you will be asked to remove the dog immediately from the premises.

4. ***Pool:*** The swimming pool is provided to Sandollar Farm residents as a benefit. It should be treated as such and not misused. Pool hours are 9:00 a.m. to 9:00 p.m. Pool passes are required to be in the pool area.

Pool regulations:

1. Absolutely NO ALCOHOL or SMOKING allowed in pool area.
2. Pets are not allowed in pool area. If your pet is found at any time in the pool area, you will lose pool privileges for 1 year.
3. Pool Passes are required for all guests and Gentilly Park residents while in the pool area. Passes can be picked up at the Gentilly Park Office during regular office hours. Re-issue of Pool Passes, due to loss, will be **\$25.00**.
4. Swim at your own risk – no lifeguard on duty.
5. Limit 2 Guests. Guests must be accompanied by a Gentilly Park resident.
6. No glass of any kind is allowed.
7. No grilling in pool area.
8. Children under 12 must be accompanied by a parent.

Any person violating the above stated rules will be asked to leave the pool area immediately and may permanently lose access to the pool.

5. **Automobiles**

No major repairs to cars shall be permitted in the park.

Any car left for a period of 7 days in a broken-down, damaged, or abandoned condition shall be towed at the owner's expense.

Due to new EPA/ADEM regulations, residents cannot perform oil changes in the park.

The speed limit in the park is 15 miles per hour and must be observed at all times.

Any type of excessively noisy vehicle will not be permitted in the park.

Vehicles must be parked in each lot's allotted driveway. Vehicles parked in yards and/or blocking the street are subject to a fine of **\$25.00** per occurrence. Any damage done to under or above ground utilities such as water lines, meters, sewer lines, etc. due to parking or driving in an undesignated area will be the responsibility of the resident. The resident will be held responsible for any damage resulting from a guest or visitor.

6. **Bad Weather Precautions:** It is strongly recommended that the water to your mobile home be cut off and your water lines drained whenever the mobile home is vacant (during breaks, vacations, etc.).

All water pipes should be wrapped and property insulated.

During winter months, the heat should be left on low (55-60 degrees) at times when the mobile home is vacant. This will prevent water lines from freezing and bursting.

Skirting must be installed. This not only contributes to the appearance of your mobile home, but helps to prevent frozen pipes and will make your mobile home more energy efficient.

Moving From Sandollar Farm

1. Any resident wishing to move their home from Sandollar Farm must give management a **60-day WRITTEN** notice and must pay a **\$350.00** moving deposit. This deposit is refundable once the home has been moved and the lot has been thoroughly cleaned.

Management

1. Management reserves the right to refuse admittance and accommodations to anyone, without stating the cause. Management also reserves the right to decline to accept further rental from any person or persons.
2. Management reserves the right to remove, without notice, any objectionable person or persons and terminate their tenancy. The mobile home will have to be moved from the park within 15 days of termination of tenancy. Management shall be the sole judge of the necessity for such action and there will be no refunds in such event.
3. The management states implicitly that, "IT SHALL NOT BE HELD LIABLE OR RESPONSIBLE EITHER LEGALLY OR FINANCIALLY, FOR ANY TYPE OF DAMAGE, INJURY, DEATH, LOSS BY ACCIDENT, THEFT, FIRE OR ACT OF GOD TO EITHER THE PROPERTY OR PERSON OF ANY RESIDENT OR GUEST OR ANY CAUSE ARISING FROM THE SAME."

CONSENT AND RELEASE

I hereby irrevocably grant to Sandollar Farm, its affiliates, nominees, licensees, successors and assigns, owners, shareholders, directors, officers, agents, employees, representatives, and anyone acting on their behalf and those acting with its authority (collectively, "Company"), the unrestricted, absolute, perpetual, worldwide right and license: (a) to use my name, address, photograph, likeness, voice, biographical and personal background information, statements, and any other information or materials that I may provide to Company, and, without limitation, any notes, photograph, film or video or audio recordings that may be taken of me or of such materials (the foregoing, collectively, the "Content"), without further compensation, consideration, notice or permission to me or to any third party, and (b) to reproduce, or modify, create derivative works of, display, perform, exhibit, distribute, transmit or broadcast, publicly or otherwise, or otherwise use and permit to be used the Content of any part thereof, whether alone or in combination with other materials (including, without limitation, text, data, images, photographs, illustrations, graphics, video or audio segments of any nature), in any media or embodiment now known or hereafter developed (including, without limitation, any format of any computer-based, Internet-based, electronic, magnetic, digital, laser or optical-based media).

I also agree that: (a) Company in not under any obligation of confidentiality, express or implied, with respect to the Content; (b) Company is entitled to use or disclose (or choose not to use or disclose) the Content for any purpose, in any way; (c) I do not have any right to review or approve any Content published or otherwise made available by Company or its licensees, whether in its original or modified form; (d) I have no right to retrieve any Content after it is provided to Company; (e) I am not entitled to any compensation or reimbursement of any kind from Company under any circumstances with respect to the Content; and (f) the rights I am granting to Company are solely in consideration of the satisfaction I am receiving from the possible use of my image, likeness, name and or photograph(s), which consideration is adequate, legal and sufficient.

I hereby expressly covenant not to sue, release and forever discharge Company from any and all claims, demands, damages, rights of action, or causes of action, present or future, whether the same be known or unknown, anticipated or unanticipated, on behalf of myself and all who may claim by or through me arising from any injuries, damages or liabilities that I may sustain in any way associated with my provision of the Content to Company.

This Consent and Release constitutes the entire understanding between the parties with respect to the subject matter herein and supersedes any prior discussions, negotiations, agreements and understandings. This Consent and Release will be governed and controlled in all respects by the laws of the State of Alabama, including interpretation, enforceability, validity and construction, without regard to any conflict of law provisions.

I understand and acknowledge that this is a release and waiver with legal effect, that I have read and understand the contents of this Consent and Release, and that I am entering into this Consent and Release knowingly, voluntarily and without coercion.

Further, I hereby consent to the use of my personal data by Company and its partners for marketing purposes, including without limitation he direction of email, telephone, text, facsimile, and other written communications to me. This includes consent to artificial or prerecorded calls as well as calls made by auto dialers or predictive dialers regardless of the inclusion of my telephone number(s) on any Do Not Call List. Communications sent may contain program information as well as special offers and may be opted out of by following the instructions in the communication or via written request to Company.

IN WITNESS WHEREOF, Lessor and Lessee have hereunto set their hands and seals on the date first written above.

Owner/Lessee Signature

By: _____
Agent
Lessor :Gentilly Park LLC.

Owner/Lessee Address

Owner/Lessee Phone #

Owner/Lessee Email Address

Occupant #1 Phone # Email Address

Occupant #2 Phone # Email Address

Occupant #3 Phone # Email Address