



## **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: [info@gentillyphark.com](mailto:info@gentillyphark.com)  
Office : (334) 887- 3246  
Emergency Maintenance: (334)740-6959

### **I. Establishing Residency/Leases**

- A. All New Applicants, Roommates, and Guarantors must complete a Lot Residency Application and pay a **\$100 application fee**. A background check will be run on all applicants and roommates, and a credit check on guarantor. Residents **must be** a student registered at a university/junior college to reside in Gentilly Park. A current course schedule, student ID, driver's license, or registration form must be provided when submitting your lot application. Applications can be found at <https://mjsm.twa.rentmanager.com/applynow>.
- B. Guests who stay overnight for 2 or more nights a week are considered roommates and will also be required to complete a rental application. **It is the LESSEE's responsibility to ensure all roommate changes/additions are registered with the Legacy Homes of Auburn Office. Unapproved or unregistered residents will be fined \$100 per month. A \$150 Roommate Addendum Fee is due upon adding new roommates to a lease within the term.**
- C. 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.
- D. 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 Gentilly Park within 48 hours. Additionally, management reserves the right to remove any guest from the premises at any time.
- E. There is a maximum occupancy of three (3) residents per unit. **There is an additional monthly charge of \$75 per occupant over 2 occupants.** It is the LESSEE's responsibility to ensure all roommate changes/additions are registered with the Gentilly Park Office. **Unapproved or unregistered residents will be fined \$100 per month. A \$150 Roommate Addendum Fee is due upon adding new roommates to a lease within the term.**
- F. 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 notice is not given by April 1<sup>st</sup> and 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 the new leasing period, you will be charged **DOUBLE LOT RENT (\$1,250.00)**, until the lease has been fully executed and submitted to the Gentilly Park Office.

**G. A \$500 MOVE IN/processing fee is required on all lots rented in Gentilly Park.**

**H. A copy of current proof of general liability insurance is required** to be kept on file with the Gentilly Park Office. This will need to be submitted **annually** upon the execution of a new lease. Lessee may be subject to a monthly fine up to \$100 until received. Owners (Lessee) are responsible for registration tags with the Lee County Revenue Commission office.

## II. Mobile Home Setup

**A.** Setup of mobile homes will be supervised by management and shall conform to management policy. Mobile homes can only be moved in or out **Monday - Thursday from 8am -noon.**

**B.** 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 the owner is given a 10-day notice. Skirting must be well-maintained; thus, any damaged skirting must be repaired or replaced.

## III. Services

### **A. Garbage:**

1. Garbage pick-up is on Monday of each week. Garbage must be in a tied 13 gallon or large garbage bag, and placed in the garbage can provided. Please place the garbage can on the green marked area on the street prior to 8 A.M. on Monday. All tenants are provided one 95 gallon can.

2. Any exposed garbage on patios and/or decks will be disposed of. There will be a **\$50** pickup fee for all garbage that is not bagged and/or exposed on the patios/decks and/or the lot. Residents are responsible for the replacement cost of garbage cans if damaged or stolen. ( \$175/can)

3. Residents are required to remove garbage cans from the street 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 fine (**\$50 - 1st occurrence, \$75 - 2<sup>nd</sup> occurrence, and \$100 - 3<sup>rd</sup> occurrence**).

4. **Limbs, leaves and boxes are to be placed by the curb for pick-up on Friday. Leaves must be bagged.** Please call the park office to schedule pickup of large items (i.e., couches, air conditioners, washers, dryers, carpet, building materials, old skirting, etc.). There will be a minimum charge of **\$50** per item. (charges will vary according to size of load picked up).

### **B. Cable/Internet**

1. Cable and Internet service is provided to all tenants through 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.

2. **All residents are required to retrieve and RETURN all equipment issued from the local Charter Spectrum office.** Gentilly Park will not be held responsible for non-returned equipment. (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.) Connections for electricity, water, and sewer are provided at each lot. \*Natural gas as needed.

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

**Gas: Spire**  
2951 Chestnut St,  
Montgomery, AL 36107  
Ph: (800) 292-4008

**Cable/Internet: Charter Communications**  
2740 Enterprise Dr,  
Opelika, AL 36801  
Ph: (833) 697-7328

**Bulk Acct # 8357200020421218**

### C. ELECTRIC

1. Residents are responsible for updating their electrical service line from a 200 panel to home 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.
2. Gentilly Park 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.
3. Electricity is provided by Alabama Power Company and each tenant’s meter will be read and billed directly by that company. \*Natural gas is provided by Alagasco/Spire and each tenant’s meter will be read and billed directly by that company. (as needed)

### D. WATER

1. Please conserve water and report any broken pipes or water leaks immediately. It is required that all mobile homes have a backflow valve on the hot water heater to protect the heating element should their service be interrupted. Residents are responsible for the supply line that begins at the meter and goes to the home. Garden hoses are required to have a shut-off nozzle. Gentilly Park is not liable for any damage to homes due to negligence in regard to installing a backflow preventer.
2. Water meters have been installed at each lot. Management reserves the right that water usage will be recorded and monitored for each lot. **EACH RESIDENT IS REQUIRED TO MONITOR THEIR WATER USAGE ON THE WATERSCOPE PORTAL.** Residents are responsible for leaks past the meter within the resident’s plumbing lines. If management finds excessive usage; resident is responsible for necessary repair of the leak, and may be charged an excessive utility fee.

Reference table below:

0-2200 gallons	No Fine
2201-3200 gallons	\$20 Excessive Utility Fine
3201-4200 gallons	\$40 Excessive Utility Fine
4201-5200 gallons	\$60 Excessive Utility Fine
5201-6200 gallons	\$80 Excessive Utility Fine
6201-7200 gallons	\$100 Excessive Utility Fine

**Three Bedroom with Three Occupants Overages Scale:**

0-3200 gallons	No Fine
3201-4200 gallons	\$20 Excessive Utility Fine
4201-5200 gallons	\$40 Excessive Utility Fine
5201-6200 gallons	\$60 Excessive Utility Fine
6201-7200 gallons	\$80 Excessive Utility Fine
7201-8200 gallons	\$100 Excessive Utility Fine

**E. SEWER LINES:**

1. 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.
2. 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 and after hours will be a minimum of \$225. Management will not be responsible for unauthorized service calls. Nor will management reimburse tenants for charges on unauthorized outside service calls.

**IV. Maintenance and Upkeep:**

**A. FACILITY FEE**

1. There is an annual Facility fee of \$300.00. Facility fee will be due on the commencement of new lease. The Facility fee is allocated toward new amenity improvements to the community.

**B. LAWN MAINTENANCE**

**\*\*Effective June 1, 2026 Lessee will be required to mow lawns\*\***

1. Gentilly Park residents are responsible for their own lawn maintenance. This includes mowing, shrubbery trimming, pressure washing, leaf removal, seasonal clean up and flower bed maintenance. The mowing season will begin approximately April and end October. Management will provide a schedule of dates for deadlines to be followed. Lawns must be mowed every 2 weeks according to the provided schedule. Furthermore, Residents may choose to contract with Lessor to mow lawns during this mowing season for an additional fee according to the Lawn Maintenance Service Contract. If the premises are not properly maintained, management reserves the right to perform these services at the owner's expense. Lawns not cut according to the schedule will incur a \$85.00 penalty fee for each cut, which will be added to residents' account. In the event of three (3) penalty cuts, tenants will be automatically enrolled on a Lawn Maintenance Contract. Mowing schedule deadlines will be sent to residents by email no later than March 15th, each year. Management will offer a contracted service during the mowing season to accommodate residents choosing not to mow for the entire season. This service is listed in Form 437-L - Lawn Maintenance Service Contract.
2. 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: March 31st**

3. Homes needing soft washing or pressure washing must be completed by the end of lease term April 30th.

**Pressure Washing Deadline: April 30th**

4. Residents must keep lawns free of trash, glass, dog ties, etc. which could cause damage to mowers, mobile homes, or automobiles.

5. Homes needing their roof **Cool Sealed** must be completed by the end of the lease term April 30th. It should be elastomer white or silver.

**Cool Sealing Deadline: April 30th**

6. All tenants are responsible for raking their yard and cleaning their rooftops of pine straw and other debris twice annually, by December 1<sup>st</sup> and March 31<sup>st</sup>. Leaves must be bagged and placed by the curb for pickup. Each resident should have their own lawn rake, weed eater, hedge clippers, etc.

**Seasonal Clean up Deadline: December 1<sup>st</sup> and March 31<sup>st</sup>**

7. Lessee will be responsible for lawn maintenance in areas that are enclosed by a fence.

8. Lessee is responsible for the upkeep of lawn beds (30” perimeter from skirting) to include but not limited to laying fresh pine straw.

**Pine straw Deadline: March 31, 2026**

9. If premises are not satisfactorily kept, and deadlines not met, management reserves the right to have services completed at the owner’s expense by an outside vendor plus \$100 park service fee.

**C. PATIOS**

1. Patios must be kept clean and free of non-patio items, and trash (old furniture, appliances, etc.) at all times. Failure to comply with this rule will result in a fee of **\$50-** 1st occurrence, **\$75 -**2<sup>nd</sup> occurrence, and **\$100-** 3<sup>rd</sup> occurrence. Window A/C units are prohibited as of February 2024.

**D. TREES AND TREE REMOVAL**

1. In the interest of beautifying the park, tenants are encouraged to add additional shrubs and plants to the lots. 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 of cord around trees. Do not drive nails into trees! Help us preserve our trees!! Any item tied or nailed to trees will be removed by management, including hammocks, dog runners, clotheslines, etc., all of which will become property of Gentilly Park. Defacing of trees and/or attaching any items will result in a fine of **\$50-** 1st occurrence, **\$75 -**2<sup>nd</sup> occurrence, and **\$100-** 3<sup>rd</sup> occurrence. **Before any digging occurs, please call Alabama Line Locators at 811 to avoid any accidents.**

2. Dead trees or tree limbs that need removing should be reported to the Gentilly Park office by completing a **Tree/Limb Removal Form (212-T)** at <https://thegentillypark.com/forms/> or in the park office. Gentilly Park will not be responsible for damage to your home or vehicle caused by dead trees, fallen limbs, or any act of nature.

**E. LOT IMPROVEMENTS**

1. A **Lot Improvement Form (212-D)** is available at <https://thegentillypark.com/forms> or 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. Chain link fences must have a minimum 48” gate installed to allow for mowers.

2. **No screened in porches** are to be added to any home. Additionally, lattice is not permitted. All exterior structures must be constructed out of pressure treated wood and installed professionally. **Any structure that is constructed without prior approval from management is subject to being taken down at the owner’s expense. In addition, any additions not complying to the restrictions will be**

subject to being taken down at the owner's expense. Please reference form Deck and Awning Specifications (212-A) for construction specifications.

## **V. General Rules**

### **A: PAYMENT**

1. Lot Rent in Gentilly I is \$625.00 per month and includes Cable/Internet, Curbside Garbage Service, Water and Sewage. Rent is due the 1<sup>st</sup> of each month.

**A late fee of \$50 is charged if any outstanding balances have not been paid by the 5<sup>th</sup> of the month. An additional \$50 late fee will be charged for all outstanding balances not paid by the 11<sup>th</sup>.**

2. All rents must be paid through the Rent Manager tenant web access portal. 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 5<sup>th</sup> 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. \*Checks will only be accepted if a minimum of six months' lot rent is paid at a time.

### **B. RESALE OF MOBILE HOME:**

1. 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.

2. **Prior to Resale:** A **For Sale by Owner Form (200-F)** must be completed by the current owner prior to sale of the home and has to be approved to remain in the park. It is available at <https://thegentillypark.com/forms/> or at the Gentilly Office. The lot will be inspected. The current owner will then have 14 days to bring any issues into compliance.

3. **Prospective Buyer:** The buyer must submit an application per person, a **\$100 Application Fee** per resident, a copy of their driver's license, and a current proof of enrollment to a local college or university through <https://mjsm.twa.rentmanager.com/applynow> or to the Gentilly Office. Application must be approved BEFORE purchase. Upon approval, the buyer is then eligible to purchase the home; requiring that he/she execute a Lot Lease Agreement, pay a move in fee of \$500, and pay any applicable pet fees and/or fees.

4. **Post Resale:** The Buyer is to submit proof of sale, providing Gentilly Park Office with a **copy of the Executed Bill of Sale and a copy of their general liability insurance.** **\*\*If park requirements, are not met, home could be removed at buyers expense.**

**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.**

### **C. 25 YEAR OLD HOMES:**

1. Any home that is 25 years old will be sold with the understanding that it may be required to move from the park no later than April 30th, 2026. Also, any home that is not kept in a satisfactory condition, to be determined by management, may be asked to be removed from the park upon the end of the lease term or upon management's request with a 60-day notice. **If moved within a lease period, lot lease is still applicable. The owner is responsible for the balance of lease prior to removal of the home.**

2. 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 management's discretion.

4. No business or commercial venture may be operated on the premises of nor within homes located at Gentilly Park.

**5. 30 Day extensions will be available at management’s discretion to accommodate graduations. Extension rate will be the new rate.** 30 days notice must be provided, and it requires a Lot Lease Extension Form (Form 200-LE).

**D. MOVING FROM GENTILLY PARK:**

1. Any resident wishing to move their home from Gentilly Park must give management a 60-day notice, fill out a **Moving Mobile Home Form (Form 200-M)** and must pay a **\$500** moving deposit. This deposit is refundable once the home has been moved and the lot has been thoroughly cleaned, satisfying management’s approval. Mobile home movers must be from approved vendors list, and have insurance on file with the Gentilly Park Office. Mobile homes can only be moved in or out **Monday - Thursday from 8am -noon.**

**E. FIRE PITS/CHIMINEAS:**

1. Gentilly Park no longer allows fire pits, chimineas, 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**. If found to be breaking this rule, it will result in a fine of **\$50-** 1st occurrence, **\$75 -**2<sup>nd</sup> occurrence, and **\$100-** 3<sup>rd</sup> occurrence.
2. Gentilly Park has provided a community fire pit for the residents’ use. Fire pit should never be left unattended. All persons using the fire pit do so at their own risk. Owners and management are not responsible for accidents and injury.

**F. NOISE/PARTIES:**

1. You shall be required to keep all noise to a minimum level that will not disturb other tenants, including stereos, radios, and televisions. Quiet hours in the park are observed –from 10:00 p.m. until 8:00 a.m. daily. There will be a **\$100 fine for disturbance of other tenants due to noise/parties.** Due to the importance of finals week to students’ success, there will be a **\$250** fine for disturbance of other tenants due to noise/parties during finals. Subsequent fines for excessive disturbances will result in termination of lease, non-renewal of lease, and/or removal from the park.
2. 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.

**G. DRUG ABUSE:**

1. Gentilly Park 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 and your guest(s) will be evicted from Gentilly Park and the proper law enforcement officials will be contacted.

**H. MAIL & GATE:**

1. Each residence receives one mail key. Replacements will be **\$35** . If the lock needs to be changed out, a **\$75** fee will be charged.
2. Each resident receives one barcode for their vehicle. Replacements are **\$35**.
3. No tailgating when going through the gate. Only one person can go through the gate at a time without it breaking. Breaking the gate is a **\$500 fee**, and/or prosecution.

## I. WEAPONS:

1. No weapons are allowed. This includes bow and arrows. Target practice of any kind is not allowed in the park. If found to be breaking this rule, it will result in a fine of **\$50-** 1st occurrence, **\$75** -2<sup>nd</sup> occurrence, and **\$100-** 3<sup>rd</sup> occurrence.
2. Repeated violations may result in eviction.

## J. POOL:

1. The swimming pool is provided to Gentilly residents as a benefit. It should be treated as such and not misused. Pool hours are **8:00 a.m. to 8:00 p.m.** Pool passes are required to be in the pool area. Replacements are **\$35.00** each. \*The pool is subject to be closed at the discretion of the park.

### POOL REGULATIONS:

- A. All persons using the pool do so at their own risk. Owners and management are not responsible for accidents and injury.
- B. Pool is for the private use of Gentilly and Sandollar residents. Key fob is required for residents. Guests must register at the office. Limit 2 guests per resident.
- C. Key fob **required** for all residents while in the pool area.
- D. Any person suspected of being under the influence of alcohol or drugs shall be prohibited from entering the pool.
- E. No diving permitted.
- F. Absolutely no pets in the pool area. (**\$250** fine for pets found in the pool area.)
- G. Children under 18 must be accompanied by an adult.
- H. Please keep the pool area clean; no grilling and no glass containers.
- I. Use of the pool shall be prohibited during severe weather conditions, ie, electrical storms, tornadoes, etc.
- J. In case of an Emergency call 911, after hours maintenance number: 334-740-6959.

## K. CLUBHOUSE RULES:

1. Entry into the clubhouse is allowed only with a Gentilly issued access fob, lost FOBS will be replaced at a cost of **\$35**.
  2. All residents with guests must register with the office before entering the Clubhouse. A resident must accompany all guests, and residents are responsible for their guests' behavior.
  3. An adult must accompany children under the age of eighteen.
  4. Smoking is not permitted anywhere in the facility. (electronic or otherwise)
  5. Alcoholic beverages are not permitted in the facility.
  6. Animals are prohibited unless they are service animals.
  7. Loud, obnoxious, rude, or otherwise inappropriate behavior (anything that disturbs the immediate neighbors) is prohibited.
  8. Please report any damage of equipment or to the facilities to the office.
  9. Keep the clubhouse neat and clean. Turn off lights and TV when you leave. If you use a game, put it up when done using it.
  10. Please throw all trash in trash bins and wipe up any spills on floors or counters immediately.
  11. If there is use of the microwave or sink, clean up behind yourself.
- \*\*Clubhouse is available for events. Please call the office for details. Hours: 9 am to 8 pm**

## L. AUTOMOBILES:

1. Residents are required to obtain a barcode from the Gentilly Park office. The first permit is of no cost to you, however, if you lose your barcode or fail to transfer your barcode there will be a **\$35.00** charge

for the reissue. The Guest Access Pin will be issued as often as deemed necessary, at the owner's discretion. Management has the right to tow any vehicle that does not properly display a barcode and/or is not permitted to be on the premises.

2. 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).
3. Vehicles must be parked parallel to the curb with the exception of lots on Webster Road. Visitors are not to park in front of the residents' homes. They should park at the end of the street or by the pool area. Vehicles are not to be parked on lawns or patios. Improper parking will result in a fine of **\$50** - 1st occurrence, **\$75** - 2nd occurrence, and **\$100** - 3rd occurrence
4. Any car left for a period of 7 days inoperable, damaged, or abandoned condition shall be towed at the owner's expense.
5. The speed limit in the park is 15 miles per hour and must be observed at all times.
6. Vehicles/motorcycles that are excessively noisy will not be permitted in the park. A \$50-75 fine will be charged at management's discretion.
7. **Motorcycles** are allowed in Gentilly Park and may be parked on the patio provided the motorcycle is covered.
8. **Boats, ATVs, trailers, etc.** will not be parked/stored in Gentilly Park. Under no circumstances shall these be parked on lawns or patios. At any time, if one of the above stated items is parked and/or stored on the premises of Gentilly park, the resident will be fined **\$50** - 1st occurrence, **\$75** - 2<sup>nd</sup> occurrence, and **\$100** - 3<sup>rd</sup> occurrence.

#### **M. INCLEMENT WEATHER PRECAUTIONS:**

1. It is strongly recommended that the water to your mobile home be cut off and water lines drained whenever the mobile home is vacant (during breaks, vacations, etc.).
2. All water pipes **should be wrapped and properly 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
3. The Lessee agrees that all personal property placed in the leased premises or in any other portion of the Lessor's property or any place appurtenant thereto shall be at the sole risk of the tenant or the owners thereof and the Lessor shall in no event be liable for the loss, destruction, theft of or damage to such property. Residents are required to secure and appropriate insurance to cover such losses. **Copy of general liability insurance is to be kept current with the Gentilly Office.**

#### **N. PETS:**

1. **All pet owners must complete the Pet addendum (Form 200-P)** at [thegentillypark.com/form/](http://thegentillypark.com/form/) or the Gentilly Office. **The owner will incur a \$100 monthly fine for unregistered pets until completion.**
2. **Yards should be kept clean of pet waste at all times.** A fine of **\$300**, will be assessed for the pick-up of pet waste by Gentilly Staff.
3. Maximum two dogs will be allowed per residence.
4. If the dog is kept outside, it must be in an above ground **black, (no galvanized or in ground), chain link pen** that cannot exceed 12'x15'. Tenants must fill out a **Lot Improvement Form (Form 212-L)** and be approved prior to installation. If the pen is installed without management approval, you may be required to remove the pen or move it to another location.
5. Tenants must pay a **\$250** pet fee for the first animal, the second animal is \$150.
6. **Pets are required to complete the Doggy DNA Registration prior to move in.** This is to maintain and hold accountability of any dog waste that is not picked up on the property.

- a. Lessee shall use the kit to swab its dog in the presence of the Lessor’s agent and provide the collected material to the Lessor agent.
- b. Lessor’s agent shall provide the materials to its dog registration company.
- c. 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.
- d. Lessee and Lessor shall be provided with the results of DNA testing in writing.
- e. 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 **\$300** 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.

7. 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 **\$50**. Please be considerate of your neighbor’s yard and clean up after your dog!

Existing dog pens must be removed, and the new tenant will be required to have a portable chain link (above ground) pen, upon placing applicable pet deposits and/or fees. All new dog pens must be made of black chain link wire only. Wood structures are prohibited.

8. At any time that it is reported that a dog (or any pet) is causing a problem or disturbance, the owner will be fined **\$300 per occurrence**. Subsequent disturbances may require that the pet be removed from the park.

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

### **VII. 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.

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 Gentilly Park LLC, 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 is 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 the 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.

**Lessor:** Gentilly Park

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**Lessor Agent: *Printed Name*** ***Signature***

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**Owner/Lessee: *Printed Name*** ***Signature***

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**Owner/Lessee *Address*** **Owner/Lessee *Phone #*** **Owner/Lessee *Email Address***

---

**Owner/Guarantor: *Printed Name*** ***Signature***

---

**Occupant #1: *Printed Name*** ***Signature*** ***Phone #*** ***Email Address***

**Occupant #2: Printed Name**

**Signature**

**Phone #**

**Email Address**

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**Occupant #3: Printed Name**

**Signature**

**Phone #**

**Email Address**

<b>100-R</b>	<b>Rules &amp; Regulations</b>	<b>200-M</b>	<b>Moving Mobile Home</b>
<b>100-P</b>	<b>Parking Registration</b>	<b>200-CRA</b>	<b>Clubhouse Rental Agreement</b>
<b>100-G</b>	<b>Garbage Instructions</b>	<b>200-LE</b>	<b>Lease Extension Form</b>
<b>200-P</b>	<b>Pet Registration</b>	<b>212-L</b>	<b>Lot Improvement Form</b>
<b>200-PL</b>	<b>Pool Rules</b>	<b>212-T</b>	<b>Tree Limb/ Removal</b>
<b>200-CR</b>	<b>Clubhouse Rules</b>	<b>212-A</b>	<b>Awning/Deck Specifications</b>
<b>200-F</b>	<b>FSBO</b>	<b>App A</b>	<b>Fee Schedule</b>
<b>200-G</b>	<b>Lawn Maintenance Contract</b>		

Gentilly Fees Schedule App A	
Application Fee	\$100.00
Move In Fee	\$500.00
Lot Rent	\$625.00
Facility Fee	\$300.00
Extra Occupant Fee	\$75.00/month
Late Fee	\$50.00 on 6th
Additional Late Fee	\$50.00 on 11th
Gate Sticker Fee	\$35.00
Pool Fob Fee	\$35.00
Mail Key	\$35.00
Lock Change Fee	\$50.00
Moving Mobile Home Deposit	\$500.00
Pet Fee	\$250.00
Additional Pet Fee	\$150.00
Pet In Trash Fee	1st Occurrence \$50, 2nd \$75, 3rd \$100
Pet Waste & Disturbance Fee	\$300.00
Pet in Pool Fee	\$250.00
Pet Registration Failure	\$100 Monthly
Garbage Violation Fees	1st Occurrence \$50, 2nd \$75, 3rd \$100
Garbage Can Fee	\$175.00
Patio Fee	1st Occurrence \$50, 2nd \$75, 3rd \$100
Park Service Fee	\$100.00
Parking Fee	1st Occurrence \$50, 2nd \$75, 3rd \$100
Firepit Fee	1st Occurrence \$50, 2nd \$75, 3rd \$100
Boats, ATVs, and Trailers Fee	1st Occurrence \$50, 2nd \$75, 3rd \$100
Motor Oil	\$250.00
Excessive Water Usage	See Table
Noise/Party fee	\$100.00
Noise/Party fee during exams	\$250.00
Lawn Cut Penalty	\$85.00

**OFFICE USE ONLY**

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- Application Completed
  - Fee Paid: \$100/applicant
  - Date Paid: \_\_\_\_\_
- State I.d.
- School Enrollment
- Proof of Income
- Rental Screening
  - Date Completed: \_\_\_\_\_
- Security Deposit
  - Amount Paid:\$ \_\_\_\_\_
  - Date Paid: \_\_\_\_\_
  - Method of Payment: \_\_\_\_\_
- Facility Fee
  - Amount Paid: \$ \_\_\_\_\_
  - Date Paid: \_\_\_\_\_
  - Method of Payment: \_\_\_\_\_
- Car Decal (if applicable)
- Mailbox Key (if applicable)
- Proof of Renter's Insurance
- Move In Date: \_\_\_\_\_

Completed By: \_\_\_\_\_