

Society Place Rules and Regulations

Effective August 1, 2021

Page 1 of 4

1. **Occupancy:** Only those persons listed on the Rental Agreement shall occupy the home. Every new resident space must have one resident age 55 or older in accordance with the Housing for Older Persons Act. Each new resident must be over 18 years of age. The total number of residents may not exceed the number of bedrooms plus two. Guests for over two weeks shall be treated as potential residents and must apply for residency. Guests applying for residency must meet the same credit and background standards as all other residents. Lending, renting, or subletting homes is prohibited. At least one resident must be a legal owner of the home at all times.
2. **Home Set Up:** All units must be set up in accordance with all applicable governmental laws, ordinances, and regulations. Home set up requirements are set forth as Exhibit A.
3. **Utilities:** Residents pay all utilities. Foster Group establishes and terminates their services.
4. **Noise:** Please do not disturb your neighbors between 9:00pm and 9:00am. Unreasonable noise levels during the daytime are prohibited.
5. **Garbage:** Garbage must be disposed of promptly and properly. Please keep all garbage containers in an appropriate place after pickup.
6. **Space Appearance:** All spaces must be neat and presentable. Manager-written approval must be obtained prior to any alterations or improvements to fences, decks, storage buildings, etc. All applicable codes and ordinances must be complied with regarding the inside and outside of your home. Landscaping must be regularly maintained. Trees and non-traditional landscaping plans must be approved by the Manager in writing. No visible tarps allowed. All single-sided fences must have plans shown to manager prior to installation for approval.
7. **Vehicles:** Please observe the 15-mph speed limit. Residents are responsible for all guest vehicular activity. Vehicles shall be parked in the driveways provided at each space. Inoperative vehicles must be removed after 90 days. Vehicle repairs lasting more than two days are not permitted. Recreational vehicles may not be stored outside the designated RV parking areas.
8. **Animals and Pets:** Only two approved animals per space, dog, or cat. Dogs may not exceed 25 pounds at maturity. Animals shall be kept within the boundary of the Resident's space unless on a leash in compliance with the applicable leash laws. Animals must be kept inside unless on leash and may not be left outside during the day or night. Residents shall not walk their pets on another space without permission. Residents shall promptly pick and properly dispose of any pet waste.
9. **Compliance with Laws:** Residents must comply with existing local, state, and federal laws during their tenancy. This includes federal laws concerning the possession, cultivation and use of marijuana.
10. **Garage Sales:** Society Place may hold a yearly community garage sale. Residents needing to schedule estate or moving sales must receive manager approval.

Society Place Rules and Regulations
Effective August 1, 2021

Society Place Rules and Regulations
Effective August 1, 2021

Page 3 of 4

Exhibit A – Home Installation and Maintenance

These rules apply to all new homes and all improvements to existing homes after August 1, 2006. No structural changes to homes installed prior to August 1, 2006 are required.

Installation Requirements

1. All site plans must be submitted to Society Place for written approval prior to approval of any new home installations. Signed rental agreements between the Society Place and written approval of the site plan are a prerequisite to installing a new home.
2. Site plans must be a plan view drawn to scale on 8 ½" x 11" or larger paper showing the following information:
 - a. Home location on the space
 - b. Manufacturer name and model information
 - c. Front, side, and rear setbacks
 - d. Off-street parking
 - e. Carport or garage additions
 - f. Exterior storage locations
 - g. Fencing, including materials and height
 - h. Outbuildings
 - i. Identify roofing and siding materials
 - j. Identify colors by manufacturer number
3. All homes installed after August 1, 2006, shall have at least two windows on the wall facing the street.
4. All new homes shall meet all applicable federal, state, and local codes.
5. Each new home shall provide conduit or other required trenching for phone, cable, or other utilities as part of the site plan requirement. All utilities shall be underground.
6. Grading or landscaping changes in spaces may not divert water to an adjoining space.
7. Home set up must be complete within 90 days from the groundbreaking unless written permission is obtained from Society Place management.
8. Each space shall have covered parking for at least one automobile and off-street parking for two automobiles.
9. All front entries shall be covered by a 32 square foot cover constructed to match the materials of the home, by a recessed entry, or dormer covered entry.
10. All front yard setbacks shall be precisely 20 feet.
11. All garages or carports shall be constructed to be attached or appear to be attached to the home as the governing building code allows and contain a minimum of 60 square feet of lockable storage. All garages and

Society Place Rules and Regulations

Effective August 1, 2021

Page 4 of 4

carports must be constructed of the same materials and be precisely the same color and trim as the home.

12. Carports must extend to at least within 5 feet of the front of the home. Carports should be constructed with a 4-foot pony wall unless there are extenuating circumstances. Residents without pony walls will be required to forego storage of items in the carport area that would normally be removed from view by the pony wall. Carport roof pitch must be as close to the home roof pitch as possible.
13. All homes must have a dusk to dawn light affixed to the front portion of the home.
14. Fencing may be installed that does not exceed 72 inches in height. Fencing may be installed in the rear of the home up to the front 20-foot setback. Fencing materials may be chain link or wood. Fencing plans must receive Park Manager approval prior to installation.
15. Off-street parking must be constructed of concrete with at least 5 ½" nominal thickness. Wire mesh or rebar must be used on the first 20 feet. Roadway asphalt abutting the driveway shall be saw cut.
16. Gutters and downspouts are required and must be piped into the park storm water system. Pit set homes, defined as foundations with the footers below grade outside the permanent skirting shall be drained by pipe to the park storm water system.
17. All excavated materials and debris must be removed from Society Place prior to move in. This includes street cleaning where necessary.
18. Satellite dishes are permitted if they are affixed near the rear of the home.
19. Window air conditioning units are permitted if they are not easily visible from the street.

#####