

Rol-Park Village
8049 Veterans Hwy.,
Millersville, MD 21108
410-969-9067

Rules and Regulations
General Information

1. Rol-Park Village is a retirement community only for those 55 years of age and older.
2. A security deposit of \$250.00 is required for all new incoming tenants. Deposits will be returned within 30 days of moving from the park, provided that the lot has been set in order, all bills paid and there is no damage to facilities.
3. The lease must be signed, and the first month's rent and security deposit paid prior to locating mobile home on the lot OR occupying existing mobile home that your purchase.
4. Rent is due and payable by check or money order on the first day of the month. A 5% late charge shall be assessed on payments not received by 5th of the month.
5. Checks are to be made payable to "Rol-Park Village" and either delivered to the Office, placed in the locked mailbox (#34), or mailed to Rol-Park Village Office, 8049 Veterans Hwy., Millersville, MD 21108.
6. Mobile home may be resold on the site by any tenant, provided they have maintained the quality, appearance and high standards of the park. Mobile homes must conform to all state and local health and safety requirements. No signs may be displayed and tenants must have written approval from park management to sell the home. Buyers shall be approved by park management prior to any mobile home transfers.
7. Tenants must give park management a (30) thirty-day written notification prior to departure. No mobile home shall be moved from the park until all financial obligations to the park have been satisfied. The date and time of mobile home removal must be provided to park management at least (2) two days prior to removal.
8. Mobile homes shall be owned and occupied only by those registered at the park office. Sub-leasing is not permitted. Visitors must be registered with the office after (3) three days and are not permitted to stay longer than (10) ten days. Failure to register guests will be grounds for eviction.
9. Dogs are permitted only with special permission. Dogs must not weigh more than (30) thirty pounds, and no more than (2) two dogs are permitted per household. All pets must be registered and kept on a leash and picked up after, including resident's yard. Unattended animals, animals left unleashed on park property and/or not picked up after will be removed from the park.
10. Tenants and guests may park *only* in front of their own lot or in designated parking areas.

11. Loitering after dark is not permitted anywhere around the premises of the park.
12. Factory made awnings, designed for mobile homes, are permitted, provided they are securely anchored. Adding porches, enclosures, and additions require permission from the management.
13. All Building Plans must be approved by park management and all required permits obtained from A.A. County prior to starting any building or remodeling on park premises. Permit requirements are on file in the park office and are available for your review.
14. Motorcycles, motorbikes, etc., are not permitted in the park. This includes visitors.
15. Park management reserves the right to refuse space when mobile home arrives if it does not meet park standards.
16. Campers, vans, and large trucks, boats, utility trailers and 3rd vehicles shall park in designated parking areas. Trucks larger than one ton capacity are not permitted to park on the premises. All vehicles must be registered with the park office.
17. Automotive maintenance is not permitted on the premises. Vehicles with expired license plates will be removed at owner's expense.
18. Vehicles with loud mufflers or with excessive fumes will not be permitted in the park. Repairs must be made within (3) three days of any complaints reported to management.
19. Trash must be kept in rodent proof containers (trash cans) designed for such purpose. Trash cans and Fuel Oil Tanks must be kept at the rear of the mobile home.
20. State regulations require large gas bottles be chained to the mobile homes or a post. small gas bottles must be kept in brackets.
21. Window air-conditioning units shall not be placed on the backside of your mobile home opposite your neighbor's patio nor at the rear where another mobile home is directly in the back. Central air conditioning units shall be placed on the patio side of your mobile home only.
22. Park residents are responsible for appropriate connections and maintenance of all utility connections, which include gas, electric, water and sewer and cable.
23. Fire extinguishers and smoke detectors are required to be in each mobile home.
24. A.A. County regulations require that handrails be installed on all steps more than (2) two risers high.
25. Landlord is not responsible for loss of property by fire, theft, mischief, Acts of God, acts of any third party, or acts of other tenants or their guests.
26. The park speed limit of 10 miles per hour will be strictly enforced.

27. Solicitation is not permitted.
28. The use of any electronic device that interferes with your neighbors' TV or radio reception is prohibited.
29. Tenants shall be fully responsible for the conduct of their family and guests and shall respect the peace and tranquility of their neighbors.
30. The Landlord reserves the right to change, alter and amend rules and regulations and rental fees as necessary.

Care of Mobile Homes and Lots

1. Storage must be kept in sheds no larger than 100 square feet (10x10). Storing items around and under the mobile home is not permitted.
2. Tenants must maintain their property in first class condition. This shall include keeping the mobile home clean, well painted and attractive. Lawn furniture only is permitted on the patio.
3. Wood or vinyl fences no higher than thirty-six inches may be placed across the front and back of the lot providing it is easily accessible. Remember that your neighbor shall have the option to enter your yard within a reasonable time of day to trim the side of their mobile home.
4. Fences, steps, porches, storage sheds, oil tanks, gas bottles and skirting must be well painted and in good repair. Oil tanks and gas bottles must be painted white. Exceptions to this rule are at the discretion of management.
5. Lawns may be watered once-a-week for no more than (1) one hour (subject to A.A. County water usage restrictions).
6. A ½ inch copper line is required for all new water connections to provide sufficient water pressure.
7. Skirting shall be installed by tenant within 45 days of arrival. Skirting must be factory manufactured and be properly anchored in place. An access door must be placed on patio side and be large enough to allow access to sewer and water connections.
8. Clotheslines are permitted and must be placed at the rear of the lot.
9. Approval from "Miss Utility" must be obtained prior to any digging or driving objects into the ground.
10. Electric heat tape must be installed on all exposed water lines no later than November 1. It is the Tenants' responsibility to see to it that the heat tape is working properly.

11. It is the Tenant's responsibility to keep their lot neat and attractive with the shrubbery trimmed and grass cut. Park management reserves the right to hire out this work at Tenant's expense if not done by Tenant. Planting of trees is not permitted.
12. All residents must install their own ¾ inch shut-off valve in the water line from the ground connection to the mobile home. The valve shall be installed at a point where the water line enters the home. In addition, a check valve must be installed on the water heater intake line to prevent drain out of the heater in the event of an extended water shut-down.
13. Wood burning heaters and outdoor fire pits are prohibited due to health hazard of the smoke.
14. For causes detrimental to the health welfare and reputation of the park, and for violation of the rules and regulations, we reserve the right to repossess lot upon 30-day written notice.

Park Suppliers

All Residents are urged to use the following "Recommended Park Suppliers." This helps to limit the heavy truck traffic for the peace and safety of our residents and to prevent damage to our roadways.

BGE *	800-685-0123	*When calling to establish as a new resident, please contact with the following: ___ Rol-Park Trailer Vill.
Verizon	410-954-6230	
Eastern Petroleum (Shell)	410-295-1245	
Hein Bros. (Exxon)	410-766-1200	
Amerigas	410-465-0800	
Suburban (United Propane)	410-987-9000	

Add'l Monthly Charges: \$15.00 for motor homes, travel trlrs, boats, utility trlrs, boats, and 3rd vehicles. \$30.00 for 3rd person living in mobile home.

Note: In case of Emergency: Your 911 Address is: Rol-Park Village, 8049 Veterans Hwy., Lot #___, Millersville, MD 21108

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