 <p><b>HILLSIDE PALMS</b> R.V. PARK</p> <p>RV Make/Model _____ RV YEAR _____ RV Length(ft) _____</p>	<p>Hillside Palms RV and Mobile Home Park Rules, Regulations, and Application</p> <p>APPLICATION DATE: _____ MOVE IN DATE: _____</p>	<p>1</p> <p>2016</p>
---	--	----------------------

**HILLSIDE PALMS RV AND MOBILE HOME PARK**

**A. GENERAL PROCEDURES**

**1. APPLICATION:** All prospective tenants or buyers of mobile homes or RVs within Hillside Palms RV and Mobile Home Park, hereinafter referred to as "Hillside Palms," must meet personally with the owners of Hillside Palms or its Manager, Angaleza Adams, and submit a formal application for residence. If the applicant's application is approved, they will be permitted to move into the park according to the time and space designated by the Manger.

**2. FAIR HOUSING PRACTICES:** Hillside Palms has no restrictive covenants or policies, implied or written, which would bar residency on the basis of race, religion or sexual orientation.

**3. SINGLE FAMILY DWELLINGS:** Hillside Palms spaces are to be occupied by one single family, not multiple families living in the same R. V. or mobile home. Two adult persons are permitted per space. Two or more families purchasing or occupying a home will not be permitted. In the event it becomes necessary to have family members reside with you temporarily, the rental space fee will increase by \$50.00 per person and the person(s) must submit application and be approved in writing by Hillside Palms management before they move in. If their application is not approved, they will not be permitted to move into the Park.

**4. MONTHLY RENTAL AGREEMENT:** All rental fees are month to month. Long-term contracts signed or valid in the past will no longer be honored or valid in the future. RVs/Mobile Homes must be owner occupied, unless authorized permission from Hillside Palms has been given in writing. Hillside Palms is in the process of upgrading and converting the park from a Mobile Home/RV park to an RV park exclusively. Therefore, units older than 10 years, unsightly, in disrepair, or homes that are considered mobile homes will be required to move out upon the sale of these mobile homes. We reserve the right to require the owner of a unit to move it in order to complete construction projects, reconstruction, or upgrade the park. Tenants will be expected to comply with all requests to move and will be given sufficient time to do so.

**B. GENERAL**

**1. RENTAL FEE IS PAYABLE ON THE FIFTH DAY OF EACH MONTH. DO NOT USE THE PAYMENT BOX AFTER DARK.**

The large white **Self Pay Station Box at the top of 600 East** is where you can drop your payments This box and the park are under 24-hour video surveillance and security. Those who need to mail their payment can send it to:  
*Hillside Palms RV, PO Box 516, St. George, Utah 84771.*

It will be considered late if received after the 10th of the month. A \$25.00 late fee

**Tennant Initials**\_\_\_\_\_



Hillside Palms RV and Mobile Home Park Rules, Regulations, and Application

2  
2016

APPLICATION DATE: \_\_\_\_\_ MOVE IN DATE: \_\_\_\_\_

RV Make/Model \_\_\_\_\_ RV YEAR \_\_\_\_\_ RV Length(ft) \_\_\_\_\_

will be due and payable with the next month's rent payment, unless other arrangements are made with the owners. After a rent payment is 30 days past due, the resident's water and cable television will be turned off; and the account will be turned over for collections and subsequent legal action. A charge of \$15.00 will be applied on all returned checks. Rent is currently \$405/month. A few spaces vary on price. Rent may increase with economic conditions. Tenants will be given at least 30 day notice on all rent increases or additional fees.

**2. PROPERTY DAMAGE OR LOSS:** The owners of Hillside Palms will not be held responsible for loss or damage to property or vehicles of any resident or their guests by any other resident, guest, worker, or by fire, electrical, theft, or acts of God or nature, including water, sewer, flood, rocks or land movement or for personal or property damages or injuries to the tenant or tenant's family and/or guests at any time or any place within the legal boundaries of Hillside Palms RV Park. By signing this agreement, the tenant releases Hillside Palms and its owners and all management or workers of any liability for loss, damage or injury. By staying with us, you assume all liability and are responsible for your driving, parking and living while on Hillside Palms property.

**3. SELF CONDUCT:** Occupants are responsible for their actions and conduct and for the actions and conduct of their family members and guests. Residences are liable for any and all costs incurred by the residents, family members or guests as a result of misconduct or damage.

**4. NOISE/TRAFFIC:** Excessive noise from radio, television, sports activities, ATVs, motorcycles other equipment during all hours or other disturbing factors between the hours of 9:00 p.m. and 8:00 a.m., and at any other time it becomes excessive or is disturbing to neighbors is strictly prohibited. Other nuisances including excessive visitors will not be permitted at any time. Unlawful nuisance activity will not be permitted. An excessive number foot traffic or vehicles and the storage of unsightly and/or broken down vehicles will not be permitted. Violations of the noise/traffic rules will be grounds for eviction according to Utah Code.

**5. USE OR DISTRIBUTION OF ANY UNLAWFUL DRUGS AND/OR SUBSTANCES OR THE CONSUMPTION OF ALCOHOL BY ANYONE UNDER THE AGE OF 21 ON THE PROPERTY OF HILLSIDE PALMS RV PARK IS PROHIBITED** and will be reported directly to the appropriate law enforcement agencies. Any activities, stemming from the **USE, POSSESSION OR DISTRIBUTION OF THESE SUBSTANCES, CONSTITUTES IMMEDIATE EVICTION.** Additionally, any unlawful behavior such as stalking, harassment or threats, domestic disputes or abusive activities will also be reported to law

Tennant Initials \_\_\_\_\_



Hillside Palms RV and Mobile Home Park Rules, Regulations, and Application

APPLICATION DATE: \_\_\_\_\_ MOVE IN DATE: \_\_\_\_\_

RV Make/Model \_\_\_\_\_ RV YEAR \_\_\_\_\_ RV Length(ft) \_\_\_\_\_

3  
2016

enforcement and will be grounds for immediate eviction.


**6. TELEVISION:** Each mobile space is able-ready and a digital cable box is required to receive channels for each TV. TDS is the cable provider and the boxes are available upon request. The cost of one box is included in the rent. Any additional boxes can be rented from TDS directly. When you move out of Hillside Palms, cable boxes issued with Hillside Palms Label, must be returned to Hillside Palms – Other boxes issued directly from TDS must be returned to TDS.(Check the bottom of your box to see where to return the box) 18 inch Satellite dishes are also permitted. Tenants are responsible for all cables or wires required to connect to the home, TVs and other equipment.

**7. POWER:** Your electricity is billed monthly with the rent. Tenants are responsible for all connections and cables to the trailer and to the power supply. Hillside Palms RV Park is not responsible for power failures, surges, or short circuits or wiring.

**8. YARD/LOT CARE:** Each tenant is responsible for maintaining, cleaning, trimming, and clearing any debris or old growth on their lot spaces including front, behind or on each side of their trailer. Also, please be sure to clear all garbage and unsightly storage of old or broken-down appliances, boxes packed with things or other items around or under the trailers. Keeping the yard/lot neat and well-kept, along with keeping the trailer clean and in good repair including paint, awnings, skirting, siding and any exterior elements are required and are entirely the tenant's responsibility. Periodic inspections by the management will evaluate the park. Any tenant with problem issues on their lot will receive a notice detailing the problem that needs to be fixed. You will be given a reasonable amount of time to do so. If your lot is not cleaned or you have not remedied the problem by the date on the notice, an extra charge of \$35 will be added to your upcoming statement and an additional \$35 each month thereafter until the problem has been cleaned up or remedied to the satisfaction of the Manager and/or Owners. If you would like the park to provide your yard with basic monthly yard care, please let us know; and we will arrange for the service for an additional \$35/month.

**9. SEWER:** Sewer is included with the rental fee. However, if a tenant's sewer line becomes blocked, tenant must notify Hillside Palms, who will in turn contact Tony at Robot-Rooter, the only approved repair service. No after-hours service calls are provided and any additional charges for the service may be charged to the tenant's monthly bill if these procedures are not followed. With this in mind, DO NOT flush feminine products, wipes, or paper towels down the toilet. DO NOT use unapproved chemicals in sewer lines. Only septic friendly toilet paper is allowed.

Tennant Initials \_\_\_\_\_

 <p><b>HILLSIDE PALMS</b> R.V. PARK</p> <p>RV Make/Model _____ RV YEAR _____ RV Length(ft) _____</p>	<p>Hillside Palms RV and Mobile Home Park Rules, Regulations, and Application</p> <p>APPLICATION DATE: _____ MOVE IN DATE: _____</p>	<p>4</p> <p>2016</p>
---	--	----------------------

**10. INTERNET:** A Wi-Fi connection is currently broadcast on the upper level and is also free at this time. Residents are responsible for connections and all tech support. Hillside Palms does not make any warranties or guarantees in regards to this service, speed or connection. Additionally, if for any reason this connection does not work for tenants, no refunds or credits will be given.

**11. DOGS:** No dogs are permitted to live in the Hillside Palms community. Service dogs are only permitted as the law requires.

**12. VISITING CHILDREN:** It will be the responsibility of the resident to insure that visiting children will be supervised at all times to ensure that they do not climb the adjoining hills, play in the streets of the Park, or disrupt residences of Hillside Palms in any way.

**C. VEHICLE CONTROL**

**1. SPEED LIMIT:** The speed limit is 7 miles per hour. We ask all residents to cooperate in its enforcement. Fines will be levied and/or eviction of vehicle will be imposed against chronic speeders. Speeding constitutes reckless driving and endangers persons and property.


**2. PARKING:** Residents or their guests will not be allowed to park their vehicles on the grass, their front yard areas, sidewalks, or let their vehicle extend from the driveway onto the sidewalk. Do not park in front of your neighbor's home without their permission. *PARKING OF SEMI-TRAILERS OR OTHER EXCESSIVELY LARGE OR COMMERCIAL VEHICLES IS PROHIBITED.*

**3. INOPERABLE OR ABANDONED PROPERTY:** Unsightly or inoperable motor vehicles or unlicensed vehicles, not being used by resident on a regular basis, are prohibited and may be towed at the owner's expense. Vehicles, trailers and all property abandoned for 30 days will be considered legally abandoned property and subject to park management's legal action according to state laws.

**4. VEHICLE WASHING OR REPAIRS:** Major repairs or spray painting of vehicles at the resident's space or anywhere in Hillside Palms is prohibited. Major repairs include engine overhauling, transmissions, etc. Minor repairs such as points, plugs, or tire changing are allowed. Any oil, gasoline, or other potentially dangerous chemical, must be cleaned up immediately. You are also not allowed to wash your vehicles in the Park. Please wash your vehicles at a car wash.

**5. INSURANCE:** All vehicles and/or residential units must comply with state laws.

Tenant Initials \_\_\_\_\_

 <p><b>HILLSIDE PALMS</b> R.V. PARK</p> <p>RV Make/Model _____ RV YEAR _____ RV Length(ft) _____</p>	<p>Hillside Palms RV and Mobile Home Park Rules, Regulations, and Application</p> <p>APPLICATION DATE: _____ MOVE IN DATE: _____</p>	<p>5</p> <p>2016</p>
---	--	----------------------

No unregistered or uninsured vehicle or residential unit shall reside within the boundaries of Hillside Palms. No unregistered motor homes or trailers will be allowed.

**6. RIGHT OF ENFORCEMENT:** The park owners reserve the right to forbid any vehicle entry into the park, which is or has been in violation of these rules or does not meet the park standards. Additionally, the park owners and/or manager reserves the right to add or change the rules and regulations at their sole discretion and as they see necessary.

**D. GUESTS**

If a resident has a guest that will be visiting longer than 14 days, please notify the park owners. Before permission is granted, the guest must fill out a tenant application, pay a \$35 application and background check fee and if the guest desires to stay longer than 27 days. Additionally, a \$25/month fee will be added to the regular monthly bill for every month the guest has been approved to stay.

**E. TRASH AND GARBAGE:**

Trash receptacles are located on the west end of both the upper and lower areas. Trash should be contained in plastic garbage bags and not dumped loose. **DO NOT USE RECEPTACLES AT THE BOTTOM OF THE HILL. THEY BELONG TO THE MOTELS AND ARE NOT FOR USE BY HILLSIDE PALMS RESIDENTS.**

**F. COMPLAINTS**


Upon receipt of a valid written and signed complaint submitted to the the park owners or Manager by a resident, the resident violator will receive a verbal warning and an opportunity to explain his or her position. The second violation will result in a written notification and instructions as to how he or she is expected to correct the problem. A third violation can result in fines and/or civil court proceedings with the violator becoming solely responsible for any and all court and/or attorney fees.

**G. LITTER AND VANDALISM**

1. It is unlawful to litter. A fine of \$75.00 will be imposed for each violation to anyone who is found guilty. This includes unsightly trash on the outside of homes.

2. Vandalism or theft will not be tolerated and will carry a fine of \$150.00 for each violation in addition to any repair or replacement cost incurred by Hillside Palms. The violation could potentially include criminal prosecution, eviction, and loss of community privileges.

Tenant Initials \_\_\_\_\_

 <p><b>HILLSIDE PALMS</b> R.V. PARK</p>	<p>Hillside Palms RV and Mobile Home Park Rules, Regulations, and Application</p> <p>APPLICATION DATE: _____ MOVE IN DATE: _____</p> <p>RV Make/Model _____ RV YEAR _____ RV Length(ft) _____</p>	<p>6</p> <p>2016</p>
--	---	----------------------

**H. VIOLATIONS & EVICTIONS**

Receiving three (3) warnings for violating any park rule within a 12-month period of time will be grounds for eviction. Situations where one (1) warning may result in eviction are: being behind more than one month rental fees; vandalism; theft; violence; harassment; threats; nuisances, including excessive noise (TV, music, equipment, vehicles, voices, instruments); disruptive, disrespectful or criminal activity, including but not limited to possession or distribution of drugs; or any behavior or activity that makes other park residents or park staff, managers or owners feel unsafe. These evictions are at the sole discretion of Hillside Palms Ownership and Management. If evicted you will forfeit any paid rents and utilities and will be responsible for all filing fees, attorney fees, and court costs associated with your eviction process; and you will still be liable for unpaid rents, utilities fees, and any damages incurred in the process of eviction.

*(You will also be liable for three times those damages allowed to be trebled under Utah Code Ann. § 78B-6-811 which may include trebling damages mentioned above. Rent due and unpaid shall be trebled each day you remain in the premises after this notice expires. Damages under (2) are the reasonable rental value or reasonable value of the use and occupation of the premises for each day you remain after the expiration of this notice.)*


**I. APPROVAL OF PURCHASER AND SUBSEQUENT RESIDENTS**

Residents may sell their home at any time pursuant to the rights and obligations of the resident and the park under the Mobile Home Residency Law and other applicable laws pertaining to the sale of the home. Residents must, however, immediately notify the park manager in writing of the resident’s intent to sell their home and, additionally, all rents and utilities must be current and paid in full before the home can be sold, moved or occupied by the new buyer. If the prospective buyer of the home intends for the home to remain in the park or for the buyer to reside in the park, the buyer must do the following before occupying the home:

1. Complete a Resident Rental Application (With Photo Copy of ID) and submit it to the park Manager.
2. Turn in a Signed Copy of the Hillside Palms Rules and Regulations Agreement.
3. Provide proof of the legal Name, Model, and Year of the R. V.
4. Meet with the Owners/Manager to discuss the details of the sale.
5. Wait for acceptance based on application by the park and have Mobile Home approved to stay in the park (Hillside Palms RV is upgrading to RVs only – 10 years old or newer)
6. Pay First and Last Month’s Rent

If the buyer’s application is not approved, the buyer will not be allowed to move into the home and will have 30 days to find a space to move it if the sale goes through. In the meantime, the buyer will not be permitted to live in the home.

Tenant Initials \_\_\_\_\_

 <p><b>HILLSIDE PALMS</b> R.V. PARK</p> <p>RV Make/Model _____ RV YEAR _____ RV Length(ft) _____</p>	<p>Hillside Palms RV and Mobile Home Park Rules, Regulations, and Application</p> <p>APPLICATION DATE: _____ MOVE IN DATE: _____</p>	<p>7 2016</p>
---	--	-------------------

These rules are consistent with state and local laws. They are not meant to deny or restrict, but to ensure a clean and safe environment for all persons living or visiting within Hillside Palms. Park Owners reserve the right to amend or change these rules at their own discretion, after giving the residents 30 days written notice.

**J. HOLD HARMLESS AGREEMENT**


By completing and submitting this form, you agree to protect, defend, indemnify Hillside Palms RV Park and its officers, owners, workers and agents free and harmless from and against any and all losses, damages, injuries, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings or causes of action of every kind and character in connection with or arising directly or indirectly out of reserving, visiting, parking or staying at Hillside Palms RV Park, whether it be personal or property damage to vehicles of any resident or their guests by any other resident, guest, worker, or by fire, electrical, theft, or acts of God or nature, including water, sewer, flood, rocks or land movement. By staying with us, and requesting a reservation, you assume all liability and are responsible for your driving, parking and living while on Hillside Palms property. \*I AGREE TO SUBMIT THIS REQUEST AND I UNDERSTAND THAT RESERVATION REQUESTS ARE NOT GUARANTEED - BASED ON AVAILABILITY AND APPROVAL.

**I ACKNOWLEDGE RECEIVING A COPY OF HILLSIDE MOBILE HOME PARK RULES AND REGULATIONS.**

**TENANT SIGNATURE(S)**

\_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Initials \_\_\_\_\_

	Hillside Palms RV and Mobile Home Park Rules, Regulations, and Application <b>APPLICATION DATE:</b> _____ <b>MOVE IN DATE:</b> _____ <b>RV Make/Model</b> _____ <b>RV YEAR</b> _____ <b>RV Length(ft)</b> _____	8  2016
---	---	---------------

**HILLSIDE PALMS RV and MOBILE HOME PARK RESIDENTIAL RENTAL APPLICATION**

**Desired Move in Date:**    /    /    **Expected Move OUT DATE**    /    /

**Please Attach Driver's License or ID. TEXT to 435-703-0643 or email a copy to: [hillsidepalms@gmail.com](mailto:hillsidepalms@gmail.com)**

Name of Applicant: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell/Text Phone: \_\_\_\_\_

Birthdate: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Email Address \_\_\_\_\_ @ \_\_\_\_\_

Current Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant Driver's License #: \_\_\_\_\_ St: \_\_\_\_\_ Birthdate: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Spouse/Roommate Name \_\_\_\_\_

Spouse/Roommate Driver's License#: \_\_\_\_\_ St: \_\_\_\_\_ Birthdate: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

How many people plan to live with you? \_\_\_\_\_ Adults.

**NO Kids, NO dogs, or other pets (subject to approval)**

**Name of your current Landlord:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

How long have you lived at your present address? \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

Previous Address: \_\_\_\_\_

List Previous Cities of Residence: \_\_\_\_\_

**Employment Verification:**

Employer: \_\_\_\_\_ Position: \_\_\_\_\_

How Long Employed there: \_\_\_\_\_

Supervisor \_\_\_\_\_ Telephone: \_\_\_\_\_

Other Income Source: \_\_\_\_\_ **Retired:** YES NO **Snowbird:** YES NO

Primary Residence City: \_\_\_\_\_ State: \_\_\_\_\_


**Tell us about yourself. Brief statement about your future plans and current circumstances:** \_\_\_\_\_

**Additional Credit & Character References:**

Name	Relationship	Phone Number
------	--------------	--------------


Tennant Initials \_\_\_\_\_



 <p><b>HILLSIDE PALMS</b> R.V. PARK</p>	<p>Hillside Palms RV and Mobile Home Park Rules, Regulations, and Application</p> <p><b>APPLICATION DATE:</b> _____ <b>MOVE IN DATE:</b> _____</p> <p><b>RV Make/Model</b> _____ <b>RV YEAR</b> _____ <b>RV Length(ft)</b> _____</p>	<p>9</p> <p>2016</p>
--	--	----------------------

I represent that the information provided in this application is true to the best of my knowledge. You are hereby authorized to run a full background check and verify my credit, character, background and employment references in connection with the processing of this application. I acknowledge that I'm paying \$35 for application processing and also acknowledge it is non-refundable fee even if I am not accepted by the park or change my mind about being a tenant of Hillside Palms. I certify that I received a copy of the park Rules and Regulations and agree to the policies, procedures and processing. I also acknowledge that by choosing to stay in Hillside Palms RV Park, I agree to adhere and live by the Park Rules contained here as set forth by the Hillside Palms Management now and in the future as changes may be necessary.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Tennant Initials \_\_\_\_\_