

RIDLON OAKS MANAGEMENT, LLC
16009 Ridlon
Channelview, TX 77530
281-457-1616

PARK RULES – UPDATED March 1, 2024

APPLIANCES: We supply basic appliances designed for the square footage of the home. These appliances are smaller in capacity compared to what is used in an average size home. Ridlon Oaks Management suggests supplying your own appliances if you have a large family.

COURTESY: As a courtesy to the residents around you, no loud or excessive music/noise will be tolerated. It is considered grounds for terminating the lease agreement should the Tenant or other occupant's assault, threaten, or use abusive/offensive language to other residents, the Owner, or any representative of the Owner.

LOT MAINTENANCE: You are responsible for maintaining the lot under and around your home year-round. Your lot extends behind your trailer and between homes. Park management will provide lawn maintenance year-round, access to your yard is mandatory. **BURNING IS NEVER ALLOWED.**

PETS: Pets are not allowed. If the resident is found to have a pet(s), residents will be asked to remove the pet(s) immediately. Livestock animals: such as chickens, hens, roosters, etc. are not allowed on the premises. Failure to comply may result in an eviction.

RENT: Rent is due on the 1st or 15th of the month and must be paid by check, money order, Zego Pay Lease or by signing up for the Tenant Portal and paying with a credit/debit card. Late payments between 6-10 days late will result in a \$25 late fee with an additional charge of \$25 if over 10 days late. Tenants failing to make payments timely may be served with a 3-Day Eviction Notice, with a demand that the payment in full be made, or the Tenant will vacate the property.

SAFETY: For the safety of residents and visitors, the following are not permitted:

1. FIREARMS AND FIREWORKS ARE NOT ALLOWED TO BE DISCHARGED ON THE PREMISES.
2. Children must not play in streets, vacant trailers, or vacant lots.
3. No drunk, disorderly conduct or illegal activities will be tolerated at any time.
4. TRAMPOLINES AND POOLS ARE NOT ALLOWED.

If a resident or resident's guest does not abide by these restrictions, they will be evicted.

SPEED LIMIT: Speed limit on the premises is 5 miles per hour, please inform your guests.

TRASH: Tenants must use the dumpster for personal trash. It is your responsibility to make sure **all trash is put inside the dumpster**. Please **do not put trash on the ground next to the dumpster**, if trash falls out of the dumpster, it is the responsibility of the tenant to clean up the trash. No heavy trash such as furniture, mattresses, carpet, tires, electronics, etc. is permitted. Fines and/or eviction may occur if the tenant does not abide by these rules.

VEHICLES: Tenants are permitted to have two working vehicles; additional vehicles may be authorized by management. Additional vehicles, boats, campers, and other large items stored in yards are subject to a \$20 per month storage fee.

30-DAY NOTICE-Ridlon Oaks Management requires at least a 30-day written notice on all move outs.

In addition to all matters of payments, the Tenant understands and agrees that if the failure to comply with the terms of this agreement, results in the termination of the agreement by the Owner, no monies will be refunded, and the Tenant and all occupants must vacate the property immediately.