

# Pleasant Valley Properties of WI, LLC

## Community Guidelines for Living

Updated 04/09/2026

Please read and sign acknowledgement form on the last page of Guidelines. Return the back form with signatures as soon as possible. Please keep the Guidelines for reference. A violation of these community guidelines constitutes a material violation of the rental agreement and may result in the termination of the tenant's tenancy and eviction. Any violation is a breach of the lease. Violations by household members are considered violations by the tenant.

The goal of these guidelines is to promote orderly operation of the community and allow the residents to live in an environment that is safe, attractive and quiet.

### SECTION 1

#### GENERAL SITE REGULATIONS

- 1.1. No Fences of any kind are permitted, to include wood, chain-link, wire fencing, for dog kennels, play areas, etc. Any fence that is in place when PVP purchases a community shall be "grandfathered" and permitted until home ownership changes. At this time, the fence would have to be removed.
- 1.2. No tree-to-tree clotheslines are permitted. Umbrella-type clotheslines are permitted, as long as not permanently installed, and stored when not in use. Before digging, DIGGERS HOTLINE MUST BE CALLED TO LOCATE UNDERGROUND LINES so as not to damage utilities.
- 1.3. Trees, shrubs, and flowers improve the overall appearance of the community. If you wish to plant trees, shrubs, or flowers, contact your community manager for placement approval. Any planting, however, is voluntary for the tenant's sole benefit and is not a request of the landlord.
- 1.4. Each home must display lot number clearly on the exterior of the home facing the street with reflective number at 4", large enough to be visible at night by emergency vehicle personnel so that they can locate the correct residence.
- 1.5. All rubbish must be put out only in fly-tight garbage bags or trash containers provided by the hauler. Recyclables must be separate in container provided by hauler or disposed in accordance with local recycling regulations. Two garbage cans are allowed but they must have lids that close so that animals cannot get into them if tipped over. Garbage should be kept only at the roadside on garbage pickup days. Garbage containers should be stored in a shed or area out of view.
- 1.6. Window air conditioners are permitted if installed with wall brackets. Bracing from the ground is not an approved installation method.
- 1.7. No trampolines, electric scooters, ATV's, snowmobiles, in ground fire pits, swimming pool or hot tubs are permitted in the Community.
- 1.8. **NO smoking or vaping in park owned homes.**

## SECTION 2 VEHICLE

- 2.1 Parking: **ONLY TWO (2) VEHICLES ARE ALLOWED PER LOT.** For each vehicle that you have OVER the limit of two, you will be charged **\$20.00** per vehicle per month. RV's, boats, campers, etc. are to be stored off premises unless the Landlord has storage available in another area of the community that has been designated for this purpose. No campers (this includes travel trailers, motor homes, fifth-wheels, and pickup campers) are permitted to be stored on a lot unless give written permission. No vehicles are to be parked on the grassy areas anywhere in the community. If you wish to have an additional parking space, you may construct at your cost, an additional parking pad of the same material as the existing parking pad. Prior written approval is required.
- 2.2 No on-street parking is permitted. Your vehicles must be parked in the spaces provided at your lot.
- 2.3 The speed limit in the community is **10 mph** at all times for all person including your guests. For the safety of our community, all residents and their guests must observe the posted speed limit.
- 2.4 No semi-truck/trailer rigs are permitted in the community at any time.
- 2.5 Working on, repairing, overhauling, and changing of oil is not permitted. Vehicles that are non-operative may not be parked on the lawn or be used for storage of garbage, junk, cans, etc.

## SECTION 3 UTILITIES

- 3.1 Foreign objects including but not limited to sanitary napkins, cleaning wipes of any type, paper towels, and toys must not be flushed down toilets. **NO** grease shall be dumped/disposed of down drains. The resident will be responsible for unplugging and repairing sewer pipes and drains caused by any foreign objects or materials in the sewer pipes.
- 3.2 Water meters are the property of the landlord or municipality. No one is allowed to tamper or alter any meter for any reason, including but not limited to diverting the flow of water or bypassing the meter. Tampering will be considered a breach of the rental agreement. The landlord may reasonably estimate water usage for as long as the landlord believes the meter was tampered with and charge the resident accordingly. The resident will also be responsible for all costs to return the landlord's meter service to its original condition.
- 3.3 The resident must furnish and maintain water and sewer lines above ground level. The resident must also furnish and maintain any electrical lines from the electric meter to the home and gas lines from the gas meter to the home. Water and sewer lines must be protected from freezing. (All water pipes must be wrapped with heat tape and insulation, including the water meter from the home to ground level.) Any frozen or broken water or sewer lines and any plugged sewer line leading to the main caused by negligence of the resident(s) must be corrected and paid for by the resident. A water shut-off valve inside the home is recommended in the event of a leak or faucet repair.
- 3.4 Placement of any fuel or gas tanks must be approved by the landlord in advance.

## SECTION 4 PETS

- 4.1 You **MUST** have written permission from the landlord and **MUST** also be registered with the landlord and community manager to have any pets. Pictures of pets must be provided as well before approval of any pet. There is a monthly pet fee of \$10 per dog in the resident owned homes with a Maximum of 2 dogs. There is a monthly pet fee of \$50 per pet in landlord owned homes. You are allowed only 1 dog in the home owned by the landlord. Tenant is allowed up to 2 pets total in homes owned by the landlord. For example: if a resident has approval for 1 dog and 1 cat the fee would be \$100 per month. **ALL pets must be approved by the landlord.** If you are leasing a home from the landlord and a pet is approved to live in the house, there is an additional deposit equal to half the monthly rent. If you question any type of pet, prior to getting the pet please call our office and see with management if it is or will be approved. Residents have a special responsibility to maintain control over their pet so that the peaceful enjoyment of the community by all can be maintained. Permitting pets to stray, allowing a pet to soil other residents' lots, or unreasonable noise will be cause for eviction. The owner of the pet is also responsible for all damages or injury caused by the owner's pet, which includes all costs to repair damages and all medical costs for injury to other people.
- 4.2 **ONLY APPROVED PETS** are allowed and only when approved by management first. You may not have more than one dog in landlord owned home. You must apply for and receive a license for your pet from the city or township and pet must have current vaccinations. You must send proof of your license and vaccinations to the office to be kept on file. The pet must remain in your home unless leashed and accompanied by a member of the household. **Pet droppings must be contained to your lot and cleaned up daily.** Consent to have a pet shall be revoked for failure to follow these guidelines or if your pet is noisy, unruly and/or causing complaints from other residents. If at any time we find that you are not cleaning up daily, we will charge you at a minimum of \$50.00 to have someone do so. Cost of the cleanup will be determined by the job size.
- 4.3 **No farm animals of any kind** (rabbits, chickens, goats, sheep, pigs, etc.) **\*\*No pit Bulldogs, Rottweilers, German Shepherds, Huskies, Alaskan Malamutes, Doberman Pinschers, Chow Chows, Great Danes, St. Bernards, Akitas, Boxers, Mastiffs or any other breeds having a reputation of being vicious, whether large or small breed, is allowed.** Any demonstration of aggressive behavior by any dog will be considered reason for removal of the pet from the community and privilege of having a pet revoked by the landlord.
- 4.4 Unless leashed and accompanied by a member of the household, a pet must be kept inside the home. **When a pet is outside it must be on a leash and be accompanied by a member of the household older than twelve years of age.** Any unattended pet will be taken to animal control. The pet's owner will pay for all costs. Your privilege of having a pet may be revoked if you are reminded of this violation. **NO feeding of stray animals.**

## SECTION 5 CONDUCT

- 5.1 Parents will be held responsible for the conduct of their children. Be sure your children understand the community guidelines.
- 5.2 Action in the community that is against the law, illegal or damaging to the reputation of the community **will not be tolerated** and will be cause for eviction.
- 5.3 The community is designed for residential use only and not for conducting retail or service business.
- 5.4 **Exploding type fireworks are not permitted at any time.**