

**RULES AND REGULATIONS FOR VERTEX MUSTANG PROPRTY LLC  
AKA MUSTANG COMMUNITY**

**FAMILY COMMUNITY**

Management will comply with all requirements for Equal Housing Opportunity.

**RENT**

All rents payable hereunder shall be paid using the new online tenant portal. The portal offers free ACH payments (electronic checks); Credit and Debit Card payments are also available for a small fee. For Tenants that wish to pay with money order, please see the office for a barcode. These barcodes can be taken to Casey's General Store (1331 N. Main St.) to pay your rent. Money orders are not accepted.

**DAMAGES**

Resident agrees to pay for all damages to the Community, Home site and any other property caused by Resident, Resident's family, or Resident's guest. Residents shall indemnify and hold Management harmless for any claim, damage or injury to any person or property arising from any acts or omissions of Residents, Resident's Family, or Resident's Guests.

**GUESTS**

Resident agrees to acquaint all Guests with the conditions of tenancy of the Community, including but not limited to, the Community's Rules and Regulations. Resident is personally responsible for all the actions and conduct of his or her Guests while on Community property. If the Resident will not be present, then NO GUEST may occupy or otherwise use Resident's mobile home without Management's consent. No guests shall stay more than 7 days in a calendar month or 15 days in a calendar year, unless approved by Mustang Community office.

**MOBILE HOME STANDARDS**

**Mobile homes.** To ensure architectural compatibility, construction and installation standards, Community must approve all incoming mobile homes.

**Mobile home sizes.** All mobile homes in the Community shall conform in size to the Requirements of the lot on which they are placed as established by Management. The Community shall determine placement of the mobile homes.

**Mobile home Occupancy.** The number of occupants of a mobile home shall be limited to two (2) persons for each of the bedrooms in a mobile home with a maximum number of six: (6) permitted, A bedroom is defined as a living space designed for sleeping which has closet space, but which does not have plumbing. No more than two (2) children shall share a bedroom.

**Accessory Equipment and Structures.** The installation of all appliances, accessory equipment, and structures on incoming mobile homes by Resident shall be completed within thirty (30) days of the date Resident signs the Rental Agreement or first occupies the mobile home, whichever is earlier. Building permits, licenses and other similar permission from government or quasi-government bodies or agencies must be obtained if so required, before any installation or construction of certain accessory equipment and structures. All such equipment and structures must comply with all federal, state, and local laws and ordinances. Prior to commencing a (1) new installation of or a change in accessory equipment and structures or (2) a change in any appliance which is to be connected to the gas electric or water supply, Resident shall submit for Management's approval a written plan describing in detail the accessory equipment and structures which Resident proposed to install or change. Any accessory, equipment or structure not in compliance with the Community's residency documents shall be removed by Resident within ten (10) days of receipt of written notice. If a Resident does not make a change in existing accessory equipment, the standards for incoming mobile homes must be met, and all work shall be completed within thirty (30) days of approval. Residents are cautioned that there are mobile homes and home sites in the Community which contain accessory equipment and structures which no longer conform to present Community standards and regulations. Nonetheless, Residents may not assume their plans will be approved because they conform to accessory equipment and structures on existing mobile homes or home sites. Except in the instances where the electrical systems capabilities may be insufficient to supply adequate power to all appliances or there are specific restrictions on the installation of certain items, references in this portion of the Rules and Regulations or in other of the Community's residency documents to items "connected to the gas, electric or water supply ..." are not intended to include normal household appliance that can be installed by simply "plugging in" an electrical plug or attaching a water hose to an existing outlet or making a similar connection to gas outlet. Rather, the Community is only concerned with items which require more extensive installation efforts where the method and quality of the installation may present health or safety

problems if not performed correctly or the installation of items which require building permits or installation by a licensed contractor or where the installations of the item may adversely affect the Community or other persons.

Conditions for specific equipment and structures are as follows:

1. **Air Conditioners** Prior to the installation or replacement of any air conditioner, Residents must obtain written approval from Management. In addition, any air conditioner installed in a mobile home must be in good operating condition and must not make excessive noise. All air conditioners must be compatible with the electrical receptacles of the Community. Condensation accumulation from any air conditioner must be piped away from the mobile home and not be allowed to fall onto the ground under the mobile home.
2. **Porches, Decks, and Carports** Porches and decks must be constructed under permit and meet city and state building codes. Porches must be of approved material and professionally installed. All porches, decks and carports must be approved by Management prior to their construction. All steps must be of good manufactured quality. Steps must have approved handrails as required by law. The temporary steps provided by the mobile home dealer must be removed from the home no later than thirty (30) days from the time moved into the Community. Front and rear entrances must have decks and there must be free and easy access to the home from either entrance.
3. **Skirting and Awnings** Skirting is required on all mobile homes. All textured materials and color must coordinate with the mobile home. All awnings must be painted, or be of anodized aluminum or steel, and must be of an approved manufactured type. Skirting may be of vinyl or wood, free of holes and surround the home, which matches the siding of the mobile home. No awnings, shades screens, or other similar items which are not professionally made shall be outside of the mobile home. Homes must have proper windows installed along with blinds or curtains. NO broken glass or wood covering missing glass is allowed. ALUMINUM FOIL IS NOT PERMITTED UNDER ANY CIRCUMSTANCE.
4. **Siding** All mobile homes must have exterior siding that is in good repair and painted. All colors must be approved by management.
5. **Exterior Storage Building** Each Resident may install one (1) storage building, which shall not exceed a combined floor area of 100 square feet or exceed 10 feet in height. Management must approve the type of storage building and where the storage building will be placed. All exterior storage buildings must meet city and state building codes.
6. **Fences** Only chain link and wood fences are permitted, and location of all fences must be approved by Management. Fencing must be installed by a professional and kept up.
7. **Antenna** Exterior antennas and satellite dishes are not allowed on the Home site unless approved by Management.
8. **Flagpoles** No permanent flagpoles are permitted. Only small flagpoles, which are four (4) feet in length or less and are designed to be mounted on the front of the mobile home, are allowed.
9. **Pools and Trampolines** No pools or trampolines are permitted on the property.
10. **Play Structures/Swing Sets** All play structures must be enclosed with no public access.

**Special Standards: To maintain the aesthetic beauty of the Community, Management retains the right to impose additional standards on those Residents who have corner home sites or home sites in unique locations.**

## **LANDSCAPING**

Landscaping of poorly landscaped home sites, or changes to existing landscaping, shall be completed within thirty (30) days of the date Resident signs the rental agreement or first occupies the mobile home, whichever is earlier. Prior to commencing any landscaping, including changes to existing landscaping, Resident shall submit a detailed landscaping plan to Management for approval. The following general landscaping standards are provided only to assist Residents in their preliminary planning:

1. Only live plants may be used
2. Evergreen grasses, ground covers, flowers, and small shrubs are generally acceptable

Residents are encouraged to install and maintain same. Resident shall not, unless authorization is given by Management remove any plants upon vacating the Community.

Management expressly prohibits the use of any manures or odorous chemical fertilizers. Waterfalls, statuary, and other forms of décor will be permitted only with management's approval. Some form of planted ground cover, acceptable by Management, is required. Wood chips and bark that are used for landscaping must be contained so that it does not scatter or wash out. Trees may be planted on Resident's home site only with prior written approval of Management. Management retains the option to determine the location of and the type of tree which may be planted. To avoid damage to

underground utilities, Resident must have Management consent before digging or driving rods or stakes into the ground. Resident shall bear the cost of repairs to any utilities to Community property damaged by Resident. The existing drainage pattern and grading of the home site may not be changed without Management consent. All landscaping, including but not limited to shrubs, vines, bushes, and lawns shall be well maintained. Such maintenance shall include, but not be limited to:

(1) The frequent, at least twice a month, mowing of any lawns.

(2) Home site shall be kept free of weeds and debris.

(3) The trimming of all shrubs, vines and bushes in a manner that maintains an attractive shape and prevents such plants from blocking a neighbor's view or from being excessively high or brushing a neighbor's mobile home or awning.

(4) The trimming and maintenance of all trees and shrubs in a manner that prevents them from interfering with the streets driveways or other community facilities.

(5) Resident is responsible for the maintenance of all trees located on his/her home site. Resident may not remove trees from home site without Management's written consent. The Resident must have Management's approval trimming any trees on his/her home site. The Resident will not trim trees or shrubs on Community property other than on his or her home site without Management's written consent.

(6) When vacationing or absent for any other reason, it is the responsibility of the Resident to arrange for someone to water and maintain home site.

(7) In the event a Resident fails to maintain his or her home site as provided in the Rules and Regulations or the residency documents of the Community the Management may, upon written notice to the Resident, perform the required maintenance and charge the Resident a reasonable fee for said maintenance. The written notice shall state the specific condition to be corrected that the Management will perform the maintenance if the resident does not perform such within fourteen (14) days of the notice, and an estimate of the charges to be imposed.

#### **GENERAL MAINTENANCE OF HOMESITE**

**A. Storage.** Anything behind or on the outside of the mobile home is prohibited. This includes, but is not limited to, storage of boxes, trunks, wood, pipe, bottles, garden tools, mops, ladders, paint cans or any item which is unsightly in appearance. These items must be stored under the mobile home or in an approved outside storage building. Other storage regulations as follows:

(1) only outdoor furniture and barbecues approved for use by Management (such approval shall not be unreasonably withheld) may be used on the patio, yard, or other portions of the home site

(2) No towels, rugs, wearing apparel, shoes, boots, or laundry of any description may be hung outside of the mobile home at any time

**B. Dangerous Materials.** Anything which creates a threat to health and safety shall not be permitted on the home site. No combustible or fluid, material, chemical, or substance (except those customarily used for normal household purposes which shall be properly stored within the mobile home and/or storage building) may be stored on the home site and only in quantities reasonably necessary for normal household purposes.

**C. Exterior Paint.** The exterior paint on Resident's mobile home, accessory structures and equipment shall be properly maintained. Proper maintenance shall include, but not limited to, the repainting of the exterior whenever the paint begins to fade, peel, flake, chip, or deteriorate in any other manner that detracts from the aesthetic beauty of the Community. Written approval must be obtained from the Management prior to any painting. All colors must be approved by Management.

**D. Damage.** If any portion of the exterior of the mobile home or its accessory equipment, structures, appliance, or the home site is damaged, the damage must be repaired or replaced within twenty (20) days. This includes but is not limited to damage to the siding, awning supports, downspouts, skirting, porch, or storage shed. If a Resident's mobile home has not been repaired, reconstructed, or restored within a reasonable time after work has been commenced on it, the Resident shall remove the mobile home from the Community at his/her expense. If the Resident fails to do so within ten (10) days after Management gives him/her written notice to remove the mobile home, the actual costs of such removal shall be immediately due and payable to Management. Upon such removal, the Agreement under which resident occupies the home site shall terminate.

**E. Advertisements.** All exterior signs and advertising flags, including, but not limited to, for sale signs and garage sale signs are prohibited. However, Resident may place a sign in the window of the mobile home on the side of the mobile home facing the street stating that the mobile home is for sale. Such sign shall not exceed twenty-four (24) inches in width and

eighteen (18) inches in height and such sign shall state only the name, address, and telephone number of the Management of the mobile home or his/her agent.

**F. Concrete.** All concrete, asphalt, and other surfaces shall be kept clean and maintained free of oil and all other sticky or oily substances.

**G. Driveway and Street Area.** Individual driveway maintenance shall be the Resident's responsibility. Residents shall keep the street area in front of their home site free from debris. Oil or other drippings must be removed by Resident. Resident is responsible for snow removal of Resident's property.

**H. Utility Pedestals.** The utility pedestals must be accessible at all times. If one of the Community's utility shut-off valves is located on Resident's home site it must be kept uncovered and accessible at all times. Resident shall not connect any apparatus or device for using electric current natural gas or water, except through existing electrical or natural gas outlets or water pipes on the home site.

**I. Garbage and Trash Disposal.** All garbage and trash must be kept in containers provided by the City of McPherson or other hard plastic containers provided by the Resident. Except on trash collection days, all trash containers must be off the street and located behind or to the side of the mobile home. Residents are responsible for keeping the home sites free of trash at all times. Furniture and appliances must not be left outside unless being picked up by the City and not until the night before the scheduled City pickup. Bringing trash from outside the Community is prohibited. Sanitary, health and safety laws must be obeyed at all times.

**J. Cleaning and Pest Control.** The lot and or rental home must be kept clean, sanitary, and free from objectionable odors and excessive clutter. Regular and proper cleaning is important to prevent bugs and pests.

For rental homes, bathroom and kitchen floors that have a permeant finish should be cleaned with soap and water. Do not use wax, detergents, or abrasives as they will damage the finish. Shower stalls made of fiberglass should not be scrubbed with strong detergents or cleansers as these will scratch the finish. In general, a mild cleaning agent should be used for general clean-up of the appliances and fixtures.

Tenant will cooperate with the exterminating program for the property (if one is present). Unless otherwise noted on the Move in/Move Out inspection form tenant acknowledges that the unit is free of bed bugs, roaches, and fleas at the time of move-in. Bed bugs and fleas are typically a condition of cleanliness of the unit, and are usually carried into the unit by Tenants, their invitees, pets, and other animals. Tenant should be careful to refuse access to any person, item, or animal that is carrying fleas or bed bugs. Tenant should be particularly careful to inspect any used furniture, bedding, and clothing they may obtain before allowing it in to the leased premises. Tenants will be billed for treatment of fleas, bedbugs, and/or damage caused by improper cleaning and may be assessed a service charge if extra exterminating service are required due to their failure to clean properly and take proper precautions to prevent fleas and bedbugs.

## **CONDUCT**

**A.** Actions by any person of any nature which may be dangerous or create a health and safety problem or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing, or excessive noise, intoxication, quarrelling, immoral or illegal conduct, profanity, or rude, boisterous, objectionable, or abusive language or conduct. The use of any weapon, including, but not limited to, a bow and arrow, BB guns, knives, fireworks, and firearms of any kind are expressly forbidden. Persons under the influence of alcohol or any other substance shall not be permitted in any area of the Community which is generally open to Residents and their guests.

**B.** Radios, televisions, record/cassette/compact disk players, musical instruments and other devices must be used as not to disturb others. Operating radio-controlled models or toys in the Community are not permitted.

**C.** Residents and their Guests shall not encroach or trespass on any Resident's home site or upon any area which is not open for general use by Residents and their Guests; Community property which is not for the use of Residents and their Guests, including but not limited to, gas, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of Management, shall-not be used, tampered with or interfered with in any way by Resident.

**D.** Except for barbecues approved for use by Management or fireplaces and other appliances listed in a Resident's mobile home no fires are permitted.

**E.** Children (those persons under the age of 18 years) must be quiet and orderly and shall NOT be allowed to play in the streets, on other Resident's property, on vacant home sites, or to do anything which might cause for complaint. Residents must acquaint all visiting children with the Community Rules and Regulations. Children must always be under the supervision of an adult.

**F.** Control and discipline of resident children will be the responsibility of the parents, guardians, or any adult in charge of the child.

**G.** Baseball, football or ball throwing of any kind is prohibited within the Community, including on Resident's home site.

**H.** The mobile home and home site shall be used only for private residential purposes and no business or commercial activity of any nature shall be conducted thereon. This prohibition applies to any commercial or business activity, including, but not limited to, any activity requiring the issuance of a business license or permit by any governmental agency.

**I.** The violation of any law or ordinance of the city, county, state, or federal government will not be tolerated. This includes, but is not limited to, the following prohibition: no child aged twelve (12) years or under shall be left unattended in the mobile home to endanger the child's person or health.

#### **MOTOR VEHICLES**

**A.** No maintenance, repair, or other work of any kind, on any vehicle, boat, or trailer, may be done on the home Site without Management's consent. This includes, but is not limited to, the CHANGING OF OIL. Resident may polish or wash his/her passenger car in his/her driveway.

**B.** Any car dripping oil or gasoline must be repaired immediately.

**C.** Cars may only be washed in the Resident's driveway. Commercial vehicles, off road vehicles, boats, RVs, or campers are prohibited in the Community unless located in a designated area.

**D.** Unlicensed vehicles are not allowed to enter the Community.

**E.** For the safety of Community tenants and their guests, no vehicle may be driven in an unsafe manner and in no event at a speed greater than ten (10) miles per hour. All traffic control signs shall be obeyed.

**F.** Excessively noisy vehicles are not permitted in the Community.

**G.** Except for licensed motorcycles, motor scooters, mini bikes or mopeds, no dirt bikes or loud off-road vehicles are permitted within the Community.

**H.** Pedestrians and bicyclists shall be granted the right of way.

**I.** Vehicles operated in the Community must be properly licensed and in a good state of repair.

**J.** No vehicles may be operated in the Community by any person who is not properly insured.

**K.** Bicycles may only be driven on the roadways and not on grass, vacant home sites or any other paved area. Bicycles must obey the same traffic regulations as cars. To decrease the possibility of accidents, no one under six (6) years old may ride a bike in the Community unless accompanied by an adult resident.

**L.** If driven at night/dusk, bicycles must be equipped with a light on the front and a reflector in the rear.

**M.** Skateboard riding and roller skating are not permitted in the Community.

**N.** Operating radio-controlled models or toys within the Community is not permitted.

**O.** No vehicle is permitted in the Community if it is not regularly maintained in normal operating condition and is neat and clean in appearance. Any vehicle not meeting these standard shall be removed from the Community at the Resident's expense. The foregoing includes but is not limited to "junkers" or other vehicles whose exterior appearance has deteriorated to a point where they are unsightly and detract from the appearance of the Community. **Storage of vehicles is prohibited.**

**P.** Parking is not allowed on public streets.

#### **PARKING**

**A.** Unless otherwise approved by the Management, only passenger cars, up to a total of two (2), may be parked on the Resident's home site, and all vehicles defines as 'other vehicles" (or passenger cars more than two (2) in number) must be parked outside of the Community. If more than two (2) of Resident owned vehicles are parked within the Community these

vehicles will be hauled away at the Resident's expense.

**B.** Passenger cars and other vehicles may only be parked in designated parking area. The term, "passenger cars" specifically include those vehicles commonly referred to as sports cars, coupes, sedans, station wagons, passenger vans and pickup trucks used in lieu of a passenger car and excludes vehicles included within the definition of "other vehicles." The term "other vehicles" includes: campers, vans, buses, trucks, boats, RV 's, dune buggies, other two- and three-wheeled motorized or self-propelled transportation and other commercial vehicles of every kind and description.

**C.** Vehicles parked on Resident's home site may only be parked on the driveway and not on the landscaped or other areas of the home site. Parking is not permitted on vacant home or vacant RV sites.

**D.** No automobile may be "stored" on the home site. "Storage" shall include, but is not limited to, the parking of an inoperative vehicle that is not used for a period exceeding four (4) weeks, or the parking of more than one vehicle for selling those vehicles as part of a commercial activity. However, residents may leave their vehicle in their parking space when on vacation.

**E.** All vehicles which are not parked in accordance with Community Rules and Regulations will be towed away at the Resident's sole expense.

## **PET POLICY**

**General Policy.** Each homeowner may have house pets, SUBJECT TO MANAGEMENT APPROVAL and reasonable rules and regulations regarding type and size of pet. Only those residents who have the right to the use of a site within the Community to locate a mobile home owned by them may apply for pet residency. In all mobile homes owned and maintained by the Management the residency will continue to be governed by the no pet policy expressed in the existing rental contract agreements. Any homeowner residents desiring or contemplating getting a pet must obtain management approval prior to acquisition, adoption, or purchase of any pet.

NO PET SITTING ALLOWED.

## **PET RULES**

**1.** Any tenant who wishes to keep a pet must inform management in writing prior to bringing the pet in to the Community. Permission for a specific pet will not be unreasonably withheld. All pet owners must control their pets at all times via leash, pet carrier, or cage. Pets are not allowed to roam unattended. Guests are not permitted to have pets in the Community

**2.** A "PET" will be defined as a common household pet such as a dog, cat, bird, guinea pig, hamster, rabbit, or fish. Reptiles and farm animals are not household pets. Pets, other than cats and dogs, shall have suitable housing (e.g. cages or aquariums).

**3.** All pets must be approved by the Community Management (no more than two pets per lot).

**4.** The maximum anticipated size of the breed at maturity is not to exceed twenty-five (25) pounds.

**5.** Dogs of a vicious or aggressive disposition will not be permitted.

**6.** All dogs and cats over the age of six months, not kept for breeding, must be spayed or neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become a resident of the community and the exception will be at the management's discretion.

**7.** Residents are expressly prohibited from feeding or harboring stray animals.

**8.** The pet owner will be responsible for proper care - good nutrition, grooming, exercise, flea control, routine veterinary care, and yearly inoculations. Dogs and cats must wear identification tags and collars when outside.

**9.** The pet owner is responsible for cleaning up after their pet at the location of their mobile home. It is strictly prohibited for pets to use any other tenant's yard for urination and defecation. If tenant's pet inadvertently uses another resident's space for that purpose, pet owner must clean up the waste immediately. Any accidents where the animal should inadvertently use the community street or common areas must be cleaned up immediately and hosed down.

**10.** All dog owners will have to put in sod prior to bringing a pet to the Community if they don't already have that around their space. The yard must be maintained. Dog waste must be picked up daily and put in an odor proof receptacle found at your local pet store and disposed of in a sealed plastic bag.

**11.** Under no circumstances should any debris from a pet be deposited in a toilet as blockages may occur. Tenants will be responsible for the cost of all repairs.

**12.** The pet owner will keep the mobile home unit and its patio or deck, if any, clean and free of pet odors, insect infestations, waste, litter and maintain the space in a sanitary condition.

**13.** Pets are not to be tied outside or left unattended on a patio deck or porch at any time.

**14.** No pet housing of any kind is permitted on porches or outside the home on a permanent or day-to-day basis. All pets are to be indoor pets.

**15.** Pets will not be allowed to disturb the health, safety, rights, comforts, or quiet enjoyment of other tenants. A pet shall

not be permitted to create a nuisance to neighbors with excessive barking, whining, or other unruly behavior. The peace and quiet of neighbors and all tenants must and will be maintained. If your pet can be heard from the inside of any mobile home in the Community, other than where it resides, it is too loud. If your pet shows aggression in any way they will be asked to leave the property permanently

**16.** Management reserves the right to inspect the pet owner's rental space to ascertain whether the lot is maintained and kept free from pet debris. Management retains the right to determine the frequency of these inspections.

**17.** The tenant is responsible for providing management with the following information and documents which are to be kept on file in the tenant's folder: a) Attending veterinarian's name, address, and telephone number; b) Veterinary certificates of spaying or neutering, rabies, distemper combination, parvovirus, feline VRC, feline Leukemia testing and other inoculations when applicable and c) Dog and cat licensing certificates in accordance with local and state laws. The tenant is responsible for keeping management informed of any change of information.

#### **ENTRY UPON RESIDENT'S HOMESITE**

Management shall have a right of entry upon the home site for maintenance of utilities and the home site where the Resident fails to maintain the home site in accordance with the Rules and Regulations, and for the protection of the Community at any reasonable time. Management may not do so in a manner or at a time which would interfere with the occupant's quiet enjoyment. Management may enter a mobile home without the prior written consent of the Resident in the case of an emergency or when the Resident has abandoned the mobile home.

#### **FIXTURES**

All landscaping and structures or other improvements permanently attached to or embedded in the ground shall become part of the realty upon their installation and belong to the Management. Upon Resident's vacating the home site, such improvements shall remain upon and be surrendered with the home site. Management may, however, at its sole option, permit or require Resident to remove at his/her own expense, said improvements. Resident shall repair any damage to the home site caused by the removal including, but not limited to, the filling in and leveling of holes or depressions and shall leave the home site in a neat and uncluttered condition with the Community's original engineered grade intact

#### **UTILITY LINES**

All utility connections must be made by the Resident according to local building codes and kept in good repair. The Resident is responsible for all sewer stoppage or clogs directly under the mobile home and within fifty (50) feet of where the above ground sewer lines enter the underground system. If Management is required to unclog a line that is Resident responsibility, then the Resident must reimburse the Management. No digging shall be done without first checking with the appropriate utility company. Electric boxes, pedestals, and water meters are the property of the Management. The resident must install and maintain a heat tape on the water service line from the meter pit to the point where the water line enters the home. Resident must reimburse Management for all frozen and broken water lines and meters.

#### **REVISIONS OF RULES**

**Management reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time, as well as additional rules and regulations.**

#### **ACKNOWLEDGMENT**

I acknowledge and agree to follow all the above Rules and Regulations

The intent of these rules is to create clean, safe neighborhood and maintain the value of all Resident's homes at the highest possible level. Please call the office if you have any questions.