

# SADDLEBROOK PARK

Located at Lee Road 952 & 953, Auburn, Alabama 36832  
**2021-2022 RULES & REGULATIONS**

Saddlebrook Park is currently managed by S&B Investment. Please refer to the contact information below.

## GENERAL

Office hours are Monday – Friday 9:00 a.m. to 5:00 p.m.  
Office phone number: (334) 209-1777  
After Hours Emergency Number: 334-734-1486  
E-mail : [info@gentilypark.com](mailto:info@gentilypark.com)

website: [www.GentillyPark.com](http://www.GentillyPark.com)

## MAILING ADDRESS

S&B Investment Office  
PO BOX 2147  
Auburn, AL 36831

## **Section 1: Establishing Residency**

- 1.01-**All Applicants and Roommates for Owner and Rental properties must register with S&B Investment office and complete a Lot Rental Application and pay a \$50.00 application fee. A credit and background check will be run on all applicants and roommates. Residents must be a student registered at a university/junior college to reside in Saddlebrook Park.
- 1.02-**Guests who stay overnight for 2 or more nights a week are considered roommates and will also be required to complete a rental application with the S&B Investment office and pay a \$50.00 application fee. Roommate changes must be made at the S&B Investment office in order for us to keep our records current.
- 1.03-**All mobile homes must be occupied by the owner, Lessee. Any mobile home not occupied by the owner, Lessee, will be considered abandoned and Lessor may take any action necessary to remove the mobile home from the park. All occupants of Lessee must register with the S&B Investment park office and be approved by the Lessor.

- 1.04-If at any time management finds that the owner and/or occupant(s) have been charged or convicted of a misdemeanor or a felony, they will be banned from Saddlebrook Park within 48 hours. Additionally, management reserves the right to remove any guest from the premises at any time.
- 1.05-There is a maximum occupancy of three (3) residents per lot.
- 1.06-All residents are required to sign a 12-month Lot Lease Agreement each year by April 1st. If you do not plan to renew your Lease, a minimum of 60 days' written notice is required, and you must obtain clearance from the park office prior to the date your home is to be moved. In order to protect the homeowner and the Management, no home will be allowed to leave without prior clearance. If we do not receive notice by Feb 1<sup>st</sup> and you have refused or otherwise failed to sign a Lease, you will be considered as "holding over" into a new Lease period and will be bound as if by a Lease. If you fail to sign the Lot Lease Agreement for the upcoming Lease year prior to April 1<sup>st</sup>, a **\$50.00** late fee will be applied to your account monthly, until the lease has been fully executed and submitted to the S&B Investment Park Office.
- 1.07-A lot deposit is required on all lots rented in S&B Investment. The deposit is equal to one months' rent. The deposit is refundable when the mobile home is sold or moved from the lot, providing proper notice is given and the lot is cleaned upon vacating. This includes removal of ground anchors.

## Section 2: Utilities and Mobile Home Setup

- 2.01-Setup of mobile homes will be supervised by management and shall conform to management policy. The mobile home will be parked on each lot in a uniform manner. Upon arrival in S&B Investment, management will supervise all positioning of mobile homes. The tenant is responsible for informing the park two (2) days before moving mobile home on the lot. Mobile homes may only be moved Monday through Friday between 8:00 a.m. and 3:00 p.m. **UNDER NO CIRCUMSTANCES WILL A TREE BE CUT MOVING A HOME IN OR OUT WITHOUT PERMISSION FROM MANAGEMENT.**
- 2.02-Each mobile home must be skirted with vinyl. All skirting must be completed within 30 days after moving into the park. At the end of the 30-day period, management reserves the right to have the mobile home skirted at the owner's expense, provided owner is given a 10-day notice. Skirting must be well-maintained; thus, any damaged skirting must be repaired or replaced.
- 2.03-Garbage pick-up is on **Monday and Thursday** of each week. **Garbage must be in a tied garbage bag, in a can with a locking lid, and placed by the curb prior to 8 A.M. on designated pick-up days.** All tenants are required to have a garbage can with a locking lid. Any exposed garbage on patios and/or decks will be disposed of. There will be a \$25.00 pickup fee for all garbage that is not bagged and/or exposed on the patios/decks and/or the lot. In the event of a holiday, garbage pickup will occur the following business day for the following holidays: Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day & New Year's Day.
- 2.04-Residents are required to remove garbage cans from curb and place them on or behind the patio (out of sight) by 8:00 a.m. following garbage pick-up day. Anyone not adhering to this rule will be subject to a \$25.00 fine per occurrence.

**2.05-**Cable and Internet service is provided to all tenants by Charter Spectrum. The following is included in the monthly lot rent assessment for Cable and Internet: (1) Digital Cable Receiver, (1) Internet Modem, and installation of cable lines for new home installations. All residents must retrieve equipment from the local Charter Spectrum office. (Note: In order to have Wi-Fi, you must have a wireless router. A wireless router may be purchased from any source of the tenant's choosing OR the tenant may choose to lease a wireless router from Charter Spectrum; however, the tenant is responsible for all costs of additional leased equipment and/or additional service packages.)

**2.06-**Limbs and leaves are to be placed by the curb for pick-up on Friday. Leaves must be bagged. Please call the park office to schedule pickup of large items (i.e., couches, air conditioners, washers, dryers, carpet, building materials, old skirting, etc.). There will be a minimum charge of \$50.00 per item. (charges will vary according to size of load picked up).

**2.07-** Saddlebrook Park is not located in Auburn City Limits. Utility vendor contact information is located below:

Electric: Dixie Electric  
Ph: 888-349-4332

Gas: Superior Gas  
P.O. Box 40  
Notasulga, AL 36866  
Ph: 800-835-2984

Telephone: AT & T  
Ph: 888-757-6500

Cable: Charter Communications  
1990 Mall Blvd  
Auburn, AL 36830  
Ph: 888-345-7139

Water : Loachapoka Water Authority  
4742 Lee Road 188  
Auburn, AL 36832  
Ph: 334-887-3329

**2.08-**Residents are responsible for updating their electrical service line to meet current code. You are “grand fathered” in prior to 02/1997, but should you have a problem, you would need replacement under the new code. For further information, call the Lee County Inspector at (334) 745-9790.

**2.09-**Saddlebrook Park provides an outside breaker panel for each lot. The resident is responsible for the service line connecting the mobile home to the outside breaker panel, which includes each individual breaker. Should a breaker in the outside panel go bad, it is up to the resident to replace the breaker. **ANY ELECTRICAL PROBLEMS SHOULD BE REPORTED TO THE OFFICE IMMEDIATELY.**

**2.10-SEWER LINES:** No tampons, condoms, paper towels, etc., are to be flushed down the toilet. NO grease or similar substance is to be poured down the drains. In the event a tenant has sewer problems resulting from a failure to comply with the above rule, there will be a **minimum charge of \$85.00 per service call.**

- 2.11-All supply lines must be polybutylene or PVC pipe and connected with a brass fitting. You may not use plastic fittings for connections. Garden hoses cannot be used for supply lines. All supply lines must be insulated if above ground to prevent freezing and have an inline check valve.
- 2.12-It is required that all mobile homes have a check valve on the hot water heater to protect the heating element should their service be interrupted. **Residents are responsible for the water line that begins at the meter and goes to the home.**

### Section 3: Maintenance and Upkeep

- 3.01-Saddlebrook residents are responsible for their own lawn maintenance. This includes mowing, trimming, hedging, and clipping. If the premises are not properly kept, management reserves the right to perform these services at the owner's expense. Residents will be notified prior to mowing and will be **charged \$85.00**. An additional **\$20 fee** will be charged if mowers are unable to access back yards due to small gates (less than 70").
- 3.02-Patios must be kept clean and free of non-patio items (old furniture, appliances, etc.) at all times. Failure to comply with this rule will result in a fee of **\$20.00 per occurrence**.
- 3.03-Window A/C units are prohibited. Any existing window unit must be removed.
- 3.04-In the interest of beautifying the park, tenants are encouraged to add additional shrubs and plants to the lots. Once planted, these remain a part of Saddlebrook Park. No digging of any kind will be permitted in the park without prior approval of management. Remember, we have underground utilities. Digging into underground electrical wiring could result in death if cut by a shovel. Do not tie wire or any type cord around trees. Do not drive nails in to trees! Help us preserve our trees!! Anything tied or nailed to trees will be taken down by management, including hammocks, dog runners, clotheslines, etc., all of which will become property of Saddlebrook Park. Defacing of trees and/or attaching any items will result in a fine of **\$20 per item/per occurrence**. **Before any digging occurs, please call Alabama Line Locators at (800) 292-8525 to avoid any accidents.**
- 3.05-Dead trees should be reported to the S&B Investment office by completing a "Tree/Limb Removal Form" in the park office. Saddlebrook Park will not be responsible for damage to your home or vehicle caused by dead trees, fallen limbs, or any act of Mother Nature, even if it was previously reported to the office.
- 3.06-All awnings, carports, sheds, and dog pens must be approved by management before being placed on the lot. **Any structure that is constructed without prior approval from management is subject to being taken down at the owner's expense.** A "Lot Improvement Form" is available in the park office for lot or mobile home improvement requests. Chain link fences must have a minimum 70" gate installed to allow for mowers.
- 3.07-The burning of trash or waste matter is not permitted (i.e., campfires, bonfires, barrel fires, etc.). Contained and covered manufactured fire pits are permitted; however, if at any time management feels that it is a danger to the park and/or its residents, management may prohibit the resident's privilege to

have a fire pit on the property. There will be a \$20.00 fine to residents, per occurrence, who are found to have a fire pit that is not covered, contained, unattended, and/or not permitted by management.

**3.08-**Disposal of motor oil or any other hazardous material on park premises is strictly prohibited. Violators will be fined **\$250.00**, in accordance with violation of Alabama State Laws.

**3.09-**Each resident is responsible for providing and maintaining a mailbox at the residence. Your address must be on both sides of the box and your lot # must be on the front of the mailbox to ensure proper delivery.

**3.10-Each resident is responsible for maintaining the water lines from the water meter to the home. Saddlebrook Park will not assume any responsibility for costs attributed to high usages of water as a result of any water leaks from the water meter to the home.**

#### Section 4: General Rules

**4.01-Payment:** Rent in Saddlebrook is \$265.00 per month and includes cable, internet & garbage pickup. Rent is due the 1<sup>st</sup> of each month. **A late fee of \$25.00 is charged if any outstanding balances have not been paid by the 5<sup>th</sup> of the month. An additional \$25.00 late fee will be charged for all outstanding balances not paid by the 15<sup>th</sup>.** Rent that is mailed in must be received prior to the 5<sup>th</sup> to be considered on time.

**4.02-**No account will be allowed to become two months' delinquent. Residents with a one-month delinquent account must pay the total amount due by the 5<sup>th</sup> of the following month. Failure to do so will result in non-renewal of lease for the upcoming year, eviction, and/or termination of the current lease, which may require that the mobile home be moved from the premises.

**4.03-Resale of Mobile Home:** It is the owner's prerogative to sell his mobile home to whomever he pleases; however, you cannot sublease your lot or promise the buyer or prospective buyer that the mobile home can be left on the lot unless written approval has been made with management. Owners wishing to sell home must sell privately or by listing the home through the S&B Investment Office only. We do not authorize any other sales agent or company on our property.

**4.04-Prior to Resale:** Current owner must provide S&B Investment management with a For Sale By Owner form and or Move Out Home Form (if moving home out of park).

**4.05-Prospective buyer:** Must submit an application and \$50.00 application fee (per applicant) to the Gentilly Park office. Upon approval, the buyer is then eligible to purchase the home, requiring that he/she execute a Lot Lease Agreement, place a Lot Deposit, and place any applicable pet deposits and/or fees.

**4.06-Post Resale:** The Buyer is to submit proof of sale, providing S&B Investment Management with a copy of the Bill of Sale.

**4.07-NO SUBLETTING OF SPACES OR RENTING OF MOBILE HOMES IS PERMITTED WITHOUT MANAGEMENT APPROVAL AND WHEN THE MOBILE HOME IS SOLD, IT MUST BE**

REMOVED WITHIN 48 HOURS UNLESS PREVIOUS ARRANGEMENTS ARE MADE WITH THE MANAGEMENT.

- 4.08-**Any home that is 25 years old and/or sells for less than \$8,500.00 will be sold with the understanding that it will be required to move from the park no later than April 30<sup>th</sup>. Any home that is not kept in a satisfactory condition, to be determined by management, may be asked to move from the park upon the end of the lease term or upon management's request with a 60-day notice. Management reserves the right to require that improvements to the home be made prior to the sale.
- 4.09-**Existing dog pens must be removed and the new tenant will be required to have a portable chain link (above ground) pen, upon placing applicable pet deposits and/or fees.
- 4.10-**No business or commercial venture may be operated on the premises of nor within homes located at Saddlebrook Park.
- 4.11-**All contractors wishing to complete work for mobile homeowners must check in to the office prior to performing work. Contractors must also submit a certificate of insurance to the park office.
- 4.12-**Noise/Parties: Residents shall be required to keep all noise to a minimum level that will not disturb other tenants, including stereos, radios, and televisions. Quiet hours in the park are observed –from 10:00 p.m. until 8:00 a.m. daily. There will be a \$100.00 fine for disturbance of other tenants due to noise/parties. Due to the importance of finals week to students' success, there will be a \$250.00 fine for disturbance of other tenants due to noise/parties during finals. Subsequent fines for excessive disturbances will result in termination of lease, non-renewal of lease, and/or removal from the park.
- 4.13-**Block parties or any party involving more than 10 people are prohibited. Any common source of alcohol (i.e., kegs, "hunch punch", etc.) is strictly prohibited. Management reserves the right to remove any common source of alcohol with or without warning to the owner of the mobile home. Any violation of this rule will result in termination of lease, non-renewal of lease, and/or removal from the park.
- 4.14-**Drug Abuse: Saddlebrook Park observes a zero-tolerance policy against drug abuse. If drugs are found in your possession (i.e. home, car, body) or in the possession of a guest at your home, you and your guest(s) will be evicted from Saddlebrook Park and the proper law enforcement officials will be contacted.
- 4.15-**It is strongly recommended that the water to your mobile home be cut off and your water lines drained whenever the mobile home is vacant (during breaks, vacations, etc.). All water pipes should be wrapped, and property insulated. During winter months, the heat should be left on low (55-60 degrees) at times when the mobile home is vacant. This will prevent water lines from freezing and bursting.
- 4.16-**Skirting must be installed. This not only contributes to the appearance of your mobile home but helps to prevent frozen pipes and will make your mobile home more energy efficient.

## Section 5: Pets

**5.01-**All Residents wishing to bring a pet on our property must post the appropriate pet fee & register their pet in our office prior to bringing the pet(s) on the premises.

**5.02-Inside Pets (Rental Units Only):**

1. Only 1 dog will be allowed as an inside pet.
2. Any pet other than a dog (cat, hamster, reptiles, etc.) must be approved by the landlord with written consent.
3. Dog must be at least one-year-old.
4. Tenant must pay a PET DEPOSIT of a **non-refundable pet fee of \$250 per pet**, and an extra **\$25.00 a month rent** per inside pet.
5. Dog must be crated inside or kenneled outside while owner/residents are away from home.
6. If the pet urinates on and kills the shrubbery, the cost of the shrubbery will be deducted from the deposit. Any damage to the home or residence (Indoor/Outdoor) will be deducted from the Tenants Security Deposit.
7. Upon Quarterly Inspections of the home, if the dog/pet is found to have caused an offensive odor, excessive shedding or cleanliness issues, you will be given 15 days to correct these issues. After 15 days, management will re-inspect the home and if these issues are not corrected as deemed by management you will be required to remove the dog/pet from the premises.
8. No breeds that shed heavily.
9. Inside pets must be under **20 pounds**.
10. Residents must fill out the **required** Pet Registration Form at S&B Investment office.
11. If you are found to have an unauthorized pet in a rental unit, you will be fined \$25.00 per day/per pet until the pet(s) has been removed from the unit.
12. Rental units who have outdoor pets will still be required to post the \$250 pet fee and the additional rent increase.

**5.03-Outdoor Pet (Homeowners)**

1. Only 2 dogs will be allowed as outside pets.
2. Dogs must be kept in an above ground chain link pen
3. Dogs must be at least one-year-old.
4. Residents must fill out the **required** Pet Registration Form at S&B Investment office prior to bringing the pet(s) on the premises.

**5.04-Pet Pens:** Tenants must have approval prior to setting up portable chain link pens by completing a lot improvement form. The portable chain link pen must not exceed 12' x 15' without prior written permission from S&B Investment Management. If the pen is installed without management approval, you may be required to remove the pen or move it to another location. We do not allow dogs to be tied to trees, posts, porches, or any other runners.

**5.05-**If your dog is not an outside pet (i.e., only goes outside to go to the bathroom) it must always be supervised while outside of home. It is the owner's responsibility for picking up any debris that may be spread or caused by a pet. Please be considerate of your neighbor's yard and clean up after your dog! A fine of \$25.00, per occurrence, will be assessed for the pick-up of pet waste.

**5.06-**At any time that it is reported that a dog (or any pet) is causing a problem or disturbance, the owner will be fined \$25.00 per occurrence. Subsequent disturbances may require that the pet be removed from

the park. Dogs of aggressive breeds will not be allowed in Saddlebrook Park . S&B Investment reserves the right to refuse access or have any pet removed from our property at any time.

## **Section 6: Please abide by the speed limit into Saddlebrook Park**

### **Section 7: Vehicles**

**7.01**-No major repairs to cars shall be permitted in the park.

**7.02**-Any car left for a period of 7 days in a broken-down, damaged, or abandoned condition shall be towed at the owner's expense.

**7.03**-Due to new EPA/ADEM regulations, residents cannot perform oil changes in the park.

**7.04**-The speed limit in the park is 15 miles per hour and must be observed at all times.

**7.05**-Any type of excessively noisy vehicle will not be permitted in the park.

**7.06**-Motorcycles are allowed in Saddlebrook and may be parked on the patio provided the motorcycle is covered and has plastic underneath to prevent oil from leaking onto the patio. Any motorcycle on the patio not complying with the above rules will be fined \$25.00.

**7.07**- Vehicles must be parked in each lot's allotted driveway. Vehicles parked in yards and/or blocking the street are subject to a fine of \$20.00 per occurrence. Any damage done to under or above ground utilities such as water lines, meters, sewer lines, etc. due to parking or driving in an undesignated area will be the responsibility of the resident. The resident will be held responsible for any damage resulted from a guest or visitor.

### **Section 8: Home Moving**

**8.01**-Any resident wishing to move their home from Saddlebrook Park must give management a **60-day notice** and must pay a \$350.00 moving deposit. This deposit is refundable once the home has been moved and the lot has been thoroughly cleaned, satisfying management's approval.

#### **Management Statement**

Management reserves the right to refuse admittance and accommodations to anyone, without stating the cause. Management also reserves the right to decline to accept further rental from any person or persons.

Management reserves the right to remove, without notice, any objectionable person or persons and terminate their tenancy. The mobile home will have to be moved from the park within 15 days of termination of tenancy. Management shall be the sole judge of the necessity for such action and there will be no refunds in such event.



**Management reserves the right to add, remove, or change any rule within the Rules & Regulations if management submits written notice to the tenants and/or homeowner.**

The management states implicitly that, "IT SHALL NOT BE HELD LIABLE OR RESPONSIBLE EITHER LEGALLY OR FINANCIALLY, FOR ANY TYPE OF DAMAGE, INJURY, DEATH, LOSS BY ACCIDENT, THEFT, FIRE OR ACT OF GOD TO EITHER THE PROPERTY OR PERSON OF ANY RESIDENT OR GUEST OR ANY CAUSE ARISING FROM THE SAME."

### CONSENT AND RELEASE

I hereby irrevocably grant to Gentilly Park, its affiliates, nominees, licensees, successors and assigns, owners, shareholders, directors, officers, agents, employees, representatives, and anyone acting on their behalf and those acting with its authority (collectively, "Company"), the unrestricted, absolute, perpetual, worldwide right and license: (a) to use my name, address, photograph, likeness, voice, biographical and personal background information, statements, and any other information or materials that I may provide to Company, and, without limitation, any notes, photograph, film or video or audio recordings that may be taken of me or of such materials (the foregoing, collectively, the "Content"), without further compensation, consideration, notice or permission to me or to any third party, and (b) to reproduce, or modify, create derivative works of, display, perform, exhibit, distribute, transmit or broadcast, publicly or otherwise, or otherwise use and permit to be used the Content of any part thereof, whether alone or in combination with other materials (including, without limitation, text, data, images, photographs, illustrations, graphics, video or audio segments of any nature), in any media or embodiment now known or hereafter developed (including, without limitation, any format of any computer-based, Internet-based, electronic, magnetic, digital, laser or optical-based media).

I also agree that: (a) Company in not under any obligation of confidentiality, express or implied, with respect to the Content; (b) Company is entitled to use or disclose (or choose not to use or disclose) the Content for any purpose, in any way; (c) I do not have any right to review or approve any Content published or otherwise made available by Company or its licensees, whether in its original or modified form; (d) I have no right to retrieve any Content after it is provided to Company; (e) I am not entitled to any compensation or reimbursement of any kind from Company under any circumstances with respect to the Content; and (f) the rights I am granting to Company are solely in consideration of the satisfaction I am receiving from the possible use of my image, likeness, name and or photograph(s), which consideration is adequate, legal and sufficient.

I hereby expressly covenant not to sue, release and forever discharge Company from any and all claims, demands, damages, rights of action, or causes of action, present or future, whether the same be known or unknown, anticipated or unanticipated, on behalf of myself and all who may claim by or through me arising from any injuries, damages or liabilities that I may sustain in any way associated with my provision of the Content to Company.

This Consent and Release constitutes the entire understanding between the parties with respect to the subject matter herein and supersedes any prior discussions, negotiations, agreements and understandings. This Consent and Release will be governed and controlled in all respects by the laws of the State of Alabama, including interpretation, enforceability, validity and construction, without regard to any conflict of law provisions.

I understand and acknowledge that this is a release and waiver with legal effect, that I have read and understand the contents of this Consent and Release, and that I am entering into this Consent and Release knowingly, voluntarily and without coercion. Further, I hereby consent to the use of my personal data by Company and its partners for marketing purposes, including without limitation the direction of email, telephone, text, facsimile, and other written communications to me. This includes consent to artificial or prerecorded calls as well as calls made by auto dialers or predictive dialers regardless of the inclusion of my telephone number(s) on any Do Not Call List. Communications sent may contain program information as well as special offers and may be opted out of by following the instructions in the communication or via written request to Company.