

# MHP ADVISORY BOARD AGENDA

**Date:** July 13th, 2023

**Location:** LNSMHP Clubhouse

Call to Order: 6 p.m.

Pledge of Allegiance

Roll Call

Approval of Minutes: Advisory Board Meeting June 8th, 2023

Approval of Agenda

Public Comments

Board Comments

Business:

- Rules and Regulations update
- Lease Agreement updated by our attorney
- Review traffic berms/stencil on road
- Playground Update
- Replacing beach toy box
- Manager's Report Verbal

Close:

- Next Meeting Date: August 10<sup>th</sup>, 2023 6 p.m.
- Public Comment
- Board Comment
- Adjournment

Lexington North Shores Mobile Home Park  
Advisory Board Meeting Minutes  
6:00 P.M. Thursday, 6/8/23  
Clubhouse

**Call to Order:** by Judi Resk at 6:00 P.M.

**Pledge of Allegiance:** Members and audience

**Roll Call:**

Present: Tracy Zysk, Peggy Moran, Dave Zielinski, Larry Adams, Judi Resk

Absent: Sheila Klaas

Others: Ed Jarosz, members of community present

**Approval of Agenda:** P. Moran made a motion to approved agenda as amended Zielinski supported.

**Approval of Minutes:** Motion to approve minutes of May 11, 2023, and minutes from made by Moran, supported by Zysk.

**Public Comment:** N/A

**Board Comment:** N/A

**Business:**

- I. **Discussion on water costs for watering flowerpots**-DPW provided estimate of \$313.20 to water park flower pots each week, approximately 3 hours a week. Motion made by Adams to have DPW proceed with watering park flowerpots, not to exceed \$313.20 per week, supported by Moran. Roll call, all in agreement.
- II. **Volunteers for center island**- Park residents volunteered prior to today's meeting to plant and landscape center island. Discussion on obtaining RFP for company for park island landscaping and maintenance.
- III. **Survey (partial results)-Jackie Hill**-Jackie shared with the Board the results from the survey of park members that were obtained at the Association Meeting. Motion was made by Adams to add the 5-year plan survey to the park Facebook page to allow more park members to participate in survey and then at the park Association meeting in September, discuss the results with the park members, supported by Moran. Roll call-all in favor.
- IV. **Buoys and traffic berms**-Discussion by board on the possibility of adding traffic berms to help curb speeding in the park. Board moved to push the discussion to the Park Association meeting in September to continue the discussion. Board all in favor to table discussion on traffic berms. Buoys- Adams made motion to send to council to approve the costs of 3 sets of

buoys not to exceed \$1,000.00 for the beach area on the south end of LNSMHP beach, Zielinski approved. Roll call-all in favor.

- V. **Manager's report**-Ed gave report on park pads, and the approval of piers on pads. On lot 141, concrete was poured today. Lot 111, trailer will be placed next week.

Park fence repairs will begin tomorrow. Ed also updated the board that the park road cracks were being repaired today and the mobile home park road resurfacing will begin soon. Rules and regulations are with attorneys. Work order is in for the picnic tables to be placed has been put in. Ed is having help come in to clean up the empty lots. June 13<sup>th</sup> the playground meeting is going to happen, to get ready for the installation of the new equipment. Ed has a zoning meeting in Lansing for Lot 222 and 223 regarding steps with legal counsel for a variance. Ed has also asked for quote on upgrade of camera equipment. Ed is meeting next week with Sheridan about putting a model in our park.

Beach mats were ordered, but we do not have a shipping date.

**Close:**

- **Next meeting date: July 13, 2023, at 6pm.**
- **Public Comment: N/A**
- **Board Comment: N/A**

**Adjournment:** Meeting was adjourned at 7:00 P.M. on a motion by Resk, supported by Moran.

Respectfully submitted: Tracy Zysk, Recorder 6/13/23

User: SHELLY

DB: Village Of Lexington

TRANSACTIONS FROM 06/01/2023 TO 06/30/2023

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
Fund 595 LEX MOBILE HOME PARK							
06/01/2023			<b>595-595-699.940 ADMINISTRATIVE REIMBURSEMENT</b>		BEG. BALANCE		26,076.82
06/30/2023	GJ	JE	ADMIN. REIMBURSEMENT JUNE 2023	2607	2,370.62		28,447.44
06/30/2023			595-595-699.940	END BALANCE	2,370.62	0.00	28,447.44
06/01/2023			<b>595-595-702.400 TR PARK MANAGER/CLERICAL</b>		BEG. BALANCE		13,152.43
06/07/2023	PR	CHK	SUMMARY PR 06/07/2023		293.80		13,446.23
06/14/2023	PR	CHK	SUMMARY PR 06/14/2023		439.65		13,885.88
06/21/2023	PR	CHK	SUMMARY PR 06/21/2023		329.88		14,215.76
06/28/2023	PR	CHK	SUMMARY PR 06/28/2023		307.20		14,522.96
06/30/2023	PR	CHK	SUMMARY PR 06/30/2023		300.00		14,822.96
06/30/2023			595-595-702.400	END BALANCE	1,670.53	0.00	14,822.96
06/01/2023			<b>595-595-702.420 MHP MANAGER</b>		BEG. BALANCE		21,075.63
06/07/2023	PR	CHK	SUMMARY PR 06/07/2023		800.00		21,875.63
06/14/2023	PR	CHK	SUMMARY PR 06/14/2023		800.00		22,675.63
06/21/2023	PR	CHK	SUMMARY PR 06/21/2023		687.50		23,363.13
06/28/2023	PR	CHK	SUMMARY PR 06/28/2023		800.00		24,163.13
06/30/2023			595-595-702.420	END BALANCE	3,087.50	0.00	24,163.13
06/01/2023			<b>595-595-702.500 JANITORIAL</b>		BEG. BALANCE		855.00
06/30/2023			595-595-702.500	END BALANCE	0.00	0.00	855.00
06/01/2023			<b>595-595-703.600 DPW WAGES</b>		BEG. BALANCE		18,755.62
06/07/2023	PR	CHK	SUMMARY PR 06/07/2023		1,449.29		20,204.91
06/14/2023	PR	CHK	SUMMARY PR 06/14/2023		104.70		20,309.61
06/21/2023	PR	CHK	SUMMARY PR 06/21/2023		685.99		20,995.60
06/28/2023	PR	CHK	SUMMARY PR 06/28/2023		742.44		21,738.04
06/30/2023			595-595-703.600	END BALANCE	2,982.42	0.00	21,738.04
06/01/2023			<b>595-595-703.650 DPW-WATER WAGES OVERTIME</b>		BEG. BALANCE		115.98
06/30/2023			595-595-703.650	END BALANCE	0.00	0.00	115.98
06/01/2023			<b>595-595-704.100 MATCH - SOCIAL SECURITY</b>		BEG. BALANCE		4,115.77
06/07/2023	PR	CHK	SUMMARY PR 06/07/2023		193.31		4,309.08
06/14/2023	PR	CHK	SUMMARY PR 06/14/2023		102.37		4,411.45
06/21/2023	PR	CHK	SUMMARY PR 06/21/2023		129.67		4,541.12
06/28/2023	PR	CHK	SUMMARY PR 06/28/2023		140.78		4,681.90
06/30/2023	PR	CHK	SUMMARY PR 06/30/2023		22.95		4,704.85
06/30/2023			595-595-704.100	END BALANCE	589.08	0.00	4,704.85
06/01/2023			<b>595-595-704.200 BLUE CROSS</b>		BEG. BALANCE		13,809.50
06/07/2023	PR	CHK	SUMMARY PR 06/07/2023		429.06		14,238.56
06/14/2023	PR	CHK	SUMMARY PR 06/14/2023		155.70		14,394.26
06/21/2023	PR	CHK	SUMMARY PR 06/21/2023		235.32		14,629.58
06/28/2023	PR	CHK	SUMMARY PR 06/28/2023		249.11		14,878.69
06/30/2023			595-595-704.200	END BALANCE	1,069.19	0.00	14,878.69
06/01/2023			<b>595-595-704.250 RETIREES HEALTH INSURANCE</b>		BEG. BALANCE		2,808.05
06/02/2023	GJ	JE	RHFV MERS PLAN JUNE 2023	2587	4,050.00		6,858.05
06/30/2023			595-595-704.250	END BALANCE	4,050.00	0.00	6,858.05
06/01/2023			<b>595-595-704.300 LIFE INSURANCE</b>		BEG. BALANCE		393.31
06/30/2023			595-595-704.300	END BALANCE	0.00	0.00	393.31
06/01/2023			<b>595-595-704.400 PENSION</b>		BEG. BALANCE		3,023.44
06/07/2023	PR	CHK	SUMMARY PR 06/07/2023		334.47		3,357.91
06/21/2023	PR	CHK	SUMMARY PR 06/21/2023		175.03		3,532.94
06/28/2023	PR	CHK	SUMMARY PR 06/28/2023		126.85		3,659.79
06/30/2023			595-595-704.400	END BALANCE	636.35	0.00	3,659.79
06/01/2023			<b>595-595-704.401 AXA EQUITABLE MATCH</b>		BEG. BALANCE		2,672.06
06/07/2023	PR	CHK	SUMMARY PR 06/07/2023		82.04		2,754.10
06/14/2023	PR	CHK	SUMMARY PR 06/14/2023		46.11		2,800.21
06/21/2023	PR	CHK	SUMMARY PR 06/21/2023		44.11		2,844.32
06/28/2023	PR	CHK	SUMMARY PR 06/28/2023		55.92		2,900.24
06/30/2023			595-595-704.401	END BALANCE	228.18	0.00	2,900.24
06/01/2023			<b>595-595-704.500 MICH EMP SEC COM</b>		BEG. BALANCE		627.85
06/07/2023	PR	CHK	SUMMARY PR 06/07/2023		5.50		633.35
06/14/2023	PR	CHK	SUMMARY PR 06/14/2023		0.74		634.09
06/21/2023	PR	CHK	SUMMARY PR 06/21/2023		3.93		638.02
06/28/2023	PR	CHK	SUMMARY PR 06/28/2023		1.89		639.91
06/30/2023			595-595-704.500	END BALANCE	12.06	0.00	639.91
06/01/2023			<b>595-595-704.550 WORKERS COMP INSURANCE</b>		BEG. BALANCE		3,819.16
06/30/2023			595-595-704.550	END BALANCE	0.00	0.00	3,819.16



Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
06/01/2023			<b>595-595-727.000 POSTAGE</b>		BEG. BALANCE		2,006.95
06/30/2023			595-595-727.000	END BALANCE	0.00	0.00	2,006.95
06/01/2023			<b>595-595-740.000 SUPPLIES</b>		BEG. BALANCE		8,685.58
06/09/2023	AP	INV	TRASH BAGS CLEANING SUPPLY	6401	36.68		8,722.26
06/09/2023	AP	INV	MHP CEM.SEWER DPW, PARKS	STMT 5/2023 ACT 1	402.18		9,124.44
06/09/2023	AP	INV	GRASS SEED MULTI FUNDS	07202761 DUE6/15	21.25		9,145.69
06/14/2023	AP	VOID	Void Invoice 6401 CUTLER JAN	6401		36.68	9,109.01
06/16/2023	AP	INV	GARBAGE CAN LINERS	6457	107.00		9,216.01
06/16/2023	AP	INV	BEACH MATS AT MHP	5631	1,778.84		10,994.85
06/16/2023	AP	INV	BATTERY PACKS	2558389	124.00		11,118.85
06/16/2023	AP	INV	TRASH BAGS CLEANING SUPPLY	6401.	36.68		11,155.53
06/16/2023	AP	INV	MULTI FUNDS -	2472 DUE JN 22 20	5.00		11,160.53
06/16/2023	AP	INV	MULTI FUNDS -	2472 DUE JN 22 20	25.00		11,185.53
06/16/2023	AP	INV	MULTI FUNDS -	2472 DUE JN 22 20	39.74		11,225.27
06/16/2023	AP	INV	WEED WHIP LINE	140344140	11.76		11,237.03
06/22/2023	AP	INV	WEED KILLER MHP	2400 DUE 7-13-23	38.26		11,275.29
06/30/2023			595-595-740.000	END BALANCE	2,626.39	36.68	11,275.29
06/01/2023			<b>595-595-740.700 DPW EQUIPMENT</b>		BEG. BALANCE		6,805.49
06/30/2023	GJ	JE	DPW BACK HO JUNE 30 2023	2612	398.76		7,204.25
06/30/2023	GJ	JE	DPW EQUIP JUNE 2023	2613	834.97		8,039.22
06/30/2023			595-595-740.700	END BALANCE	1,233.73	0.00	8,039.22
06/01/2023			<b>595-595-746.000 LOT PADS</b>		BEG. BALANCE		0.00
06/22/2023	AP	INV	PIERS LOT 111 CONCRETE REMOVAL	LNS#111	5,600.00		5,600.00
06/22/2023	AP	INV	SLAB LOT# 141 REMOVE OLD SLAB	LOT 141	12,000.00		17,600.00
06/30/2023			595-595-746.000	END BALANCE	17,600.00	0.00	17,600.00
06/01/2023			<b>595-595-770.000 RUBBISH EXPENDITURES</b>		BEG. BALANCE		24,442.88
06/30/2023			595-595-770.000	END BALANCE	0.00	0.00	24,442.88
06/01/2023			<b>595-595-801.000 ELECTRIC-DETROIT EDISON</b>		BEG. BALANCE		1,874.59
06/16/2023	AP	INV	MULTI FUNDS	DUE JUNE 30 2023	195.75		2,070.34
06/30/2023			595-595-801.000	END BALANCE	195.75	0.00	2,070.34
06/01/2023			<b>595-595-802.000 HEAT-SEMCO ENERGY</b>		BEG. BALANCE		1,351.54
06/22/2023	AP	INV	HEAT GAS MULTI FUNDS	DUE 7-11-23	51.77		1,403.31
06/30/2023			595-595-802.000	END BALANCE	51.77	0.00	1,403.31
06/01/2023			<b>595-595-803.000 PHONE</b>		BEG. BALANCE		3,123.34
06/16/2023	AP	INV	MHP INTERNET JUNE 2023	10020175-5 JN2023	52.95		3,176.29
06/22/2023	AP	INV	LANDLINES	1152886	159.32		3,335.61
06/22/2023	AP	INV	MAY AND JUNE 2023 PHONE	MAY JUNE 2023	150.00		3,485.61
06/30/2023			595-595-803.000	END BALANCE	362.27	0.00	3,485.61
06/01/2023			<b>595-595-805.000 ADVERT/PUBLICATIONS</b>		BEG. BALANCE		585.20
06/30/2023			595-595-805.000	END BALANCE	0.00	0.00	585.20
06/01/2023			<b>595-595-810.000 MEMBERSHIP/DUES</b>		BEG. BALANCE		90.00
06/30/2023			595-595-810.000	END BALANCE	0.00	0.00	90.00
06/01/2023			<b>595-595-811.000 LEGAL</b>		BEG. BALANCE		1,867.50
06/30/2023			595-595-811.000	END BALANCE	0.00	0.00	1,867.50
06/01/2023			<b>595-595-812.000 MILEAGE</b>		BEG. BALANCE		23.58
06/30/2023			595-595-812.000	END BALANCE	0.00	0.00	23.58
06/01/2023			<b>595-595-814.000 TRAFFIC / STREET LIGHTS</b>		BEG. BALANCE		1,680.00
06/09/2023	AP	INV	ORNAMENTAL LIGHTS MAY CYCLE	91004065279 DUE7/	168.00		1,848.00
06/30/2023			595-595-814.000	END BALANCE	168.00	0.00	1,848.00
06/01/2023			<b>595-595-816.000 ENGINEERING FEES</b>		BEG. BALANCE		26,580.00
06/30/2023			595-595-816.000	END BALANCE	0.00	0.00	26,580.00
06/01/2023			<b>595-595-820.000 CONTRACTED SERVICES</b>		BEG. BALANCE		11,579.00
06/16/2023	AP	INV	CREDIT AND BACKGROUND CHECK	18027	36.00		11,615.00
06/16/2023	AP	INV	PORTA POTTY MHP	22552	210.00		11,825.00
06/22/2023	AP	INV	REPAIR TO FENCE REIMBURSED MML	2199	12,706.56		24,531.56
06/22/2023	AP	INV	PIERS LOT 111 CONCRETE REMOVAL	LNS#111	664.00		25,195.56
06/22/2023	AP	INV	SLAB LOT# 141 REMOVE OLD SLAB	LOT 141	860.00		26,055.56
06/30/2023	AP	INV	PORTA POTTY @ MHP JUNE - JULY 2023	22747	210.00		26,265.56
06/30/2023			595-595-820.000	END BALANCE	14,686.56	0.00	26,265.56
06/01/2023			<b>595-595-824.500 EQUIPMENT</b>		BEG. BALANCE		282.80

Date	JNL	Type	Description	Reference #	Debits	Credits	Balance
			<b>595-595-824.500 EQUIPMENT</b>	(Continued)			
06/30/2023			595-595-824.500	END BALANCE	0.00	0.00	282.80
06/01/2023			<b>595-595-829.000 TRAILER PARK - TAXES</b>		BEG. BALANCE		37,206.03
06/16/2023	AP	INV	MARCH - JUNE 2023	MARCH -JUNE 2023	1,720.00		38,926.03
06/30/2023			595-595-829.000	END BALANCE	1,720.00	0.00	38,926.03
06/01/2023			<b>595-595-910.000 LIABILITY INSURANCE</b>		BEG. BALANCE		386.97
06/30/2023			595-595-910.000	END BALANCE	0.00	0.00	386.97
06/01/2023			<b>595-595-952.000 MHP-CITIZENS LOAN PRINCIPAL</b>		BEG. BALANCE		60,137.17
06/30/2023			595-595-952.000	END BALANCE	0.00	0.00	60,137.17
06/01/2023			<b>595-595-952.500 MHP-CITIZENS LOAN INTEREST</b>		BEG. BALANCE		1,593.64
06/30/2023			595-595-952.500	END BALANCE	0.00	0.00	1,593.64
06/01/2023			<b>595-595-971.000 CAPITAL OUTLAY</b>		BEG. BALANCE		227,020.00
06/06/2023	GJ	JE	TRANSFER FROM MHP TO GF	2590		174,235.00	52,785.00
06/30/2023			595-595-971.000	END BALANCE	0.00	174,235.00	52,785.00
06/01/2023			<b>595-595-973.100 WATER-UTILITIES</b>		BEG. BALANCE		45,209.02
06/30/2023			595-595-973.100	END BALANCE	0.00	0.00	45,209.02
06/01/2023			<b>595-595-973.200 SEWER-UTILITIES</b>		BEG. BALANCE		32,677.75
06/30/2023			595-595-973.200	END BALANCE	0.00	0.00	32,677.75
06/01/2023			<b>595-595-999.000 TRANS TO OTHER FUNDS</b>		BEG. BALANCE		275,699.16
06/06/2023	GJ	JE	TRANSFER FROM MHP TO GF	2590	174,235.00		449,934.16
06/30/2023	GJ	JE	MHP ALLOCATION JUNE 2023	2608	25,063.56		474,997.72
06/30/2023			595-595-999.000	END BALANCE	199,298.56	0.00	474,997.72
TOTAL FOR FUND 595 LEX MOBILE HOME PARK					254,638.96	174,271.68	962,576.09

REVENUE AND EXPENDITURE REPORT FOR VILLAGE OF LEXINGTON

PERIOD ENDING 06/30/2023

GL NUMBER	DESCRIPTION	2022-23	2022-23		ACTIVITY FOR		YTD BALANCE	% BDT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 06/30/2023 INCREASE (DECREASE)	NORMAL (ABNORMAL)	06/30/2023		
Fund 595 - LEX MOBILE HOME PARK								
Revenues								
Dept 000								
595-000-520.000	MHPK RENT REVENUE	729,000.00	733,808.00	61,075.83	733,808.08	100.00		
595-000-525.000	MHPK WATER REVENUE	72,500.00	41,000.00	1,149.31	40,982.25	99.96		
595-000-530.000	MHPK SEWER REVENUE	55,500.00	29,000.00	843.80	28,490.45	98.24		
595-000-535.000	MHPK RUBBISH REVENUE	27,312.00	27,312.00	2,252.80	26,611.20	97.43		
595-000-627.000	WATER/SEWER READY	0.00	51,162.00	9,929.60	42,635.22	83.33		
595-000-662.000	PENALTIES-LATE FEES	2,100.00	2,310.00	210.00	2,520.00	109.09		
595-000-665.000	INTEREST EARNED	0.00	7,914.00	0.00	7,913.75	100.00		
595-000-671.500	MISC ACCT OF REVENUE	1,200.00	14,000.00	200.00	14,141.56	101.01		
595-000-671.595	Hall Rental MHP	600.00	1,030.00	40.00	1,070.00	103.88		
Total Dept 000		888,212.00	907,536.00	75,701.34	898,172.51	98.97		
TOTAL REVENUES								
		888,212.00	907,536.00	75,701.34	898,172.51	98.97		
Expenditures								
Dept 595 - MOBILE HOME PARK								
595-595-699.940	ADMINISTRATIVE REIMBURSEMENT	28,448.00	28,448.00	2,370.62	28,447.44	100.00		
595-595-702.400	TR PARK MANAGER/CLERICAL	3,500.00	18,000.00	1,670.53	14,822.96	82.35		
595-595-702.420	MHP MANAGER	25,000.00	25,000.00	3,087.50	24,163.13	96.65		
595-595-702.500	JANITORIAL	0.00	900.00	0.00	855.00	95.00		
595-595-703.600	DPW WAGES	15,000.00	28,200.00	2,982.42	21,738.04	77.09		
595-595-703.650	DPW-WATER WAGES OVERTIME	0.00	200.00	0.00	115.98	57.99		
595-595-704.100	MATCH - SOCIAL SECURITY	3,500.00	4,600.00	589.08	4,704.85	102.28		
595-595-704.200	BLUE CROSS	27,698.00	16,000.00	1,069.19	14,878.69	92.99		
595-595-704.201	OPEB EXPENSE	8,750.00	8,750.00	0.00	0.00	0.00		
595-595-704.250	RETIREE'S HEALTH INSURANCE	7,000.00	7,000.00	4,050.00	6,858.05	97.97		
595-595-704.300	LIFE INSURANCE	500.00	500.00	0.00	393.31	78.66		
595-595-704.400	PENSION	3,000.00	3,620.00	636.35	3,659.79	101.10		
595-595-704.401	AXA EQUITABLE MATCH	2,800.00	3,600.00	228.18	2,900.24	80.56		
595-595-704.500	MICH EMP SEC COM	340.00	700.00	12.06	639.91	91.42		
595-595-704.550	WORKERS COMP INSURANCE	3,000.00	3,820.00	0.00	3,819.16	99.98		
595-595-727.000	POSTAGE	800.00	2,010.00	0.00	2,006.95	99.85		
595-595-728.000	COMPUTER-HARDWARE-SOFTWARE	700.00	700.00	0.00	0.00	0.00		
595-595-740.000	SUPPLIES	8,000.00	15,000.00	2,589.71	11,275.29	75.17		
595-595-740.700	DPW EQUIPMENT	6,000.00	7,800.00	1,233.73	8,039.22	103.07		
595-595-746.000	LOT PADS	15,000.00	15,000.00	17,600.00	17,600.00	117.33		
595-595-770.000	RUBBISH EXPENDITURES	33,000.00	33,000.00	0.00	24,442.88	74.07		
595-595-801.000	ELECTRIC-DETROIT EDISON	2,500.00	2,500.00	195.75	2,070.34	82.81		
595-595-802.000	HEAT-SEMCO ENERGY	2,000.00	2,000.00	51.77	1,403.31	70.17		
595-595-803.000	PHONE	3,500.00	3,500.00	362.27	3,485.61	99.59		
595-595-805.000	ADVERT/PUBLICATIONS	1,300.00	1,300.00	0.00	585.20	45.02		
595-595-810.000	MEMBERSHIP/DUES	900.00	900.00	0.00	90.00	10.00		
595-595-811.000	LEGAL	700.00	2,000.00	0.00	1,867.50	93.38		
595-595-812.000	MILEAGE	0.00	0.00	0.00	23.58	100.00		
595-595-814.000	TRAFFIC / STREET LIGHTS	2,000.00	2,000.00	168.00	1,848.00	92.40		
595-595-816.000	ENGINEERING FEES	30,000.00	30,000.00	0.00	26,580.00	88.60		
595-595-820.000	CONTRACTED SERVICES	28,750.00	28,750.00	14,686.56	26,265.56	91.36		
595-595-822.000	IMPROVEMENT	30,000.00	30,000.00	0.00	0.00	0.00		
595-595-824.500	EQUIPMENT	0.00	283.00	0.00	282.80	99.93		
595-595-829.000	TRAILER PARK - TAXES	38,000.00	40,000.00	1,720.00	38,926.03	97.32		
595-595-910.000	LIABILITY INSURANCE	500.00	500.00	0.00	386.97	77.39		
595-595-952.000	MHP-CITIZENS LOAN PRINCIPAL	60,351.00	60,351.00	0.00	60,137.17	99.65		
595-595-952.500	MHP-CITIZENS LOAN INTEREST	7,923.00	1,594.00	0.00	1,593.64	99.98		

PERIOD ENDING 06/30/2023

GL NUMBER	DESCRIPTION	2022-23	2022-23	ACTIVITY FOR	YTD BALANCE	% BDGT
		ORIGINAL BUDGET				
Fund 595 - LEX MOBILE HOME PARK						
Expenditures						
595-595-971.000	CAPITAL OUTLAY	20,000.00	52,785.00	(174,235.00)	52,785.00	100.00
595-595-973.100	WATER-UTILITIES	72,500.00	45,210.00	0.00	45,209.02	100.00
595-595-973.200	SEWER-UTILITIES	55,500.00	32,700.00	0.00	32,677.75	99.93
595-595-999.000	TRANS TO OTHER FUNDS	300,762.00	449,934.00	199,298.56	474,997.72	105.57
Total Dept 595 - MOBILE HOME PARK		849,222.00	1,009,155.00	80,367.28	962,576.09	95.38
TOTAL EXPENDITURES		849,222.00	1,009,155.00	80,367.28	962,576.09	95.38
Fund 595 - LEX MOBILE HOME PARK:						
TOTAL REVENUES		888,212.00	907,536.00	75,701.34	898,172.51	98.97
TOTAL EXPENDITURES		849,222.00	1,009,155.00	80,367.28	962,576.09	95.38
NET OF REVENUES & EXPENDITURES		38,990.00	(101,619.00)	(4,665.94)	(64,403.58)	63.38

Fund 595 LEX MOBILE HOME PARK

GL Number	Description	Balance
*** Assets ***		
595-000-001.800	INVESTMENT-CADRE	55,006.80
595-000-002.000	EASTERN MICHIGAN BANK	1,097,347.59
595-000-015.000	ACCOUNTS RECEIVABLE	13,229.84
595-000-015.700	ACCT REC. LATE FEES PENALTIES	3,150.00
595-000-025.000	MHP WATER RENT RECEIVABLE	1,610.01
595-000-030.000	ACCRUAL DEPRECIATION	2,835,836.82
595-000-030.150	BUILDINGS	51,238.42
595-000-030.300	DEFERRED OUTFLOW	1,360.00
595-000-031.000	DEFERRED OUTFLOWS	1,943.00
595-000-035.000	MHP RUBBISH REVENUE RECEIVABLE	(129.14)
595-000-036.000	MHP SEWER REVENUE RECEIVABLE	1,341.84
595-000-123.000	PREPAID EXPENSES	1,414.68
595-000-144.000	EQUIPMENT	9,846.73
595-000-264.000	ACCUMULATED DEPRECIATION	(1,877,549.49)
Total Assets		2,195,647.10
*** Liabilities ***		
595-000-204.700	TENANT DEPOSIT	47,771.24
595-000-204.725	TENANT DEPOSIT MAIL BOX KEYS	1,080.00
595-000-205.000	OPEB OBLIGATION	19,605.00
595-000-205.600	NET PENSION LIABILITY	26,593.00
595-000-251.000	ACCRUED INTEREST PAYABLE	544.95
595-000-260.000	ACCRUED VACATION LEAVE PAYABLE	6,861.17
595-000-300.400	CITIZENS FIRST NOTE PAYABLE	60,350.83
595-000-300.500	DEFERRED INFLOWS	3,007.00
595-000-300.501	DEFERRED INFLOWS OPEB	18,425.00
Total Liabilities		184,238.19
*** Fund Balance ***		
595-000-390.000	FUND BALANCE ACCOUNT	2,025,179.92
595-000-395.000	RETAINED EARNINGS	50,632.57
Total Fund Balance		2,075,812.49
Beginning Fund Balance		2,075,812.49
Net of Revenues VS Expenditures		(64,403.58)
Ending Fund Balance		2,011,408.91
Total Liabilities And Fund Balance		2,195,647.10

Lexington North Shores  
Rules and Regulations

DRAFT 5/7/2023

Effective \_\_\_\_\_, approved by The Village of Lexington  
Council on \_\_\_\_\_

Commented [MI1]: Attorney changes implement 7/7/23

These Rules and Regulations govern the Lexington North Shores mobile home community and are prepared in accordance with the Village of Lexington to provide all tenants residing in Lexington North Shores with reasonable and responsible guidelines to follow. The Village of Lexington and the State of Michigan have instructed Lexington North Shores to enforce these Rules and Regulations in a fair, nondiscriminatory, uniform manner.

To govern the policies and procedures stated in Lexington North Shores' Rules and Regulations, the Village of Lexington has adopted the following procedures for all LNS rule violations that are consistent with the Village Ordinance Grade A violations and enforcement timeline. ~~LNS rule violations will follow the table below unless otherwise specified by the Village Ordinances:~~

~~The Village of Lexington Council establishes by Resolution #2006-04 the Municipal Civil Infraction Violation Notice Fines henceforth from June 1, 2006.~~

Commented [MI2]: Per Comment 1

Municipal Civil Infraction Violation Notice Fines*				
Violation	1 <sup>st</sup> Offense	2 <sup>nd</sup> Offense	3 <sup>rd</sup> Offense	4 <sup>th</sup> Offense
Grade A	\$50.00	\$100.00	\$150.00	\$250.00
Grade B	\$100.00	\$150.00	\$225.00	\$300.00
Grade C	\$150.00	\$200.00	\$300.00	\$400.00

\*Adopted by Council May 15, 2006

~~1<sup>st</sup>. Written Notice 10 days are given for resident to correct the problem, if not corrected then.~~

~~2<sup>nd</sup>. Written Notice and a \$50.00 fine. Residents have 5 more days to correct the problem and still must pay the fine.~~

~~3<sup>rd</sup>. Written Notice and a \$100.00 fine. Residents have 5 more days to correct the problem and still must pay the fine.~~

~~4<sup>th</sup>. Written Notice and \$250.00 fine. Review and make a determination for possible eviction.~~

### ~~Anti Blight Ordinance~~

~~An ordinance to prevent, reduce or eliminate blight, blighting factors or causes within the Village of Lexington.~~

~~Please refer to Section 3-1-3-3 of the Village of Lexington and Zoning Code of Ordinances.~~

Commented [M13]: Per Comment 2

### ~~Section 3 Enforcement and Penalties~~

~~A. This ordinance shall be enforced by the Village Business Manager or his designee.~~

~~B. The owner, if possible, and the occupant of any property upon which any of the causes of blight or blighting factors is found to exist shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within 14 days after service of the notice upon him. Such service may be served personally or by registered mail, return receipt requested. Additional time may be granted by the enforcement officer where bonafide efforts to remove or eliminate such causes of blight or blighting factors are in progress.~~

~~C. Failure to comply with such notice within the time allowed by the owner and/or occupant (14 days) shall constitute a violation of this ordinance. Upon non-compliance of this ordinance the property owner and/or Occupant is subject to payment of a fine of \$100.00. If said property owner and or occupant remain in non-compliance, fourteen days from the date of the first fine. He/she will be subject to payment of a second fine of \$200.00 If the property owner and/or occupant is in non-compliance fourteen days from the date of second fine, he/she is subject to a third fine of \$300.00. If said property~~

~~owner and/or occupant remains in non-compliance after the third fine, the fine will increase by \$100.00 per day that the property owner or occupant remains in non-compliance. After thirty days the third notice in non-compliance the violation of said ordinance will be turned over to the court~~

~~D. Violation of this ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine not exceeding One Thousand Dollars (\$1,000.) or by imprisonment for not exceeding thirty (30) days or by both such fine and imprisonment in the discretion of the court.~~

### Blight Enforcement

Tenants and occupants in Lexington North Shores shall maintain their mobile homes and lots in compliance with all applicable Village of Lexington Ordinances, including, but not limited to, Village of Lexington Ordinances to prevent, reduce, or eliminate blight. In addition to penalties and enforcement actions allowable under Village of Lexington Ordinances, the failure to maintain homes and/or property in compliance with Village of Lexington Ordinances shall be considered a violation of these Rules and Regulations subject to fines and penalties provided herein.

It is expected that all residents will correct the violation within the amount of time noted. Failure to correct the violations, recurrent violations, or continual violations will lead to eviction proceedings. Should a fine be placed on a violation, the resident will have 30 days to pay it. Any payment received late will be assessed a late fee. Any violations that receive a written warning will be kept on file as part of a permanent record and may result in fines depending on whether the rule or regulation has been cited in the past.

These rules are for the benefit of the residents in the community. Not every situation can be predetermined therefore, it is important that a sense of cooperation and respect for neighbors and their

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property be respected. There is also an expectation that each resident will conform to the community standards and rules.

The Mobile Home Buyers and Residents Handbook explains the Michigan Mobile Home Commission Act and your rights and responsibilities. A copy is available in the Village Office for your review or help online at <https://michiganlegalhelp.org>.

### Rent Rates

Rent rates for lots are available at the Village Office. Rent rates will be reviewed yearly based on the Bureau of Labor Statistics table for consumer price index (CPI) for Midwest Urban Class. Any rent increases will be based on the Bureau of Labor Statistics table.

The rent adjustment will not exceed the CPI percentage change for the December-to-December period ending 12/31 of the prior year. The percentage difference will be applied to the base rent and will be effective July 1<sup>st</sup> of each year. Tenants will be notified 30 days prior to rent change, in writing, via United States Postal Service (USPS).

~~Utilities charges include water, water ready, sewer, sewer ready, garbage, and recycling pickup. Utility rates may change at anytime with a 30-day written notice, sent via USPS.~~

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The rent rate described above does not cover the cost of mandatory utilities required in the community, including water usage, water readiness, sewer usage, sewer readiness, garbage and/or recycling pickup (the "Utilities"). In addition to rent, tenants shall be responsible for the cost of Utilities at rates determined by the Village of Lexington. Utilities rates are subject to change upon 30 days written notice to tenant delivered to tenant's address of record via first class mail.

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### Application for Residency

All persons (18 years of age and older) desiring to purchase a mobile home, lease a lot, or reside in Lexington North Shores must first apply for residency and be approved by the Landlord prior to occupying the mobile home. A non-refundable application fee of \$50 per person (18 years of age and older) is required. Criteria for applicants include the following:

- A. Credit history check, proof of income, and criminal background check.
- B. No previous eviction from Lexington North Shores or any other rental community.
- C. No previous non-compliance with Lexington North Shores Rules.
- D. Agree to comply with the Rules and Regulations and to sign a Lease Agreement.
- E. Failure to meet mobile home standards for occupancy ratios of:
  - 1 1 bedroom home – 2 occupants maximum
  - 2 2 bedroom home – 4 occupants maximum
  - 3 3 bedroom home – 6 occupants maximum

### Security Deposit

- A. All new tenants will be required to pay a security deposit equal to one month's rent (not including utilities).
- B. A security deposit is required in addition to the first month's rent at the time of the Lease Agreement being signed. The deposit will be returned when the tenant leaves Lexington North Shores and:
  - 1 Mobile is in compliance with Michigan Mobile Home Laws and the Rules and Regulations of Lexington North Shores.
  - 2 All arrearages, if any, have been paid in full.
  - 3 The lot is inspected by the Landlord and is in a neat and clean condition free of debris. If the lot is unacceptable the Landlord will make arrangements for the lot to be cleaned and the charge will be deducted from the security deposit.

4 ~~Landlord and the Tenant sign a written release.~~

Commented [M16]: Comment number 4

### Financial and Legal Responsibilities

- A. Rent is due by the 5<sup>th</sup> of the month. A late fee of \$35 will be added to the rental amount on the 15<sup>th</sup> and will be due that month with the rent payment. Nonpayment by the 15<sup>th</sup> of the month will result in a written legal notice. The late charge assessed herein is related to the actual costs incurred by the Landlord in the event of a late payment.
- B. All payments must be made by personal check, cashier's check, money order, or auto withdrawal through the Village office.
- C. A charge of \$35.00 for non-sufficient fund (NSF) checks will be applied. If two NSF checks are received during the lease, future payments by personal check will not be allowed, and the tenant must pay by a cashier's check or money order.

Commented [M17]: Refer to comment 5

### Utilities

- A. Before purchase/occupancy of any existing or new mobile home, it must be in compliance with the Village Zoning Rules and Regulations. Water lines, sewer lines, electric, and gas must be hooked up within 30 days by a licensed and insured contractor. One may not occupy a mobile home until ALL utilities are CONNECTED and a Certificate of Occupancy is issued.
- B. Mobiles not equipped with heat tape must notify the village to have the water shut off at the curb stop, and are responsible to have their plumbing and village curb stop winterized from October 31, through April 15. Winterizing the curb stop will consist of removing the cross fitting, or upper plug fitting, and pumping the water out of the line below frost level. After the water has been removed from the line, it shall be filled with non-toxic RV antifreeze and the removed fittings are to be

reinstalled. If there is any freeze damage to the water lines OR to the curb stop, the repair will be at the expense of the resident, both above and below ground level. The Landlord reserves the right to discontinue water service to the home. If the water needs to be turned off in an emergency, due to tenant negligence or noncompliance with Lexington North Shores' rules, there will be a fee of \$50 to shut off and \$50 to turn on after all repairs are made. Tenants will not be allowed to turn on or shut off their water at the curb stop. All mobiles must permit access to the curb stops for emergency purposes. Starting January 1, 2020, all new mobiles, as well as mobiles that receive plumbing alterations, must install shutoff valve at the curb stop before the plumbing to the mobile begins.

- C. The Village Office must be notified in writing when the mobile home is winterized each year.
- D. All curb stops must be exposed and easily accessible by village staff. Grass, dirt, cement, decks, porches, or any other elements may not cover them, nor hinder their access or use.
- E. Tenants shall be responsible for repairs and connection to utilities which include the following:
  - 1. Electric wiring from the breaker at the electric pedestal to the home.
  - 2. Sewer connection from the sewer cleanout to the home.
  - 3. Water connection from the curb stop to the home. (If damage is caused by the tenant's neglect beyond the curb stop, it is the tenant's responsibility for any and all repairs, above or below ground, including the water meter.
  - 4. Gas connection from the gas shut-off valve to the home.
- F. The tenant shall maintain electrical, sewer, water, and gas lines in a safe and leak-proof condition. There shall be no alterations to any utility lines or equipment by any tenant. A licensed contractor must work on these utilities.
- G. Tenants should not dispose of sanitary napkins, disposable diapers, wipes, or other nondegradable items by flushing them

Commented [MI8]: Comment # 6

down the toilet. The tenant will be responsible for cleaning a blockage to the sewer line.

- H. Relocation of any utility is the expense of the tenant when requesting the relocation.

#### Mobile Home Guidelines

- A. Prior to a replacement of any mobile home with another, the tenant must submit an application to the Landlord for approval to move the old mobile home off and the new mobile home onto the site. (If any state permits are required those will be at the expense of the tenant).
- B. No owner may sublet his/her mobile home, take in boarders, or permit anyone other than persons or pets listed on their Lease Agreement to live on the premises. Additional persons listed on the lease will be subject to a background check and approval by the Landlord. Mobile homes may not be rented, loaned, or used by anyone for any purpose other than granted in the Lease. Short term rentals, otherwise referred to as vacation rentals, are not permitted in the community.
- C. No owner may own more than one mobile at a given time. Exceptions may be made to those tenants in the process of selling a mobile.
- D. All mobile homes new to Lexington North Shores must be a minimum of 500 sq. ft. and must be HUD-approved. If the mobile is older than 10 years, the mobile must have a factory installed pitched shingle roof and lap vinyl siding. The tiny-house movement (also known as the small house movement) is an architectural and social movement that advocates for downsizing living spaces, simplifying, and essentially “living with less”. According to the 2018 International Residential Code, Appendix Q Tiny Houses, a tiny house is a “dwelling unit with a maximum of 37 square meters (400 square feet) of floor area, excluding lofts”. The term “tiny house” is sometimes used interchangeably with “micro-house”. Tiny houses, micro houses or the like is not permitted in the community.
- E. A licensed mobile home inspector must inspect all mobile homes, at owner’s expense, before entering Lexington North

Commented [MI9]: Comment #7

Commented [MI10]: Comment #8

Shores. All required repairs must be made, and a re-inspection done, at owner's expense, before occupancy or being moved into Lexington North Shores. Landlord shall be provided a copy of all inspection and reinspection reports prior to a new mobile home entering the community.

Commented [MI11]: Comment #9

- F. Each tenant must carry adequate "Fire and Extended Insurance Coverage" (\$100,000) on his/her mobile home and must maintain reasonable general public liability insurance. Each tenant will be required to provide proof of insurance to the Landlord when the policy renews each year.
- G. Each mobile must be equipped with a fire extinguisher, a centrally located smoke detector, and a smoke detector in each bedroom.
- H. Any mobile coming into Lexington North Shores must have gutters and downspouts installed within 30 days of the installation of the mobile. Also, if a mobile is going to be moved from one site to another in Lexington North Shores, gutters and downspouts must be installed on the mobile within 30 days after it has been moved. Gutters shall have downspouts directed to the road.
- I. The Village Office must be supplied with a copy of the title for proof of ownership.
- J. Whenever there is a change in ownership of a mobile home, the new owner must submit an application to the landlord for approval. A credit check, proof of income, AND background check will be required. Should the original owner entrust the mobile to a friend/relative, they must be approved to live in Lexington North Shores. If they are not, then they must sell or remove the mobile per the state.
- J. A tenant's shed must meet all setback and zoning requirements and must not exceed a total of 80 sq. feet. Its placement shall not block utilities or access to underneath the trailer.
- K. When replacing a shed, it must be constructed of vinyl. Metal and wood sheds will not be allowed.
- L. Every home shall have a numerical lot number on the exterior easily visible from the road.

- M. All mobile homes shall be properly maintained. Tenants are required to keep mobiles updated and consistent with Lexington North Shores' vision, aesthetics and appeal.
- N. The storage of items in an unsightly manner is prohibited. There is no covered storage of any kind, with the exception of fitted covers, or, for winter storage (October 1st through April 30th), securely attached tarps (black, gray, beige, or brown covers and tarps only).
- O. Conducting a noticeable commercial business from any residence in Lexington North Shores is prohibited. The primary purpose of all mobile homes in the community must be residential, only for those tenants identified and approved on the lease. No mobile home shall be used for or in connection with the operation of a commercial business, which in any way: (i) is noticeable or identifiable from the outside of the mobile home; (ii) causes increased traffic in the community; (iii) results in a nuisance in the community; or (iv) disrupts the quiet enjoyment of other tenants in the community.
- P. Only collapsible or umbrella-type clotheslines are permitted in Lexington North Shores. Placement shall be near the rear of the lot and must be collapsed after use.
- Q. Utility trailers, pop-up campers, and pickup campers ARE NOT ALLOWED in Lexington North Shores. A tenant, however, may erect a tent on their lot for use for up to 72 hours.
- R. Skirting is required on all mobiles and must be well maintained. The skirting must be of vinyl and must be installed within 30 days of the installation of the mobile.

Commented [MI12]: Comment # 10

#### Home Site

Any changes or additions to the home or site must comply with Village Zoning Rules and Regulations. Please contact the park superintendent before making any changes or additions.

You must keep an alternate telephone number on file. If there is an issue with your lot, and a village official cannot reach you, they may contact the alternative number.

Please refer to Sec. 5.7-5.10 and Sec 34-106 through 34-119 of the Village of Lexington Zoning and Code of Ordinances.

**Commented [M113]:** Comment #11 States that the ordinances should have same language.

- 1 ORD- Obstructions- there shall be no obstructions of any form within ten (10) feet of the adjacent mobile home, including an attached structure that may be used for living space.
- 2 ORD- Mobile homes must be kept in a well-maintained condition. The lot shall be kept neat, mowed, and clear of debris. ~~Grass cannot be any taller than 6 inches high.~~
- 3 ORD- The storage of flammable, combustible, or hazardous material under the mobile home is prohibited. The use of ancillary propane, fuel oil, or kerosene heaters in the mobile home is prohibited. Propane cylinders for outdoor grills are allowed.
- 4 ORD- Air conditioners must be in good condition and free of rust, loose covers, and faulty connections. All window and wall units must be self-supported, ~~e.g., metal bracket attached to the trailer)~~
- 5 ORD- No outdoor aerials or towers are permitted. Satellite dishes and digital antennas up to 24" in diameter attached to the mobile are permissible.
- 6 ORD- No windows or doors should be covered with foil, paper, cardboard, or metal.
- 7 ORD- Free standing steps must be constructed of pre-cast concrete, vented fiberglass, metal, or treated lumber and must include handrails. A permit is required for new/or replacement steps. Steps installed in conjunction with a new setup are included in the original permit.
- 8 ORD- Ice and snow removal from sidewalks and driveways is the sole responsibility of the tenant.
- 9 ORD- Decks and porches must be of a design approved by the Village and shall include a handrail. A permit is required.



- 10 ORD- Screened-in porches must be factory installed and readily removable. A permit is required.
- 11 ORD- A temporary canopy may be erected for recreational use only. It may not be used for a sleeping area. The canopy must be removed when the tenants are not in residence.
- 12 ORD- Children's swing sets are not permitted.
- 13 ORD- Skirting is required on all mobiles and must be kept well-maintained. The skirting must be vinyl and must be installed within 30 days of the installation of the mobile.
- 14 All mobiles are required to have life, safety and habitability inspection every five (5) years. The cost of the inspection Fifty Dollars (\$50) will be the obligation of the tenant and shall be paid within ten days (10) of billing. Any safety deficiencies shall be corrected within ninety days (90) of the inspection. Verification of corrections will be copied to the Village. Written notice will be sent by the Village prior to the inspection to establish an appointment time.
- 15 ORD- Spray painting of any kind is expressly prohibited.
- 16 ORD- All renovations or repairs of a mobile must be completed by a licensed contractor. ~~All contractors must be registered with the Lexington North Shores Park Superintendent prior to doing any work.~~
- 17 ~~ORD- Recreational fires (campfires) shall not exceed an area of three feet by three feet by three feet, and must be attended at all times by an adult. Campfires shall be in an enclosed fire pit which must have a lid and be a minimum of four feet (4) from any mobile. There shall be no open fires. Fireworks are not allowed anywhere in Lexington North Shores or beach areas. All recreational firepits need Lexington Fire Department approval. Fires must be in an enclosed fire pit and placed safely away from all structures. Must be in compliance with Village burning ordinances.~~  
17. Campfires shall be in an enclosed fire pit which must have a lid and be a minimum of four feet (4') from any mobile. There shall be no open fires. Fireworks are not allowed anywhere in the Park.

- ~~18 ORD Blight An ordinance to prevent, reduce or eliminate blight, blighting factors, or causes within the Village of Lexington.~~
- ~~19 Fireworks are not allowed anywhere in Lexington North Shores or beach areas.~~
18. Fencing is not permitted on mobile home lots.

#### Remodeling/Construction Per Village Zoning Ordinance

1. Mobile home parks shall be subject to a preliminary site plan review per the requirements and in accordance with PA 96 of 1987, as amended.
2. Any work done to the exterior (siding, painting, trim...) of the mobile shall be approved by the LNS Superintendent. If the Superintendent does not approve of the renovation, the tenant may appeal the changes to the Advisory Board.

#### Landscaping

The Following Rules are Per Village Zoning Ordinance (See Sec. 5.7.6 of Zoning Ordinance)

**Commented [MI14]:** Comment 12 same language used in rules as in the ordinance book

5.7.5. Mobile home parks shall be landscaped as follows:

1. If the mobile home park abuts an existing residential development, the park shall be required to provide screening along the park boundary abutting the residential development.
2. If the park abuts a non-residential development, the park need not provide screening.
3. In all cases, however, a park shall provide screening along the park boundary abutting a public right-of-way.
4. The landscaping shall consist of evergreen trees or shrubs a minimum of three (3) feet in height and should be spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the mobile home park as effectively as the required landscaping described above.

5.7.6. Mobile Home Lots (individual) shall be landscaped as follows:

Landscaping

The Following Rules are Per Village Zoning  
Ordinance (See Sec. 5.7.6 of Zoning  
Ordinance)

5.7.6. Mobile Home Lots (individual) shall be landscaped as follows:

1. Small shrubbery and flowers and/or flowerpots are allowed. Any/all shrubbery, flowers, the lawn, etc. must be maintained by the tenant.
2. The planting of a tree requires approval from the Lexington North Shores. The superintendent may seek the advice of the Village's Environmental Committee for the location as well as species. MISS DIG must be called prior to the placement of a tree. If the tenant fails to phone, any/all damage to underground utilities shall be the sole responsibility of the tenant.
3. Hardscape landscaping in the park (i.e. driveways, sidewalks, paver paths, paver or concrete patios) is permitted only with a Land Use Permit and an approved site plan. The resident assumes responsibility for repairs if it interferes with the Village's ability to maintain utilities. The village will do, within reason, whatever is necessary to avoid damage to the resident's property and can assist with repairs within reason. Prior to any digging or prep work for landscaping MISS DIG must be called to identify all the underground utilities. If the tenant fails to phone, and damage to the underground utilities occurs, it shall be the sole responsibility of the tenant.
4. Dumping of any refuse over the bluff is prohibited. ~~of any refuse is prohibited, including leaves and grass clippings. All refuse must leave the park. Leaves may be raked to the street for village pickup.~~
5. The unoccupied portion of the lot after setting the home shall not exceed fifteen percent (15%) hardscape materials, such as concrete, pavers or gravel.

5.7.7. Mobile home parks shall be subject to preliminary site plan review per the requirements and in accordance with PA 96 of 1987, as amended.

5.7.8. A permit shall not be required for the construction or erection of canopies or awnings which are open on three (3) sides. A Land Use Permit and a building permit shall be required before the construction of any screened, glassed-in, or otherwise enclosed awning or canopy attached to the mobile. The setback requirement for enclosed and attached structures from an adjacent hard wall is ten (10) feet.

5.7.9. Set Back Requirements

District	Front	Side	Rear	Other
Mobile homes	10 feet to the street	10 feet to the next mobile	5 feet to the rear P/L (LNS rule)	Rear is 10 feet hardwall to hardwall.
Sheds	10 feet to the street	4 feet to the next mobile	5 feet to the rear P/L (LNS rule)	Not to exceed 80 sq. ft.
Decks	10 feet to the street	4 feet to the next mobile	5 feet to the rear P/L (LNS rule)	On double frontage lots: front 10 feet from the street; side 4 feet from the street.
Club House	25 feet	4 foot	15 feet	Height: not to exceed 35 ft.

## Garbage Pickup

- A. Rubbish and trash must be placed in garbage bags and put in a container at the curbside no earlier than 12:00 P.M. the day before pick up and no later than 6:00 A.M. the day of pick up. The empty containers must be removed from curbside no later than 12:00 P.M. the day after pick up.
- B. Tenant shall comply with all rules and restrictions of any waste hauler selected by the Landlord to operate in the community. Landlord shall make such rules and restrictions, including a scheduling, available to tenants and shall provide a customer service number for the waste hauler selected to operate in the community. Questions regarding trash pick up and requests to remove large items shall be directed to the waste hauler and not the Landlord. Landlord is not obligated to arrange or contract for yard waste or recyclable pick up. Tenants are responsible for all costs and charges related to trash, yard waste, and recyclable pick up. This change will allow the Village to change haulers, if necessary , or change the level of services, without having to amend the rules.

Commented [MI15]: Comment 14

Current Hauler- Emterra Customer Service – (810) 667-4885. Any large article to be picked up must be prearranged with the garbage company in advance. (877) 609-6753.

- C. Yard waste must be placed in cans or containers clearly marked with an "X", or in brown compost bags. Pickup is every Monday beginning with the first Monday in April through November.
- D. Recyclables will be picked up each Monday. Please place the bin alongside the other garbage receptacles. It will be emptied and left for continued use.
- E. Dates of pickup may be subject to change due to holiday schedules or a change to hauler contract – tenants would be notified.

### Mail Delivery

All tenants are provided with an individual mailbox which requires a \$10 deposit. The maintenance of the mailbox is the sole responsibility of the Landlord. It is necessary for the tenants to contact the Landlord for any repairs. In the event of lost keys, the Landlord will replace the lock on the tenant's mailbox for a charge of \$50, which covers the cost of the lock, installation, and 1 new key.

### Conduct

- A. Tenants are responsible for their conduct and damage caused or created by themselves, members of their household, or of their guests on any property within Lexington North Shores.
- B. Quiet time is from 11:00 P.M.-8:00 A.M. Exceptions may be made with the permission of the superintendent, e.g. construction.
- C. If the police are called to a residence three or more times within a 12-month period for a complaint against the tenant, members of their household, or their guests, the tenants will be subject to enforcement up to and including eviction.
- D. ORD - The curfew for minors under the age of 17 is 11:00 P.M. to 6:00 A.M., pursuant to the Village Ordinance section 38-71.

### Selling or Transferring Mobile Homes

- A. In order for a mobile to be sold or transferred to another approved resident and remain in Lexington North Shores, it must pass a home inspection, and an "Application to Sell Mobile Home" form must be completed, submitted, and approved by the village manager. All inspections must be performed by a licensed and certified home inspector, at the owner's expense, and performed within three months of the closing of the home. If the home inspection fails, another inspection is required, at the owner's expense, within 30 days. Signed documentation from the certified home inspector indicating completion of a passed inspection must be submitted to the village before the closing transaction of the home, or the title of the home is transferred,

whichever event occurs first. If the unit does not pass inspection within 90 days of the first application, the mobile home must be removed from Lexington North Shores at the owner's expense.

- B. In order for a mobile to be added to the For-Sale listing in the village office, an application for sale must be completed and approved by the village manager.
- C. Prospective buyers must first fill out an application at the village office and be approved to reside in Lexington North Shores before completion of the sale. Should the home be vacant while in the process of selling, the owner is responsible for all maintenance, rent, and utilities.
- D. Land contracts, rent with the option to buy, or similar transactions are NOT allowed.
- E. Before occupancy, the purchaser must pay the first month's rent and the security deposit equal to one month's rent, not including utilities.

#### Vehicle Regulations

- A. All vehicles must be parked off the streets and within lot lines. Only two vehicles are allowed to park on a single lot, three vehicles on a corner lot, a lot and a half, and a double lot (only if room permits, vehicles still must be parked within lot lines). Written permission by a tenant to allow others to park on their lot is required. Written, signed, and dated documentation must be submitted to the park office during office hours and before parking begins. Parking on another tenant's lot without permission is prohibited. Temporary parking on a lot that is vacant is only allowed by permit. Permits will be valid for a 72-hour period.
- B. Speed limits are posted. Any tenant receiving two warnings for exceeding the speed limit within a 6-month period is subject to enforcement up to and including eviction. The Landlord will issue a warning letter to the resident of the lot to which the speeder is residing and/or visiting. Remember to caution your guests about the speed limit.

- C. Heavy mechanical work on vehicles in Lexington North Shores is prohibited. Minor maintenance, except for oil or other fluid exchanges, is allowed.
- D. All vehicles parked in Lexington North Shores must have a valid license plate.
- E. Trailers of any sort are not allowed to be stored or parked in Lexington North Shores.
- F. Lights and reflectors must be used on all non-motorized vehicles.
- G. The use of non-licensed dirt bikes, snowmobiles, go-carts, and non-licensed, non-permitted golf carts is prohibited in Lexington North Shores.
- H. Trucks rated over one ton are prohibited from being parked in Lexington North Shores.
- I. No overnight parking of commercial vehicles or contractor's equipment unless approved by the Landlord for a limited period of time and a permit is issued.
- J. Golf carts are allowed if they are licensed by the Secretary of State and insured, or have a permit issued from the Village of Lexington Police Department. Operators must have a valid driver's license.

#### Beach Conduct

~~Access to the beach is only permitted along the paved footpath or the bluff stairways. No one is allowed to climb the bluff for any reason. No lifeguard is on duty, residents and visitors swim at their own risk.~~

The beach adjacent to the community is for the use and enjoyment of all tenants and their guests. Use of the beach is subject to the following:

Commented [MI16]: Comment 15

- A. The beach is closed between the hours of 11 P.M. and 6:00 A.M.



- B. Fires are not allowed on the beach.
- C. No child under the age of 12 is permitted to use the beach without adult or guardian supervision.
- D. Glass containers and bottles are prohibited on the beach.
- E. A buffer of 100 ft. created by a watercraft must exist between any swimmer and the use of any watercraft. Overnight storage of watercraft on the beach is prohibited.
- F. No pets are allowed on the beach above the high-water mark.
- G. Storage sheds or structures of any kind are not allowed on the beach.

Commented [MI17]: Comment #12

Section 6-36. Regulated on public beaches. (This is a Grade A violation.)

- 1. Except as otherwise provided by state law, no person owning, harboring, keeping or in charge of any dog shall allow such dog on any property in the village designated as a public beach.

#### Pets

Please refer to Article II Dogs Sec. 6-31 Enforcement through Sec 6-37 of the Village of Lexington Code of Ordinances.

Commented [MI18]: See code of ordinance

- A. House pets are the only animals allowed in Lexington North Shores. Pets must be registered with the village office and need to be listed on the lease.
- B. All pets must be properly inoculated. A current shot record must be kept on file with the lease.
- C. A limit of two pets per household is permitted.
- D. No animal shall be housed or penned outdoors. Animal shelters, houses, and pens are prohibited. Visiting pets are the responsibility of the tenant.
- E. All pets, including cats, must be on a leash at all times when outside of the mobile home. No pets are allowed to remain outside unattended.
- F. Animals are not allowed on the beach (above the high-water mark) or on the playground.

- G. Any animal that has bitten or attacked a person within Lexington North Shores, shall be immediately removed from Lexington North Shores permanently.
- H. ~~All pet owners must immediately remove droppings deposited by their pets in a sanitary manner.~~

#### Section 6-35. Cleaning up defecation.

No person owning, harboring, keeping or in charge of any dog shall cause, suffer or allow such dog to soil, defile, defecate or commit any nuisance on any public street, sidewalk, park or other public property, or upon private property without permission of the owner of the property unless:

1. The person who owns, harbors, keeps or is in charge of such dog shall immediately remove all droppings deposited by such dog in any sanitary method. The person shall possess a container of sufficient size to collect and remove such dog droppings and exhibit the container, if requested, by any official empowered to enforce this article. (This is a Grade A violation.)
2. The droppings so removed shall be disposed of by the person owning, harboring, keeping or in charge of such dog in a sanitary method.

#### Clubhouse Use

The clubhouse may be rented by residents for a \$40 rental fee plus a \$100 deposit. The deposit will be refunded if the hall is cleaned up after use. Reservations can be made at the village office.

#### ~~CAUSE FOR TERMINATION OF LEASE~~

#### ~~REVISED JUDICATURE ACT OF 1961 (EXCERPT)~~

~~Act 236 of 1961 of the Mobile Home Park Commission Acts. 600.5775 "just cause" required for termination of tenancy; "just cause" defined; change of rental payments or terms or conditions of tenancy.~~

~~Sec. 5775~~

Commented [MI19]: Page #17

- A. ~~The tenancy of a tenant in a mobile home park shall not be terminated unless there is just cause for the termination.~~
- B. ~~For the purpose of this chapter, "just cause" means 1 or more of the following:~~

~~Use of the mobile home site by the tenant for an unlawful purpose.~~

- ~~1. Failure by a tenant to comply with a lease or agreement by which the tenant holds the premises or with a rule of regulation of the mobile home park, adopted pursuant to the lease or agreement, which rule, or regulation is reasonably related to any of the following:
  - a) ~~The health, safety, or welfare of the mobile home park, its employees, or tenants.~~
  - b) ~~The quiet enjoyment of the other tenants of the mobile home park.~~~~
- ~~2. Maintaining the physical condition or appearance of the mobile home park or the mobile homes located in the mobile home park to protect the value of the mobile home park or to maintain its aesthetic quality or appearance.~~
- ~~3. Intentional physical injury by the tenant to the personnel or other tenants of the mobile home park, or intentional physical damage by the tenant to the property of the mobile home park or of its tenants.~~
- ~~4. Failure of the tenant to comply with a local ordinance, state law, or governmental rule or regulation relating to mobile homes.~~
- ~~5. Failure of the tenant to make timely payment of rent or other charges under the lease or rental agreement by which the tenant holds the premises on three or more occasions during any 12-month period, for which failure of the owner or operator has served a written demand for possession for nonpayment of rent pursuant to section 5714(1)(a) and the tenant has failed or refused to pay the rent or other charges within the time period stated in the written demand for possession. The written demand for possession shall provide a notice to the tenant in substantially the following form: "Notice: Three or more late payments of rent during any 12-month period is just cause to evict you." Nothing in this~~

- ~~subdivision shall prohibit a tenant from asserting, and the court from considering, any meritorious defenses to late payment of rent or other charges.~~
- ~~6. Conduct by the tenant upon the mobile home premises which constitutes a substantial annoyance to other tenants or to the mobile home park, after notice and an opportunity to cure.~~
  - ~~7. Failure of the tenant to maintain the mobile home or mobile home site in a reasonable condition consistent with aesthetics appropriate to the park.~~
  - ~~8. Condemnation of the mobile home park.~~
  - ~~9. Changes in the use of substantive nature of the mobile home park.~~
  - ~~10. Public health and safety violations by the tenant.~~
- C. ~~This section does not prohibit a change of the rental payments or the terms and conditions of tenancy in a mobile home park following the termination or expiration of a written lease agreement for the mobile home site.~~

Tenant shall have all rights afforded to tenants in mobile home parks/communities under Michigan Law, Landlord reserves all rights under Michigan law, including but not limited to, the right to evict Tenant's for "just cause" as such is defined pursuant to MCL 600.5775, as amended.

Commented [M120]: Comment # 17

# Lexington North Shores

## Lease Agreement

THIS LEASE AGREEMENT is entered into on \_\_\_\_\_, \_\_\_\_\_ between, LEXINGTON NORTH SHORES as Agent the Village of Lexington ("Landlord") and \_\_\_\_\_ ("Tenant").

1. Lease of Premises. Landlord agrees to lease to Tenant Lot # \_\_\_\_\_ (the "Premises") located at 5203 Main Street, Lexington, Michigan located in the Lexington North Shores Mobile Home Park Community (the "Community") in consideration of: (i) Tenant's representations in its application for tenancy/residence, (ii) Tenant's payment of rent as required herein or as adjusted after the term of this Lease; (iii) Tenant's performance of all obligations required pursuant to this Lease; and (iv) Tenant's compliance with all laws, ordinances, rules, and/or regulations application to the Premises and/or Community, including the Regulations as a defined herein.

2. Rent and Security Deposit. Tenant shall pay monthly rent in the amount of \$ \_\_\_\_\_/month (the "Rent") for the Premises. Rent is for land use only. Monthly Rent does not include any utilities, including, water, sewer, or garbage removal, which are billed separately and not included as part of Rent. Tenant shall be responsible for payment of all utilities associated with the Premises on a timely basis. Failure to make timely utility payments shall be considered a breach of the terms of this Lease.

Rent is payable to the Village of Lexington and is due on the \_\_\_\_\_ day of each month and must be received by Landlord by that date to be considered timely. Rent checks may be mailed to the Village of Lexington at \_\_\_\_\_. Landlord may, in its discretion, offer ACH options for payment of Rent. Tenant shall pay a late fee of \$35/month for each month Rent is not timely paid in full or is not current within 5 days of the due date. At the time of executing this Lease, Tenant shall pay Landlord a Security Deposit equal to one months rent. The Security Deposit will be held and used by Landlord as required under Michigan law.

3. Term. This is a month to month lease. The terms and conditions of this Lease shall renew automatically each month unless at least 30 days written notice is provided by Tenant or Landlord. Nothing herein shall be construed to limit Landlord's ability to adjust Rent or adopt rules and regulations applicable to the Community upon provided all required notice to Tenant.

Tenant Initials: \_\_\_\_\_;

4. Use of Premises. The Premises may be used by Tenant solely to locate a mobile home (the "Home") that complies with all regulations, rules and requirements applicable to the Community. The Home is identified as follows:

Make of Home: \_\_\_\_\_; Year: \_\_\_\_\_

Size of Home: \_\_\_\_\_; Serial Number: \_\_\_\_\_

Title Owners of Home: \_\_\_\_\_

The Home may be used solely as a private residence by Tenant and/or his family members specifically identified in this Lease. The Home may not be rented as a long or short term rental or occupied by individuals except those identified herein. In addition to Tenant, the following individuals may occupy the Home as a residence:

NAME	AGE	RELATIONSHIP TO TENANT

Tenant is responsible to ensure all of the above individuals as well as any guests or invitees of Tenant comply with all with all laws, ordinances, rules, and/or regulations application to the Premises and/or Community.

5. Insurance. Tenant shall, at its expense, maintain fire, liability, and extended coverage insurance insuring the Home contents and other property and/or improvement owned by Tenant on the Premises. Said insurance must include liability limits of at least \$100,000.00. Tenant must submit proof of insurance from an insurance company licensed with the State of Michigan to Landlord at time of executing this lease and annually upon renewal of insurance. Tenant shall provide Landlord an updated company of proof of insurance anytime there are changes.

6. Pets. Pets are not permitted on the Premises, in the Home or in the Community, except as specifically provided for in this Lease. Tenant may have up to 2 pets in the Home, provided, those pets do not cause disturbance to other residents of the Community or cause a nuisance. Further, prior to moving any pets onto the Premises/Home, Tenant must provide Landlord with written documents concerning each pet, including: (i) license information; (ii) veterinarian records including vaccination records; and (iii) all other documents deemed necessary by Landlord.

Tenant Initials: \_\_\_\_\_; \_\_\_\_\_

7. Landlord Right to Lien. Landlord reserves the right to subject and subordinate this Lease at all times to the lien of any mortgage or mortgages now or hereafter placed upon Landlord's interest in the said premises.

8. Tenant Improvements. Tenant shall make no alterations, additions or improvements to the Premises without the Landlord's prior written consent. Tenant shall not site or place the Home on the Premises in any location except as approved by Landlord. Landlord or its agent shall have free access at all reasonable hours to the Premises for the purpose of inspection and repairs. Work may be contracted to a third party provided the third party is licensed by the State of Michigan and is fully insured.

9. Tenant Inspection. Tenant acknowledges that he/she has examined the Premises prior to the making of this Lease and knows the condition thereof, and that no representations as to the condition or state thereof have been made by Landlord which are not herein expressed and the Tenant hereby covenants and agrees that the Premises meet the standards of fitness and habitability set forth under No. 292 of Public Acts of 1968. Tenant hereby agrees that he will not cause, allow or permit any waste, misuse or neglect of the premises.

10. Landlord Liability. Landlord, its employees and agents, are not responsible or liable to Tenant for any loss or damage that may be occasioned by or through acts or omissions of other Tenants, their guests or invitees, or of any trespassers, or any loss or damages resulting to Tenant from bursting, stoppage, backing up or leaking of water, gas, electricity or sewers, or cause or causes whatsoever, except those imposed on Landlord by law. Further, Tenant agrees that Landlord shall not be liable for any damage or injury to persons or property occurring on the common areas, playground, or recreational facilities of the Landlord, except for injuries and damages caused by the Landlord's negligence or otherwise imposed by law. In the event of injuries to the Tenant or his/her family through negligence of the Landlord, the Tenant agrees to give the Landlord a written notice of the occurrence of said injury within five (5) days of the happening thereof. Said notice must be in writing and delivered to Landlord at its office in the Village Office. In the event the said Premises, or any other property within the Community, is damaged by fire or any other cause due to the acts, omissions, neglect and/or negligence of Tenant, his family, guests or invitees, the Tenant hereby covenants and agrees to restore the damages areas to its original condition and the Tenant shall utilize contractors, mechanics, painters, and other workmen approved by the Landlord. There shall be no abatement for any rent under this Lease if the Premises is destroyed partially or in whole by fire or others of nature. It is expressly understood and agreed that there shall be no rent abatement for any delay in repairs to be made by Landlord unless said delay exceeds 30 days and the premises are rendered uninhabitable by the need for said repairs in which event any abatement shall only commence on the 31st day. It is further expressly understood and agreed that, whenever repairs to be made by Landlord are delayed because of factors beyond its control, the obligations of Tenant hereunder shall not be affected thereby, nor shall any claim accrue to the Tenant against the Landlord or its assigns by reason thereof.

11. Default. If the Tenant shall default on any of the covenants herein or violates any of Lexington North Shores Rules and Regulations (the "Regulations"), or if the Landlord shall determine there is just cause for termination of the Lease, Landlord may terminate this Lease forthwith. For purposes of this Lease, "just cause" shall include all factors detailed in MCL 600.5775, as amended from time to time. As of the drafting of this Lease, MCL 600.5775 defines "just cause" as meaning one more of the following:

- (a) Use of the Premises by tenant for an unlawful purpose.
- (b) Failure by the tenant to comply with a lease or agreement by which the tenant holds the premises or with a rule or regulation of the mobile home park, adopted pursuant to the lease or agreement, which rule or regulation is reasonably related to any of the following: (i) The health, safety, or welfare of the mobile home park, its employees, or tenants; (ii) The quiet enjoyment of the other tenants of the mobile home park; (iii) Maintaining the physical condition or appearance of the mobile home park or the mobile homes located in the mobile home park to protect the value of the mobile home park or to maintain its aesthetic quality or appearance.
- (c) A violation by the tenant of rules promulgated by the Michigan department of public health under section 6 of the mobile home commission act, Act No. 96 of the Public Acts of 1987, being section 125.2306 of the Michigan Compiled Laws.
- (d) Intentional physical injury by the tenant to the personnel or other tenants of the mobile home park, or intentional physical damage by the tenant to the property of the mobile home park or of its other tenants.
- (e) Failure of the tenant to comply with a local ordinance, state law, or governmental rule or regulation relating to mobile homes.
- (f) Failure of the tenant to make timely payment of rent or other charges under the lease or rental agreement by which the tenant holds the premises on 3 or more occasions during any 12-month period, for which failure the owner or operator has served a written demand for possession for nonpayment of rent pursuant to section 5714(1)(a) and the tenant has failed or refused to pay the rent or other charges within the time period stated in the written demand for possession. The written demand for possession shall provide a notice to the tenant in substantially the following form: "Notice: Three or more late payments of rent during any 12-month period is just cause to evict you." Nothing in this subdivision shall prohibit a tenant from asserting, and the court from considering, any meritorious defenses to late payment of rent or other charges.
- (g) Conduct by the tenant upon the mobile home park premises which constitutes a substantial annoyance to other tenants or to the mobile home park, after notice and an opportunity to cure.
- (h) Failure of the tenant to maintain the mobile home or mobile home site in a reasonable condition consistent with aesthetics appropriate to the park.
- (i) Condemnation of the mobile home park.
- (j) Changes in the use or substantive nature of the mobile home park.
- (k) Public health and safety violations by the tenant.



12. Subleasing. Tenant may not sublet the Premises and/or the Home, take in boarders, or permit anyone other than persons or pets listed on this Lease to reside on the Premises. Tenant may request additional persons be added to this Lease and such individuals will be subject to a background check and approval by the Landlord. The Home may not be rented, loaned, sublet, or used by anyone for any purpose other than granted in the Lease. For clarity, short term and long term rentals of the Home by the Tenant are not permitted. Tenant may only own a single Home in the Community at a time. Provided, Landlord may allow an exemption if Tenant is in the process of selling the Home.

13. Return of Premises. Upon termination of this Lease, whether by default or otherwise, Tenant shall surrender the Premises to Landlord in the same condition it was as of the date of this Lease, ordinary wear and tear excepted. given reasonable wear and tear. Upon satisfactory inspection of the Premises by Landlord for compliance with this section and provided Tenant is not in default on any Rent or other obligations, the Security Deposit payment will be returned to the Tenant. It is understood that leaving the Home on the Premises after termination of the Lease, without the express permission of Landlord or unless permitted by law, is not permitted.

14. Truth in Renting Notice.

**NOTICE: MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS LEASE AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN RENTING ACT, IF YOU HAVE ANY QUESTIONS ABOUT THE INTERPRETATION OF LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.**

14. Landlord Notice Address. Tenant shall address all correspondence and all notices required herein to Landlord's Agent at the following address, which this address may be modified from time to time:

Village of Lexington Office  
7227 Huron Avenue, Suite 100  
Lexington, Michigan 48450

15. Tenant Notice Address. All notices may be sent to the Tenant at the following address or at such other address as provided to Landlord in writing:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tenant Phone: \_\_\_\_\_ (H) \_\_\_\_\_ (M)

Tenant Email: \_\_\_\_\_

16. Availability. The execution of this Lease does not guarantee or reserve a lot in the Community for any term beyond that specifically provided herein. Landlord retains exclusive control over the selection of persons to whom lots shall be leased.

17. No Discrimination. Landlord will not discriminate against anyone based on sex, race, color, creed, national origin, age, marital status, size or handicap.

18. Tax Revisions. In the event that the Michigan Legislature changes the amount of fee in lieu of tax on Mobile Homes, unless otherwise provided by law, such fee shall be passed on to the owner of the Home. All personal property tax assessments on the Home or items on the Premises are the responsibility of Tenant.

19. Abandonment. If Tenant abandons the Home on the Premises and/or if Landlord is required to remove the Home from the Premises, Tenant shall be responsible for all costs and expenses incurred by Landlord to remove the Home. Further, in such case Tenant waives and releases Landlord from and for any liability related to damage to the Home, including its destruction.

20. Community Regulations. By initially below, Tenant acknowledges receipt of Lexington North Shores Rules and Regulations, which govern the Premises, and hereby agrees to comply with the same as such are amended and revised from time to time in Landlord's description.

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

21. Erosion Area. Lexington North Shores is currently designated a high-risk erosion area by the State of Michigan. Due to the designation, there are recommendations and requirements the Village of Lexington must meet to be in compliance with State rules and regulations. This Lease and Tenant's rights are subject and subordinate to Landlord's obligations to comply with applicable rules, laws, regulations, orders and directives issued by the State of Michigan, United States Government or any lawful agency of the same.

Tenant Initials: \_\_\_\_\_; \_\_\_\_\_

22. Governing Law. This Lease is entered into pursuant to the laws of the State of Michigan and shall be governed by the laws of the State of Michigan.

23. Severability. This Lease is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Lease or its application to any individual, entity or circumstance is, for any reason and to any extent, invalid or unenforceable, the remainder of this Lease and the application of the provision to other individuals, entities, or circumstances shall not be affected by it, but rather shall be enforced to the greatest extent permitted by law.

24. Successors and Assigns. Except as otherwise expressly provided to the contrary in this Lease, this Lease shall be binding upon and inure to the benefit of the parties to it and their respective successors and assigns.

25. Reservation of Rights. Landlord reserves all rights under Michigan law with respect to the Premises, this Lease and the right to enforce the terms of this Lease. Landlord reserves the right to adjust the Rent, upon provided required notice to Tenant. Landlord reserves the right to adopt, amend, or revise the Regulations. Landlord reserves the right to pursue summary eviction proceedings based upon Tenant's default on the terms of this Lease, including, the failure to pay Rent. Landlord reserves the right to retake occupancy of the Premises upon a breach of this Lease or termination of this Lease as provided in Michigan law.

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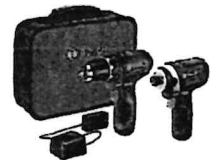
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- **DESCRIPTION:** Stencil ProStore Stencils are precision cut in tough & flexible Low Density Polyethylene (LDPE) Plastic. Flexible/Rollable for easy storage.
- **MATERIAL:** Choose from either 1/16" (63 mil) - Light-Duty OR 1/8" (128 mil) - Pro-Grade Material Thicknesses. This is an excellent chemical resistant plastic - (no attack / no chemical reaction to: dilute and concentrated acids, alcohols, paints, and esters)
- **PAINT:** Use with all Water-based and Solvent-based paints, Enamels, Epoxies, Urethanes - Brush, Spray, or Roll
- **CLEANING:** Stencil ProStore Stencils are easily cleaned by simply flexing the stencil to break the connection between paint and plastic. Once flexed, the dry paint peels right off.
- **INCLUDES:** A Stop Bar Stencil

### Additional Details



#### Small Business

This product is from a small business brand. Support small.  
[Learn more](#)

[Report incorrect product information.](#)



**6-inch Number Stencil Kit Premium Vinyl Die Cut Number Stencils Reflective Self-Adhesive Large Digital Template Stickers for House Address...**

**\$9<sup>99</sup>** prime

Sponsored

### Frequently bought together



+

**Total price: \$194.96**[Add both to Cart](#)

**This item:** Pavement Stencils - 72 inch - Stop BAR Stencil for Road Intersections - 72" x 12" x 1/8"...

Pavement Stencils - 90 inch - International Crosswalk - for Pedestrian Traffic - 90" x 24" x 1/8"...

Deliver to Edward  
Lexington, KY 40450

All ▾ 18" road stencils

18" Slow Stencil - Actual 18" Tall Letters x 9" Wide. Parking Lot Stencil (1) Piece - 60 Mil - (1/16" Thick) LDPE American Striping Co.

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6-inch Number Stencils Kit Premium Vinyl Die Cut Number Stencils Reflective Self-Adhesive Large Digital Template Stickers for House Address Street Parking Curb Number Painting Stencil

\$9.99 prime

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## 18" Slow Stencil - Actual 18" Tall Letters x 9" Wide. Parking Lot Stencil (1) Piece - 60 Mil - (1/16" Thick) LDPE American Striping Co.

Brand: American Striping Co.  
4.0 1 rating

\$75.00

### Purchase options and add-ons

#### Payment plans

From \$12.50/mo (6 mo) with 0% APR

- 18" Tall x 9" Wide Letters. Better Spacing. Bigger Edges. More Strength. More Value. Best Prices.
- By Dan Zurcher Author; How I Stripe a Parking Lot, 24 Years, By Myself. Best Small Business Start Up EVER.
- Re-Usable. Easily Cleaned. Low Density Polyethylene Plastic. ( LDPE )

Report incorrect product information.



4 pcs 4 Inch FIRE Lane No Parking Stencil-Vinyl Parking Lot Stencils- Pavement Letter Marking Stencil-6x59" No Parking FIRE Lane Spray Painti...

\$26.99 prime

Sponsored

\$75.00

\$7.49 delivery Thursday, July 6.  
Details

Deliver to Edward - Lexington  
40450

In Stock

Qty: 1

Add to Cart

Buy Now

Payment Secure transaction  
Ships from American Striping  
Sold by American Striping  
Returns Eligible for Return,  
Refund or Replacement  
within 30 days of receipt

Add to List

Have one to sell?  
Sell on Amazon



BOSCH CLPK22-120 12V Max...

5,682

Deal

\$99.00 ~~\$179.00~~ prime

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### Buy it with



+



+



This item: 18" Slow Stencil - Actual 18" Tall Letters x 9" Wide. Parking Lot Stencil...  
\$75.00

Rust-Oleum 2578838 Professional Inverted Striping Spray Paint, 18 o...  
\$9.98 (\$0.55/Ounce)

Parking LOT LINE Stencil | 4 X 92 inch | 60 mil Standard Grade | for Parking Lot an...  
\$35.10

Some of these items ship sooner than the others.  
Show details

Total price: \$120.08

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Best seller



Devoko

**Devoko 100 Gallon Outdoor Box Deck Plastic Resin Storage Box, Brown**

★★★★☆ (4.4) 68 reviews

**\$81.99**

Price when purchased online ⓘ

Buy now

Add to cart

Actual Color: Brown



☑ Seller shipping for \$19.99, arrives by Thu, Jul 13 to 5203 Main Street  
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📦 Sold and shipped by Devoko  
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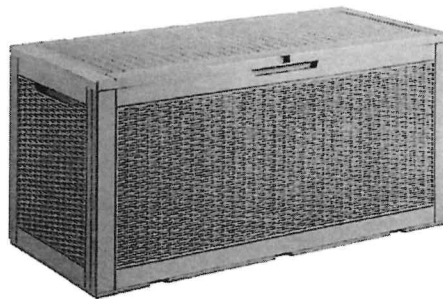
**\$35.99**

Devoko 32 Gallon Outdoor Box Wicker Deck Box Plastic Resin Storage Box, Light Brown

★★★★☆ 3

3+ day shipping

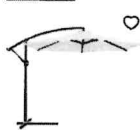
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Reduced price



Options

**\$73.95**

Options from \$73.95 - \$95.90

Vinego 10 FT Offset Cantilever Umbrellas with Tilt Adjustable Hanging Outdoor Market Patio Umbrella, White

3+ day shipping

● ● ● ● ● +5

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Best seller



Options

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Lecoo 4 Pieces Patio Conversation Set Wicker Chairs Set and Table, Brown

★★★★☆ 902

3+ day shipping



About this item