

Welcome to

Glendale

Homes Park

2024

Park Information

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Regulations

260 Glen Avenue, Brandon, MB R7C 1B9

Park Office 204-726-3398

Manager after hours 204-724-7907 (cell)

Leased Lot Rent Payments

1. **Rent is due on the first of each month.** Payments can be made by pre-authorized debit, cheque or e-transfer. Please make cheques payable to Lee Choy Limited.
2. Rent is in arrears, if not paid by the close of business on the first (or first business day) of the month. A \$10 late fee will be charged on overdue rent, plus \$2 per day until paid in full.
3. Lot rent in arrears and/or habitual late payments are considered grounds for eviction.
4. Cheques and PAD returned NSF (non-sufficient funds) or for any reason, will be considered as non-payment and an additional service charge will apply.

Mail

New tenants must go to the Canada Post office at 914 Douglas Street where they will be issued a box number and keys. *The tenancy agreement is required by Canada Post for verification of possession date and lot number.*

Your address will be: Lot #, Glendale Homes Park, Brandon, MB (postal code)

Water Lines/Sewer

It is the responsibility of the homeowner to maintain the water lines for their home by making sure the heat tape is working and that there is sufficient insulation ('Rockwell' recommended) in the well. Underground issues are the park's responsibility. ***Please ensure that the well area is always accessible. Do not block this area in any way.***

Vehicles

1. Only two (2) permanent vehicles are permitted per lot.
2. **Absolutely NO PARKING or DRIVING ON any grassed areas.**
Parking area can be widened and must be paved at homeowner's expense.
3. Speed limit is posted at ***30km per hour*** throughout the park.
4. Operation of snowmobiles/ATVs/dirt bikes prohibited within the park.
5. Derelict vehicles are not permitted within the park.
6. Vehicles over a half ton are not allowed in the park, except for deliveries and by special permission.
7. Overhauling vehicles is prohibited within the park.
8. Do not park on the street. Access for emergency vehicles must be always considered.

Care of Homes and Lots

Your home and lot must be kept clean and well maintained. Grass should be cut regularly, and weeds managed. Please do not discard cigarette butts on the ground. Garbage should be discarded in the bins or taken to the dump.

Snow removal of your parking area, sidewalks and stairs is your responsibility.

Street Snow removal will occur following a major snowfall – please do not park any vehicles on the street following a storm.

Garbage and recycling containers must be moved off the street following weekly pickup.

Recycling day is every Tuesday, except on statutory holidays. Go to www.brandon.ca for more information.

Building materials for garden sheds, decks must be new materials and constructed according to current standards. Decks & additions must be approved by the park management and a building permit may be required by the Brandon & Area Planning District. Fences are allowed - *please consult with the park management prior to purchasing your materials. Please refer to fence amendment as supplied by the park management.*

ALWAYS CALL BEFORE YOU DIG!! All utilities are underground within the park and must be located by the utility companies.

Pets

Pets are allowed with permission. All dogs must be approved before allowed in the park. Any tenant housing a dog without approval, could be given as little as 5(five) days' notice, to vacate the park.

If a pet causes an inconvenience or disturbance (excessive barking) to other tenants, the tenant may be given notice to vacate.

Aggressive dogs (of any breed or size) are not allowed within the park.

Dogs and cats are not allowed to roam free (City By-Law). Owners must clean up after their animal in the city and especially on your leased lot and on park property.

Sale of Mobile Homes

1. The purchaser must apply and be accepted by management and a new lease agreement signed. Anyone moving into a home in the park as **a roommate must have proper authorization from management**. Anyone without authorization will be trespassing.
2. **Renting of mobile homes in the park is strictly prohibited**. Anyone who does so, could be given as little as 5 (five) days to vacate the park.
3. Lee Choy Limited has the exclusive right to replace any home within the park with a SRI Shelter Home if the mobile home is destroyed by fire, vandals, or Mother Nature.

Miscellaneous

Please respect your neighbours by keeping noise to a minimum. Loud music and parties are not allowed. Quiet time is between the hours of 2200h to 0700h (10:00 pm to 7:00 am the next day)

Skate boarding is *not allowed on park property*.

Visitors to the park are to abide by all park rules.

If you are considering planting trees on the lot, please ensure that these will not be 40' trees when mature. All tree plantings should be cleared with the park office. There are species of trees that will not be allowed within the park.

Yard Sales are permitted at any time.

Fire pits are permitted with permit from BFSD and park office.

The gravel road on the south side of the park is owned by MB Hydro and is closed to traffic.

Management reserves the right to add or delete regulations as deemed necessary without notice.