

Cains View Estates Inc.  
Manufactured Housing Community  
2209 East 29<sup>th</sup> Street North  
Sioux Falls, SD 57104  
(605) 367-3887  
Fax: 605-221-5599  
Email: [info@cainsview.com](mailto:info@cainsview.com)  
Website: <http://www.cainsview.com>

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The Purpose of these guidelines to Community Living is to benefit the environment of this residential community and make living here a more enjoyable experience for all.

In the event that certain guidelines do not apply to a certain circumstance or situation, it will by no means reduce the application or enforceability of the remaining provisions.

1. **APPLICATION**

A standard application form must be completed by each resident. There is no application fee. It is required that Cains View Estates keep a current, permanent record of all occupants that reside within the community. **ANY GUEST OF MORE THAN 3 WEEKS IS REQUIRED TO FILL OUT APPLICATION AND RECEIVE WRITTEN APPROVAL FOR RESIDENCY.**

2. **DEPOSIT REQUIRED AND USES**

A \$200 Security Deposit is required before an application can be accepted and a lot reserved. The deposit will remain with Cains View Estates and will be fully refunded after residents move-out as long as there is no damage to the home site, parking pad, utility connections, etc.

A thirty day written notice is required for all residents who are moving out. No Manufactured home shall be moved onto or off a lot without supervision of management. Your lot must be cleaned up within 48 hours after your home has been moved off the lot. Failure to follow these guidelines will result in a forfeited lot deposit.

3. **LOT MAINTENANCE AND IMPROVEMENT**

A. Lot Maintenance: The resident is responsible for the maintenance of their home sites. Such home site areas must be kept in a clean and sanitary condition. Each resident must keep their lawns cut and trimmed and make arrangements to have their lawn cared for when they are on vacation or away from the premises for extended periods of time. In the event lawn work is neglected the resident will receive written notice from Cains View Estates and will bill the resident for any work performed. Cains View Estates will plow snow from the community streets. All vehicles parked on community streets during snow removal periods may be towed without notice at the owners' expense. Residents must keep their sidewalks and driveways clear of snow.

B. Improvements and Modifications: Improvements and modifications to the home site can make this community a more beautiful and desirable place to live. Never the less to protect the mechanical and utility installations and to maintain and improve upon the appearance of the community, consent from Cains View Estates is required prior to any home site alterations. Furthermore, if required, building permits must be obtained from proper authorities by the resident. Small landscape flower gardens are allowed. Lava rock, cedar wood chips and landscaping rock is acceptable materials for use in landscape areas and flower gardens. Cains View Estates may request the removal of landscaping at the tenants expense and at managements discretion.

#### **4. MOBILE HOME EXTERIOR IMPROVEMENTS**

In order to assure that the manufactured homes in this community are harmonious with other homes, residents shall not replace the home with another home without first obtaining prior approval of management. Management has the right and obligation to require a resident to make repairs, remodel, and paint or stain their home or amenities, including siding, skirting, fences and decks when they are in need of repairs or upgrading. Such items as steps, storage buildings, awnings, clotheslines, swing sets and other additions to the exterior of the manufactured home must be approved by management. Metal storage sheds are not permitted. Sheds may not be bare wood and must be either painted or sided. Garages must be permanently sided and materials must be approved by the park. You must obtain a building permit when moving or building a deck, storage shed, fence or deck on your home site and must meet city code. No placing of plastic on the outside of windows, doors or skirting.

**PROHIBITED ARE THE FOLLING:** No individual television, CB or radio antennas will be allowed. Concrete blocks piled up at the door do not constitute as an acceptable form of steps.

**Community Club House and Storm Shelter** and all other common areas are under the subject to the exclusive control of Cains View Estates. Residents can reserve with manager in advance at no charge to use the Club House for social events, potlucks, or other gatherings. Some restrictions may apply.

#### **Underground Utility Locations**

1. It is unlawful to dig without first requesting utility locations.  
Call 811 or toll free 1-800-781-7474 for free locations within 48 HRS of digging.

#### **Utilities and Services**

Sewer and Water: In all cases the resident is responsible for clean, tight connections.  
Cains View Estates is responsible only for the water and sewer mains.

Sioux Falls Utilities 367-8131  
1201 North Western Ave.  
Sioux Falls, SD 57104-1201

**Blocking and Anchoring of Homes:** Blocking the home for stability and hookup to sewer, water, electric, gas, telephone and maintenance of such service is the responsibility of the manufactured home owner. All homes must be tied down.

**Heat Tape:** Each resident is responsible for seeing whether or not their heat tape is plugged in when necessary and in working order.

**Electricity and Gas:** Electricity and Gas are metered to each home site. Only gas heating is available-no individual tanks are allowed.

Excel Energy - 1-800-895-4999 Electricity  
Mid America Energy- 1-800-329-6261 Natural Gas

**Trash and Garbage Disposal:** Since the Park does not include Trash and garbage removal service with monthly rental rate, the park has negotiated a discount rate with Novak Sanitary to provide the garbage and recyclable service within the community payable by each resident. Otherwise, we can only begin to imagine how many different garbage haulers would be in Cains View different days and hours, therefore no other garbage service is allowed in the Park. If you need further information on the garbage service please contact Novak Sanitary at 338-7126. All garbage and recycles must be bagged and stored in garbage containers with lids behind your deck or steps out of plain view. Bags or garbage containers may only go out to the street on pick up days and garbage containers must be brought back to your home the same day. In the event your service is terminated, you will then have to haul you own trash on a weekly basis. You must make arrangements with the garbage service to pick it up or haul it out yourself on a weekly basis. This is the same regulation for everyone in the City of Sioux Falls.

### **Vehicles-Traffic Control**

- A. **Motor Vehicles:** All motor vehicles in the Park must have current License Plates, be in operable condition, have a proper muffler system, not leak oil or other fluids and appear to be in generally good appearance and condition. Cains View Estates reserves the right to prohibit a resident's or guest's motor vehicle from remaining in the community if it feels the vehicle does not comply with Cains View Estates standards. All vehicles unlicensed, inoperable or leaking fluids excessively are subject to towing and at the owners' expense.
- B. **Parking:** Residents are required to provide adequate off street parking for all vehicles they keep in the community. A parking pad is provided by the community for each home site. If the resident has more vehicles than the space will provide for, the resident will be required to construct additional parking space on their lot, at their cost, as approved in writing by Cains View Estates. A vehicle, campers, (including toppers) boats, trailers, motorcycles, snowmobiles, etc. Parked on lawn areas will be subject to immediate towing. On street parking for residents and guests is allowed only on the designated side of community streets and no overnight parking on the streets between the hours of 12 am-6am.
- C. **Repairing of Motor Vehicles:** No repair of any kind or overhauling of motor vehicles and changing oil in motor vehicles will be permitted in the park. Vehicles up on blocks, jack stands, or left inoperable are subject to towing without notice and at the owners expense.
- D. **Bicycles and tricycles:** Trikes must be kept off the streets. Bicyclists shall be considerate to other pedestrians and motorists and stay and ride at the side of the street and observe all signs and watch for traffic.
- E. **Speed:** It is unlawful for any vehicle to travel at a rate of speed in excess of 15 miles per hour within the confines of the park; slower rate of speed is required in all parts of the park.
- F. **Snowmobile:** No snowmobiles will be allowed to operate in the residential areas of the community. Snowmobiles may be brought into residential section on trailers only and parked in designated parking areas.
- G. **Street Signs:** All Community street signs are hereby incorporated into the community guidelines.

### **MISCELLANEOUS**

- A. **OCCUPANTS:** The resident is responsible for occupant's whereabouts and actions are subject to eviction if management feels the resident cannot or will not control their occupants. This includes but not limited to: No playing in the streets, tampering with park property including empty home site utilities such as water or sewer or tampering with other resident's property.
- B. **PETS:** Dogs and Cats will be allowed on restricted bases and with the **prior** approval of management. No more than 2 pets will be allowed per household. No Pet Deposit is required however; having a pet in Cains View Estates is a privilege. Therefore a \$10.00 per month per pet fee will be charged with monthly rent. Cains View Estates reserves the right to withdraw such privileges if it deems necessary. Resident is responsible for all damages due to pet. Resident understands Cains View Estates has an obligation to the entire community. Hence, resident must accept without dispute Cains View Estates decision on any pet. Cain View Estates reserves the right to evict any pet deemed undesirable. There is a leash law in Sioux Falls and each pet must be licensed with City of Sioux Falls annually and be current on rabies shots, you

must also sign a pet agreement with Cains View Estates that list pet owner responsibilities. **Failure to register a pet with the park and the City of Sioux Falls may result in termination of your lease.**

C. Sale of Home: Neat, Small "For Sale" signs are allowed. Manufactured home spaces are non-transferable. Residents must present a written notification to management before a home is advertised for sale and required to be up to "code" prior to approval of new purchaser. No home shall be sold on the home site until the prospective buyer is interviewed and accepted prior to the sale.

D. Guest: Guests are welcome. However, they are under the same guidelines of conduct and motor vehicles as are residents. Residents are responsible for informing their guests of our guidelines.

E. Theft or Vandalism: Report to Police and Cains View Estates all suspicious actions of theft or vandalism you experience. Anyone involved in vandalism to park property is subject to immediate eviction.

F. Unlawful Acts: Residents shall refrain at all times from any use of their homes and home site which violates any law or ordinance of the state or community. Violation may be a material and irreparable violation of the lease and good cause for immediate termination of tenancy.

G. Street Addresses: Street Address Numbers are to be clearly posted on each manufactured home least 3 ½ inches in height and 2 inches in width. To insure prompt package delivery, police and fire protection, ambulance service be sure numbers are easily visible.

H. Responsibility: Cains View Estates is not responsible for loss due to fire, theft, or accident on Park or Park Property or in Park buildings.

I. Air Conditioners: Window type air conditioners must be supported by either metal straps or brackets and attached to the home. No stands that Support from the Ground up.

#### Subletting

We do not allow individuals to rent out their homes within the community. It is owner occupied only. Depending on the terms Contract for Deed is allowed.

#### Wood Storage

All wood piles used for burning purpose must be neatly stacked, not be excessive and kept covered if stored outside.

Storage of tires in your yard or deck is not permitted.

Cains View Estates may revise and amend these guidelines from time to time. Such revised guidelines will be given to each tenant and copies will be available at your request. A minimum of 30 Day notice will be given before going into effect

**Rent is due on the first of each month and considered past due after the 5<sup>th</sup> of each month. After this time late fees may be applied. Note: Please make payment of check, cashiers check or money order payable to Cains View Estes and drop them to the designated drop box located in the door at Cains View Estates shelter located at 2209 E. 29<sup>th</sup> St. N. Please no Cash-**

**If you have any questions please contact Pam Cain  
at 367-3887 or email [info@cainsview.com](mailto:info@cainsview.com)**

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I have received and reviewed with representative of Cains View Estates Manufactured Home Community these guidelines. I agree to comply with these Guidelines for Community living.

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Signature- Resident

Date

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Signature- Resident

Date

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Signature- Cains View Estates Management

Date

Please return to Cains View Estates within 15 days of receiving.