

## BAKER'S MOBILE HOME AND RV PARK

(225) 654-7833

# Rules and Regulations

### \*RENTS MUST BE PAID IN FULL WITHIN 24 HOURS AFTER MOVING IN\*

#### **FOR RVs:**

- RVs under 35 feet with 30 amp service rental rate: **\$400.00/mo**
- RVs between 35-40 feet or with 50 amp service rental rate: **\$450.00/mo**
- RVs over 40 feet with 50 amp service rental rate: **\$500.00/mo**
- Daily (No Weekly Rates) rental rate: **\$25.00/day**

\*All rents are prorated when moving in/out.

\*Rents may be adjusted higher for those with higher than normal utility bills.

Electricity, water, sewer, wireless internet, washateria, lawn maintenance and garbage collection are furnished as part of your monthly rent for RV's. No trailers over 20 years old.

#### **FOR MOBILE HOMES:**

Rental rate **\$250.00** includes water, complementary wireless internet, sewer, garbage collection, and lawn maintenance. All lines from your trailer to the meter, by Dixie Electric requirements, must be buried for safety reasons. All mobile homes must at all times maintain electrical service to their homes. Only mobile homes that are clean and not in need of repair will be allowed in the park. No mobile homes over 20 years old will be allowed. All leases are month-to-month.

### **PAYMENT OF RENTS**

The rent shall be paid by check or money order made payable to BAKER'S MOBILE HOME PARK. **Place check or money order in the black rent box in the Post Office, or mail to 879 Hwy 61 Lot 29, Jackson, Louisiana 70748. Rent is due on the first day of each month. All rents received after the 5<sup>th</sup> or postmarked after the 3<sup>rd</sup> and received by the 10<sup>th</sup> will be charged a \$50.00 late fee. Anyone who has not paid their rent by the 10<sup>th</sup> will be evicted.** Non-sufficient checks will be treated as late rent and cash payment will be required. Any rents or deposits made by check will not be refunded until three (3) weeks have passed to ensure that the checks have cleared our bank.

- 1. Lessee shall have no more than two (2) cars on the property, and there shall be no parking on the grass.** ONLY temporary guests are permitted to park on the street. Overnight guests must move vehicles to a parking space. No Parking on the street 11pm-6am. Residents must always park in assigned parking spots. Trucks over 1-ton, boats, trailers, ATVs, golf carts, and non-operating vehicles are not allowed in the park. Major vehicle repairs should not be performed in the park. **The speed limit in the park is 10 mph. Please do not ride bicycles or vehicles on any grassy area of the park due to water lines.** Please wash your trailer on a regular basis, rake between trailers, and put the debris at roadside. **Motorcycles are prohibited in the park. Any vehicles violating these rules are subject to being towed.**
- 2.** Unless special permission is given, no mobile home shall house more than one family consisting of two (2) adults and two (2) children or a total of three (3) adults. No RV shall house more than two (2) adults. **Only owner occupied trailers allowed.** Lessee assumes all risks and liabilities of guests and children.

3. No one shall have a propane gas container larger than 100 gallons. All landscaping must be pre-approved. There shall be no vegetable gardens on the lots. Portable buildings must receive pre-approval and must be placed at the rear of the concrete slab, away from the road. No tarps will be allowed on any RVs.
4. Only two (2) indoor pets are allowed per trailer. **Absolutely no dogs over 25 pounds are allowed.** No pet shall be staked outside and left unattended. Under no circumstances shall there be any dog houses or pens outside. Owners must keep pets on a leash while outdoors and pick up any dog excrement. **Any pets causing disturbances will have to be removed.**
5. Children must be supervised in the park at all times. The sewage treatment areas are off limits to all tenants. **Any tampering with the mail boxes will be reported to the Federal authorities.**

**WASHATERIA HOURS: 7:00am-10:00pm – strictly enforced**

6. **No firearms or fireworks shall be discharged in the park.** There shall be no disturbing activities between the hours of 10:00 p.m. and 7:00 a.m. During the day, noise is to be kept to a minimum. We will not allow any loud parties. **Please keep your music at a normal level.** Open alcoholic containers must remain on individual lots. Please call our office if you have any complaints.
7. We maintain all lots in the park. Please cooperate by parking all vehicles on the concrete slabs. This will allow us to mow and trim all lots during the growing season. Satellite dishes are permitted. Portable dishes may be moved in order to maintain the grounds. It is your responsibility to keep items picked up in the grass before mowing. Any cable lines should be buried and we are not responsible for any cut lines during mowing season.  
  
We also ask that you rake between the trailers. **No garbage shall be left on porches or slabs in garbage bags. Please flatten all cardboard boxes before placing in the dumpster. Please bag and tie all garbage before dumping. Do not leave garbage outside the dumpster!**
8. Since the rental agreements in the park are on a month to month basis, **any RV breaking these rules will be given 24 HOURS to move. Unused rents will be refunded less any repairs and cleanup.**
9. Regular washing of trailers is required. Car washing is permitted as well. Any outside hose should be equipped with a trigger nozzle. Only small baby pools are allowed and cannot be larger than 12 inches deep and 5 feet across.

Due to high water pressure in the park, it is recommended that all RVs use a water regulator placed between our outlet and a HEAVY DUTY hose leading to the RV. Walmart in Zachary carries a Camco Brass Water Regulator. High pressure can cause leaks in your RV or cause hoses to burst.

**ANY WATER OR SEWER LEAKS MUST BE TAKEN CARE OF IMMEDIATELY. TENANT CAN BE HELD RESPONSIBLE FOR THE COST OF REPAIRING ANY DAMAGES.**

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**\*\* THESE RULES ARE SUBJECT TO CHANGE AT ANY TIME TO MAKE THIS PARK  
A MORE PLEASANT PLACE TO LIVE. \*\***

# UTILITY INFORMATION

## Telephone Service

Apply by telephone to Baton Rouge and tell them you are applying for a Zachary listing.

South Central Bell: (888)757-6500

## Propane

We recommend HARRELL GAS for sales and service of 100 gallon propane bottles. Smaller bottles can be filled in Zachary at some hardware stores and most gas stations.

Harrell Gas: (800)874-8417

## Cable TV/High Speed Internet

AT&T U-Verse: (800)288-2020

COX Cable TV: (225)615-1000

### **\*MAILING ADDRESS\***

*Your address will be:*

**"879 Highway 61, <YOUR LOT #>"**

*Example: If you live in lot #28  
then your address would be:*

**< YOUR NAME >  
879 HIGHWAY 61, LOT 28  
JACKSON, LOUISIANA 70748**



## NEARBY STORES

**MALLS:** Mall of Louisiana – I-10 @ Bluebonnet Boulevard in Baton Rouge

**HARDWARE:** Home Depot  
6600 Main St., Zachary, LA 70791  
(225)658-2592

LeBlanc's Ace Hardware  
2300 Church St, Zachary, LA 70791  
(225)658-2784

Zachary Lumber  
9293 Highway 64, Zachary. LA 70791  
(225)570-8199

Pat's Home Center  
7666 Hwy. 61, St. Francisville, LA 70775  
(225)635-4523

Tractor Supply Co.  
10011 Main St, Zachary, LA 70791  
(225)658-5881

Walmart Supercenter (24Hrs)  
5801 Main St, Zachary, LA 70791  
(225)654-0313

## **IF YOU HAVE ANY QUESTIONS OR COMMENTS, PLEASE CALL OR CONTACT US:**

### **CARL BAKER**

Cell: (225)936-9154

Email: [C.Baker57@cox.net](mailto:C.Baker57@cox.net)

### **KENNETH BAKER**

Cell: (225)202-6975

### **OFFICE**

879 Hwy 61 Lot 29

Jackson, LA 70748