

# *Legends Mobile Home Park*

## Park Rules 2025

329 Fortson Rd, AL 36305

### Welcome Residents

We are happy to announce that Legends Mobile Home Park is a thriving and welcoming community managed by ItRox Holdings LLC. We look forward to offering you an enjoyable living experience focused on respect and value.

Going forward and to provide you with the best service possible. All tenants should opt-in for text messaging on their accounts at: <https://itrox.managebuilding.com/Resident/public/home>

Online accounts are required since all payments and maintenance requests will be handled through the online portal. This will allow everyone involved (tenants, owners, contractors, etc) to be informed about activities and will guarantee that payments are handled correctly.

If you cannot sign up, then please contact Christopher Stevens @ 678-472-7421 and provide your full name, your phone number, your email address, and your mobile home unit number (all tenants must be listed as a resident before one can sign up)

You can download the app on your phone, just google “buildium resident center app” or search for in the App Store or search on Google Play.

Residents are encouraged to opt-in for text messaging as it will ensure you receive timely notifications about maintenance as well as promoted events at the park. Also please ensure all information on your account is accurate including phone numbers, email address, names, and tenants.

**All tenants will be required to pay monthly rent through the buildium resident center. The online application allows tenants to pay via bank or credit card. Its best to connect your bank account as this will not incur any additional fees. Credit cards have a processing fee of \$35.**

If you are having difficulty my contact information is:

Christopher Stevens  
[chris@itrox.net](mailto:chris@itrox.net)  
678-472-7421

To help you with any issues you are having, I will need:

Your full name

Your phone number

Your email address

Your mobile home unit number

Elaine Booth in mobile home unit 21 is the onsite manager who helps facilitate park maintenance. However, all maintenance requests must be entered into the buildium resident center site, otherwise they will not be addressed. Maintenance issues regarding appliance (refrigerators,

stoves, microwaves, dishwashers, washer/dryer) are the responsibility of the tenants. These appliances are not owned by the park and are the property and responsibility of the tenant.

Rent is due on the first of the month and there is a five day grace period. After the 6<sup>th</sup> of the month, there will be a \$50 late fee automatically added.

Lawn maintenance is provided by the landlord on approximately the 1st and 15th of the month during the "growing" season and on an as-needed basis during the non-growing season – weather permitting. Weed whacking will occur once a month. Please move outside lawn furniture as needed to permit lawn mowing to take place.

# Legends Mobile Home Park Rules Effective January 1, 2025

- Tenant dwelling is allowed to house no more than 2 adults per bedroom. Adults residing in the unit for longer than 3 days without written permission are a violation of the terms of the lease agreement and potentially the local housing authority.
- Tenant leases dwelling from landlord and the immediate use of the land surrounding the dwelling to an extension of 20 feet. This constitutes "personal" space
- Tenant must maintain their personal space in a clean and tidy manner. No trash or personal property shall be left laying around one's outside personal space.
- No abandoned vehicles or non working vehicles are allowed in personal space or in approved parking spaces.
- Tenant must check that fire alarms work monthly and if they do not, they must report them to management for repair/replacement
- No signage is allowed to be placed in one's outside personal space around the mobile or placed in the windows of the mobile home unit or hung on the mobile unit itself
- Tenants are responsible for their own utilities: electricity, water, internet, and cable.
- Appliances: range, refrigerator, and washer/dryer are not provided and are the responsibility of the tenant.
- Parking must be done in approved places only. Tenants may not park behind their units as this may damage the septic tanks
- Only approved outdoor cooking units are allowed (grills, smokers, etc.) and must be operated a safe distance away from the unit. They must be operated a minimum of 15 feet away from the mobile home unit.
- Other property that is not stored inside the unit must be stored on the back deck and must be kept in a clean and tidy condition.
- Littering is not allowed
- Outdoor fires on the premises that are not contained within a cooking unit are not allowed and will be reportable to the county. This is a safety issue and must be enforced.
- No construction is allowed within or outside the unit unless written permission from the owner is given.
- Pets are allowed with permission from the landlord and incur monthly pet fee at \$15 for the first pet, \$25 for the second pet, three or more pets are not allowed without written permission from the landlord.
- Pets must be kept on a leash at all times when outside the mobile home. Pets must have all state required vaccinations, must also be in compliance with all state and county and city registrations if applicable.
- Pet owners must clean up pet defecation (poop).
- Pets are the responsibility of their owners and failure to control pets (and adhere to pet rules) may incur their removal from the park.

- Tenants have the right to quiet enjoyment and therefore noise between 11:00pm and 7:00am must be kept to a level that does not disturb the neighbors. This also extends to pets's behaviour as well.
- Landlord will impose a warning for failing to follow the rules the first time. An additional violation of a rule after a warning will result in a \$100 fine. After three violations, landlord reserves the right to terminate the lease.
- Park rules subject to change by the landlord at any time and such changes shall conform to Alabama state law regarding leases and notices.

Thanks,

Christopher Stevens, Owner  
Itrox Holdings LLC  
DBA: Legends Mobile Home Park

Acknowledged by

**Tenant(s):**

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