

# Black Diamond Tiny Home Village Rules and Regulations

We are creating a destination Tiny Home Community in southeast Ohio and to achieve this sense of community we need to abide by these reasonable rules for the benefit of all. We believe you will not deem them to be restrictive or over-broad and we have provided a mechanism for necessary compromise if we need to deviate from a specific rule or regulation. When we represent we are building a sense of community, we mean it.

## **GENERAL**

- Applications must be completed and approved, security deposit, and first month's rent must be paid prior to the arrival of the resident's Tiny Home. The management reserves the right to refuse admittance and refund any advance deposits and payments to anyone whose Tiny Home is not acceptable in appearance and condition.
- All rents are payable in advance by the first of each month.
- A late fee of \$25 per day will be assessed past the first of each month.
- No subletting, renting, or occupation by anyone not listed on the application will be permitted except with written approval of the management.
- No peddling, soliciting, or commercial enterprise is permitted in the park except with written approval of the management. Tiny Homes may not be sold with the understanding that the buyer may retain the same lot without prior consent of the management.
- Disorderly conduct, abusive language, noisy disturbances, smoking, use of illicit drugs or disregard of the rules and regulations contained herein shall be grounds for immediate

removal of all persons committing said offenses from the premises.

- Parents will be held responsible for any damage caused by their children. Tenants will be responsible for their guests and pets.
- The management reserves the right of access onto all lots at all times for the purpose of inspection and utility maintenance.
- The management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods, or other natural acts which are beyond its control.
- Equipment and apparatus furnished on the grounds are solely for the convenience of residents and all persons using same do so at their own risk.
- The management shall be notified immediately of any hazardous conditions which are known to be a violation of these rules and regulations, or otherwise.
- Every resident shall be responsible for any violation of these rules and regulations by a member of his family, or his guest.
- Any violation of these rules and regulations by a resident that is uncorrected by him or her or that causes damage to a dwelling or seriously interferes with the comfort or safety of another resident, shall be grounds for termination of the lease.
- The management reserves the right to alter these rules and regulations as circumstances require, upon seven (7) days prior written notice to residents.
- All residents should notify the management as far in advance as possible when planning to vacate. Residents must check out according to the following conditions in order to have their security deposit returned:
  - The management must be notified in writing received by management at least thirty (30) days before the resident(s) intend to vacate.

- If all the rent is paid current and no damage has been done to the Community property, the resident's security deposit will be returned. The management must be present when the resident removes the Tiny Home from the lot.
- The resident must provide management with new address, in writing, within thirty (30) days after leaving.
- Washing of Tenant's vehicles is not permitted. A vehicle washing business will be constructed at the Black Diamond Campground.
- No Tenant may own more than one Tiny Home in the Community at the same time without written permission of Management.
- A maximum of two adults and two children are allowed in each Tiny House. An additional fee will be instated for each additional resident.
- Generators are not allowed to be used; only during an unexpected electrical outage.
- Appliances such as refrigerators, freezers, washers, dryers, etc. are not permitted outside.
- All homes must be fully connected to the provided water and sewer and to the Tenant paid electric meter or solar power system.
- Fireworks are prohibited on the Community property and the areas around the Community.

## **TINY HOUSE LOTS**

- Lots may be inspected periodically by the management. No changes, alterations, or additions to Tiny Home lots may be made by the resident without written approval of the management.

- Skirting, porches, awnings, and other additions, if approved by the management, shall be maintained in good repair by residents.
- The resident shall be responsible for proper placement of his Tiny Home on the lot and proper installation of all utility connections in accordance with the instruction of the management.
- The management will supply utility connections to each lot; each resident shall be solely responsible for the proper connection of the utility connection from his or her Tiny House. No occupant shall tamper with or alter the utility connection owned by the Community.
- Connection to the park-owned utility should be made with all applicable regulations.
- If a lot is neglected, the management reserves the right to take over its care and bill the resident the actual cost of maintenance.
- The resident is responsible to keep the grass on their lot mowed and in presentable appearance unless the lot is clear enough for grass cutting by a mower by Management or Staff. Except for trees, bushes, flowers, and gardens, all grass and ground cover shall not be permitted to exceed four (4) inches in height.
- Management will keep Community roads passable year-round as much as possible. No tenant has the right to alter or obstruct the construction, repair, or clearing of the road. All roads are private roads for the use of residents and their invitees, and Management only.
- No boats, travel trailers, or other such equipment shall be stored on individual lots. Storage, if space is available, will only be permitted at locations so designated by the management.
- All Tiny Homes shall be tied down to prevent wind damage.

- The blocking which contacts the ground shall be solid concrete, solid block, or block with centers poured.
- All resident water pipes and connections shall be frost proofed by the resident. Any damage caused to the Community water lines or Tiny House water system, because of frost or water lines freezing of resident water pipes and connections shall be repaired at the tenant's expense. The management reserves the right to have park property repaired in such instances and bill the tenant.
- All delivery and pick-up vehicles shall turn around in space provided for this, and not on individual lots.
- Mailboxes will be provided at the entrance to the Community per the regulations from the United States Postal System.
- No fencing may be installed without the permission of Management.
- Residents who remove their Tiny Home from the Community must, at their own expense, restore their Tiny Home space to its original condition, including complete removal of all improvements and fixtures, except service connection stubs.
- Outdoor furniture at each lot must be rated for outdoor use and kept in good condition.
- Vegetable and flower gardens are encouraged.
- Storage buildings or bins will be the tenant's responsibility and must reflect the architecture of the tenant's Tiny Home. No storage building may be built or brought into the Community without management approval. The management reserves the right to enter storage buildings for inspection at any and all reasonable times. Storage buildings or bins may not be located on individual lots but in the area designated for such and on a space-available basis and with permission from the Landlord.

- Tiny House Village lots may not be covered with rocks, gravel or other such materials.
- Written permission is required to add decks, permanent coverings, fences and storage buildings. Tenant shall provide Landlord information as to materials, size and drawings. No decks, permanent coverings, fences and storage buildings may be built without Landlord approval.

## **TINY HOMES**

- All Tiny Homes must be kept in good repair, including storage buildings. Residents must repair any water leaks from faucets to the Tiny Home immediately.
- Broken windows; peeling paint; or dirt, grime, or mildew visible from a Community roadway, common area or an adjacent lot must be corrected.
- The exterior surfaces of the Tiny Home, including the eaves and trim, shall be kept free of mildew or discoloration.
- Peeling, fading, or damaged exterior surfaces must be restored to the original new condition.
- Changes from the original material and color of a screened area must be approved by the Community Management prior to installation.
- All exterior materials used in upgrading must be approved in writing by the Community Management prior to their use on the home. The materials used must be consistent with the types of materials used on new homes being brought into the Community.
- Upon failure of Resident to take appropriate corrective action after receipt of notice, Community Management may, but has no obligation to, have the necessary work performed and shall have the right to charge the Resident the actual

cost and expense incurred for materials, equipment, and labor. This amount shall be collectable in the same manner as lot rental amount.

## **AUTOMOBILES**

- Vehicles shall be parked only in the designated area. Vehicles shall not be parked in or along Community roads, or in undesignated areas on the lots.
- No unlicensed or inoperable vehicles will be permitted in the park for more than thirty (30) days. Vehicles not removed by owner in this time period will be removed by the Management at the owner's expense.
- Each residence in this Tiny House Community may have up to two (2) vehicles. Boats, trailers and additional vehicles must be parked or stored outside of the community.
- Each vehicle must be parked in a designated space and in an orderly fashion that would not restrict others from parking as well.
- The speed limit in the Community is fifteen (15) miles per hour and drivers must be alert for children or pedestrians.

## **COMMUNITY FACILITIES**

- The residents of the Black Diamond Tiny Home Village shall have access to the community rooms and facilities that will be provided at the Black Diamond Campground.

## **ANIMALS**

- No animals, except for household pets, shall be brought into the Community.

- All pets must have updated vaccination records on file.
- All pets must have a collar and tag listing animal's name, owner's name and owner's phone number.
- Written permission must be obtained to keep or bring pets into the Community. Only the pets described in the permission may be kept or brought into the Community.
- No hostile or aggressive breeds or behavior will be allowed.
- Pets shall not be allowed to run at large or to commit any nuisance in the limits of the park. Noisy or unruly pets or those that cause complaints will not be allowed to remain.
- Outdoor-only pets are prohibited.
- A maximum of two pets are allowed at each residence.
- Feeding of stray or wild animals or birds is prohibited.
- Owner is responsible for cleaning up pet droppings.

## **SOLID WASTE DISPOSAL**

- All garbage must be in plastic bags and placed in the Community garbage dumpster.
- Garbage may only be placed in the Community garbage bin. No other garbage bins may be placed in the Community or the individual lots.

## **RECYCLING**

- All residents must recycle (when such service is provided).  
Anyone who does not wish to recycle should live elsewhere.
- Recycling may only be placed in the Community recycling bin and must be cleaned and sorted according to community or the waste service's guidelines. No other garbage bins may be placed in the Community or the individual lots.



- Any cardboard or other large items must be torn apart, smashed, or otherwise compressed as much as possible.
- Composting is encouraged but must not have an odor or attract bugs, rodents or animals.
- Rainwater collection systems are encouraged but may not exceed 55 gallons each. Tenants may have up to three (3) of these barrels.

## **FIRE PROTECTION**

- Have fire extinguishers at central locations in your Tiny Homes where they are readily accessible.
- Have smoke detectors installed in your Tiny Home. Each person's safety is the concern of all persons in the community.

## **RESIDENT BEHAVIOR**

- Cigarette, cigar, pipe and electronic cigarettes are not permitted on the property. The areas outside of your Tiny Home are smoke free and Community Management will offer financial assistance to those residents who desire to cease smoking.
- Noise or conduct which Community Management finds objectionable, which disturbs the peaceful enjoyment of the Community by neighbors, or which constitutes a nuisance to other Residents, or which constitutes a breach of the peace is prohibited.
- Loud noises, annoying parties, or abusive or profane language shall not be permitted at any time in the Community. Yelling, screaming, other noise-making, or the use of profanity

- outside the Tiny Home or inside the Tiny Home if audible outside the home are not permitted in the Community.
- All Residents and their invitees and guests must conduct themselves in an orderly fashion and must ensure that their pets behave in such a manner as not to annoy, disturb, or interfere with other Community Residents.
  - Residents are requested to keep noise levels from whatever source to a minimum, especially between the hours of 10:00 p.m. and 8:00 a.m. Noise which can be heard outside of your lot will be considered too loud.
  - Complaints filed with Community Management by other Residents concerning noise or disturbances caused by another Resident or such Resident's guests shall be considered as evidence of a violation of these rules.
  - Drunkenness or acts of improper conduct of any kind will not be tolerated.
  - Motorized vehicles other than wheelchairs are not permitted anywhere other than parking lot.
  - Skateboarding is prohibited in the Community.
  - Illegal drugs and marijuana are not permitted in the Community. The only exception would be medically prescribed marijuana and only with the approval of the Community Management.

## **EXCLUSIONS**

- Community Management reserves the exclusive, unrestricted right to grant special exceptions to the Black Diamond Tiny House Community Rules and Regulations when, in the exclusive opinion of Community Management, special circumstances warrant the granting of special exceptions or written waiver of a particular provision as it applies to a particular resident or residents, so long as such exception or

waiver does not interfere with the general welfare, health and safety of the other residents of the Community.

- For example, variances to these Rules and Regulations may be granted by the Community Manager due to space limitations, design considerations, in cases where the intent of a Rule of Regulation is met but not the specific requirement, or in such other circumstances where the exception will not disturb the quiet enjoyment of the Community by other residents, or when the basis for the variance is deemed sufficient in the discretion of Community Management.

*Updated June 20th, 2023*