

Matthews Landing
251-294-0421
251-294-0422

Physical Address:
8900 Lower Bryant Landing Rd.
Stockton, Alabama 36579

Mailing Address:
301 East Church St.
Atmore, Alabama 36502

RULES AND REGULATIONS

As used herein, the words "you" or "your" include any Tenant, guest, invitee, licensee, or other user of Matthews Landing (hereafter the "Property"). Capitalized terms not defined shall be as defined under any separate lease or occupancy agreement executed between Management and Tenant.

1. USE:

a. Your Lot Number must be visible on your mobile home or on the road at your houseboat for deliveries and emergency personnel.

b. It is your sole responsibility to ensure that the property is suitable for the use for which you are renting or occupying. Management has no responsibility for any site inspection, permits, or license that may be required for your use or occupancy of the Property.

c. Oil changes are prohibited.

d. No flammable, toxic, noxious, or hazardous materials are to be used or stored on the Property except for over-the-counter household supplies which shall be properly sealed and stored at all times.

e. The Property may only be used for personal, residential or recreational activity. No commercial activity is permitted without the prior written consent of Management.

f. No use of any portion of the Property shall be made that is contrary to any applicable law, rule, regulation or requirement of any governmental authority, or for any purpose which would constitute a nuisance or be offensive.

g. It is your responsibility to ensure that your guests, invitees, or licensees comply with the RULES AND REGULATIONS.

h. No mailboxes are allowed.

2. CONDUCT:

a. At no time shall social gatherings, musical instruments, radios or televisions be so loud as to become a nuisance. All persons shall reduce noise levels after 10:00 P.M. so that neighbors are not disturbed. New Year's, Memorial Day, 4th of July, or Labor Day may be exceptions. Whether activity constitutes a nuisance shall be determined by Management, in its sole discretion.

b. Obscene language or actions are prohibited.

c. Alcohol consumption altering the ability to maintain conduct in a respectful and responsible manner is prohibited.

3. MINORS: Persons under 19 years of age shall not be on the Property overnight without supervision by an adult. Parents are responsible for actions and safety of children. All children 16 years of age and under must be at their Lot by 10:00 P.M. unless accompanied by a parent or guardian.

4. FIRE: Fires shall only be in a suitable fire pit or grill. No fire shall be left unattended. Any fire must be extinguished before retiring. On occasion, fires may be prohibited due to hazardous fire conditions. All burn bans shall be enforced.

5. TRASH DISPOSAL:

a. Paper, cans, bottles, cigarette butts, and other trash is to be deposited only in trash containers and under no circumstances are such items to be dropped or left elsewhere on the Property.

b. Dumpsters are located just south of the boat launch and at the entrance to the houseboats. Dumpsters are for household garbage only. All garbage must be bagged or wrapped. Any large items, furniture, or construction materials shall be removed from the Property for disposal at the Baldwin Transfer Station. For information call 251-580-1898.

c. Grease shall be placed in the recycle container to the left of the dumpsters.

6. MOTORIZED VEHICLES:

a. All posted speed limits shall be strictly observed.

b. You and your guests shall park within your Lot only. Any event for which you need parking outside of your Lot must be scheduled and approved by Management, in its sole discretion, in advance.

c. Parking of other vehicles and trailers shall comply with all posted rules and regulations.

d. At no time shall any vehicle be parked in any road or thoroughfare or the boat launch or the garbage area. Any vehicle that remains improperly parked on the property in excess of 36 hours without a parking permit from Management shall be towed at the owner's expense.

e. Golf carts, ATVs, gators, etc. shall only be operated by individuals holding a current driver's license within designated roadways or parking areas.

7. BOAT LAUNCH AND DOCK:

a. All use is at your own risk and you should satisfy yourself that the launch or dock is suitable for your use.

b. Visitors and guests must pay for boat launch when using their vehicle.

c. All vessels or personal watercraft launched shall leave the launch at idle speed.

d. As soon as safe and practical, move to the west side of the river after launching to reduce congestion and wake in the area of the launch and houseboats.

8. SWIMMING:

a. All swimming is at your own risk.

b. No lifeguard is on duty at any time.

c. No climbing or jumping at cliff at any time.

9. SECURITY: Cameras are located on the Property for the sole benefit of the Management. No security service is provided by Management.

10. INTERNET: Unsecure wireless internet is available at the sole discretion of Management. Use of said wireless internet is at your own risk.

11. AMENDMENT: These rules may be amended by Management from time to time. It is your responsibility to ensure that you are aware of and comply with all current rules.

12. ENFORCEMENT: Management may immediately terminate your rights to use any portion of the common area of Matthews Landing for a violation of these rules which presents, in the sole discretion of Management, a risk of injury or damage to persons or property.

YOUR SIGNATURE BELOW REPRESENTS AND WARRANTS TO MANAGEMENT YOU HAVE READ, UNDERSTAND, AND SHALL COMPLY WITH THE FOREGOING RULES AND REGULATIONS.

Tenant Print Name

Witness

(SEAL)
Tenant Signature

Tenant Print Name

Witness

(SEAL)
Tenant Signature

MATTHEWS LANDING, INC.

By: _____
As Its Manager

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