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## **PARK RULES**

### **Please read carefully**

We are pleased that you have chosen Whispering Pines Manufactured Home Park. Whispering Pines is a quality, relaxing and beautiful manufactured home park. Our Park Rules are designed to contribute to everyone's safety, property protection and privacy, and to ensure that your residency is pleasant and enjoyable. The intent and goal is to create an atmosphere of comfort and enjoyment where the rights of the residents are protected. To achieve this goal depends on the cooperation, conduct and regard each resident holds for their neighbor.

All tenants and occupants of Whispering Pines are subject to all of the terms and conditions of the Park Rules set forth herein. Additionally, rules which are posted in the Park form part of these Park Rules, and must be observed by all residents and their guests.

These Park Rules are subject to revision and change by the Landlord with two weeks written notice to the Tenant.

#### **1 GENERAL**

- 1.1 The Tenant acknowledges that the Landlord plans to continually improve the appearance and usability of the park.
- 1.2 Any deviation from the following rules must be approved in writing by the Landlord before the deviation may take place.
- 1.3 The Landlord reserves the right to refuse any request that in the Landlord's opinion is not in the best interests of the majority of the tenants.
- 1.4 The Tenant will be financially responsible for any damage to the Park due to carelessness, misuse or abuse, by themselves, their family, or their invitees' and guests.
- 1.5 **Only one family is permitted per Home, and only one Home per Site.**
- 1.6 All residents of the Park are considered tenants and must be registered with park management. If an acquaintance or relative is to reside on your home site for two weeks or longer, you must seek written approval from park management.
- 1.7 Peddling, solicitation, or commercial ventures are not permitted in the Park.
- 1.8 All home sites are rented "as is - where is".
- 1.9 Tenants are responsible for supplying all labor and materials for work done on their home site.

#### **2 NEWTENANTS**

- 2.1 The tenant is personally responsible for the installation and hook up of all services,

including sewer, water, gas, hydro, telephone and cable.

- 2.2 All homes brought into Whispering Pines must be newer and be pre-approved by the Landlord as to aesthetic appearance, color, design, and site location of home and driveway on the Home Site.
- 2.3 Homes failing to meet safety standards of the National Building Code of Canada and/or the Canadian Safety Association, the Electrical code and/or the local health authorities will not be allowed to locate or remain in the park.
- 2.4 New tenants are responsible to complete all landscaping on their Home Site in a proper and attractive manner to the satisfaction of the Landlord. The yard areas in front and side yards of the home must be completed within sixty (60) days of the home being set up on the lot, or of this notice, subject to weather, unless otherwise agreed to by the Landlord. Rear yard landscaping must be completed to a similar standard as the front yard areas. This landscaping must be completed within one hundred twenty (120) days of the tenant taking occupancy of the home or of this notice.

### **3 FINANCIAL**

- 3.1 Home Site rentals are on a month to month basis, or on a fixed term basis. Rent is due and payable on or before the first day of each month. All tenants shall supply the Landlord annually with 12 post-dated rent cheques.
- 3.2 The rent shall be paid by Pre-Authorized Debit (PAD) system, posted cheques and email transfer. 85% of residents are paying by PAD. To get a PAD form, please call the Manager. All rent cheques must be clearly marked with your name, address, phone number, and home site number, to ensure proper credit of rent funds. All cheques are to be made payable to **Whispering Pines MH Park Ltd.** and are payable at the manager's office. For e-transfer, please send your e-transfer to [wpmhpark@gmail.com](mailto:wpmhpark@gmail.com), and make a note for your name, pad number, phone number to ensure proper credit of rent funds. No password is needed as it will be automatically deposited into the park's bank account (RBC).
- 3.3 Any rents not paid by the close of business on the first day of the month will be levied a \$5.00 per day administrative fee to a maximum of \$25.00 per month.
- 3.4 The Tenant is liable to pay the Landlord a charge of \$25.00 in respect of any N.S.F. cheques received for rent, together with any additional administrative fees.
- 3.5 All termination notices must be given on or before the last day of the month (not on the 1<sup>st</sup>) to be effective on the last day of the end of the following month. The Tenant must notify the various services such as hydro, gas, cable, and post office or telephone companies and make arrangements to discontinue these services. Notice of moving a home must be given in writing by the Tenant prior to moving the home from the Site.
- 3.6 Tenants are financially responsible for any damage that occurs to services as a result of work done to or on their Home Site. The necessary repairs must be completed immediately and paid for by the tenant. Management reserves the right to carry out any required repairs and charge them back to the Tenant.
- 3.7 The Landlord assumes no responsibility for property loss due to fire, accident, theft, or act of nature.

### **4 CONDUCT**

- 4.1 The rights and privacy of all tenants must be respected at all times.
- 4.2 Any conduct that is not in keeping with other tenants' right to quiet enjoyment, including loud noises, parties, or disturbances, are prohibited and will not be tolerated. The Park maintains quiet hours from 10:00 pm through to 8:00 am. All noise, in particular noise from entertainment equipment or machinery, must be curtailed during these hours so as not to

disturb neighbors. Please remember that some of your neighbors may be working shifts and sleeping during the day. The Landlord shall have the right to terminate the Tenancy Agreement for repeated violations.

- 4.3 Public drinking of alcohol is not permitted around the common grounds at any time. Drunkenness, vulgar language, or any immoral acts infringing on the rights of other tenants is prohibited and will not be tolerated.
- 4.4 Tenants will be responsible for the conduct of their guests at all times that they are in the park.
- 4.5 No person is allowed to trespass on another tenant's Home Site without that Tenant's permission.
- 4.6 Neither tampering with any park utility service is not permitted nor is tolerated. These areas restricted.
- 4.7 The Tenant is permitted to have guests in his/her home under reasonable circumstance, as long as the number of occupants is not unreasonable. Guests may not reside on the premises for more than twenty-one (21) consecutive days or a total of thirty (30) days in any calendar year without prior written consent of the Landlord. A breach of the terms on this section of this Attachment may result in termination of the tenancy. Furthermore, each guest must complete an application for tenancy, be approved by the Landlord and execute all other residency documents before any additional person, other than the ones listed hereunder, shall be permitted to become a resident of the park or reside with the resident for a period greater than the grace period above. Guests are required to adhere to all Rules and Regulations for the Park and the behavior and actions of guests are the responsibility of the Tenant. When a person who is not listed as a tenant or occupant resides in the Home or on the Site for a period in excess of 21 consecutive days in any calendar year, without written permission of the Landlord, they are occupying the Site contrary to this Attachment and shall be considered a trespasser. Failure to apply and obtain the necessary approval of the landlord in writing is considered a breach of material terms of this Attachment.

## **5 INDIVIDUAL SITES**

- 5.1 Genuine improvements to the Site, such as lawn and gardens, are encouraged. However, due to underground services, no holes, stakes, posts, trees, etc., are permitted before consulting the Landlord.
- 5.2 Any materials, such as old boxes, lumber, vehicle parts, or other miscellaneous items, must not be stored around the perimeter of your Home or the Site. These items must be stored out of site or removed.
- 5.3 The Tenant must maintain the Site, the landscaping and the home in good repair and in a neat, clean and sanitary condition. Maintenance of improvements is entirely the responsibility of the Tenant, and the Landlord is not responsible or liable in any way for their repair, safety, construction standards, or future condition. Unless otherwise specified in a written agreement between the Tenant and the Landlord, the Tenant is responsible for expenses and maintenance of (a) the Tenant's dwelling unit, skirting and additions; (b) the utility connection lines from the Park's service points to the home; (c) setup, blocking and periodic leveling of the home and additions;(d) the Site's landscaping, fencing, rock walls, driveways, or other improvements.
- 5.4 In order to protect property values of the other homes in the Park, maintenance work not completed by the Tenant within 15 days of receipt of a final notice from the Landlord to do so may be completed by the Landlord or his delegate, and the Tenant shall reimburse the Landlord for the actual cost of such work at \$30.00 per hour plus materials and all plus a 10% administrative fee, and the payment is due immediately upon the completion of said work.
- 5.5 Tenants are responsible to complete and maintain all landscaping on their Home Site in a

proper and attractivemannertothesatisfactionoftheLandlord.Thelandscapingshouldbecompletedinatimely fashion.

- 5.6 Home Sites shall not be altered by removing fixed trees without the prior written permission of the landlord. If the Tenant removes any trees without prior written permission of the Landlord the Tenant agrees to pay a fine in the amount of \$500.00 per tree and the payment is due immediately. The Landlord reserves the right to remove or prune any tree on the Site or in the Park.
- 5.7 Tenants shall drop their garbage into the garbage dumpster with a secure lid. To keep standards of hygiene, all garbage must be wrapped and placed in secure plastic bags and placed in the nearby garbage dumpster. There are 5 or 6 dumpsters in the park. Garbage must be placed in the dumpster, rather than outside or on top of the dumpster. No furniture, appliances, building materials or any other items shall be placed around the dumpster. The dumpster is under watch. If found to leave garbage around the dumpster, which may cause bears to come to the park, you may get a fine up to \$500 from a local environmental officer.
- 5.8 The park does not provide recycling or compost material pickup, and each Tenant is responsible for making their own arrangements.
- 5.9 No burning or dumping of trash, yard waste, branches or other material is allowed on the Site or in the Park. No fire pit burning is allowed on the Site or in the Park due to the close vicinity between trailers.
- 5.10 All clothes lines must be approved by management. Revolving or umbrella type clothes lines may be installed at the rear of the site, or in the most inconspicuous place possible. No other types of clothes lines are permitted. No outdoor TV antennas, satellite dishes, or similar structures shall be erected without prior written consent of the Landlord.
- 5.11 No new fences are permitted unless first approved by the management. New fences, if approved, are to be constructed to park specifications, to coincide with existing park fence design and not to exceed 48 inches in height. All fencing must be stained or painted to prevent deterioration, and be maintained annually.
- 5.12 Storage sheds outside the Home shall be allowed provided it is placed in a location on the Site approved by management. It must be finished on the exterior with material and color to complement the Home.
- 5.13 Snow removal on the Home Site is the responsibility of the tenants.
- 5.14 No signs are permitted unless first approved by the management. For sale signs are only allowed within the manufactured home and not on the exterior or on the site or within the park boundaries.
- 5.15 For the duration of this tenancy attachment, the Home Site is the Tenant's home and the Tenant is entitled to reasonable privacy, quiet enjoyment, and freedom from unreasonable disturbance and exclusive use of the Home Site. The Landlord may enter the Home Site if one of the following applies: (1) The Landlord gives the Tenant a written notice which states the purpose for entering which must be reasonable and specifies a reasonable time at least 24 hours and not more than 30 days before the entry, and between 8 a.m. and 9 p.m. unless the Tenant agrees otherwise; (2) there is an emergency and the entry is necessary to protect life or property; (3) the Tenant gives the Landlord permission to enter at the time of entry or not more than one month before the time of entry for a specific purpose; (4) the Tenant has abandoned the home site; (5) the Landlord has an order from an arbitrator or court saying the Landlord may enter the site; (6) the entry is for the purpose of collecting rent or giving or serving a document that under the Act must be given or served.
- 5.16 Tent or stick-built free standing vehicle covers are permitted to be erected on the Home Site during the snowy months of November through March. These vehicle covers must be taken

down and stored each spring. No free standing tent or stick-built vehicle covers or similar structures shall remain erected April through October without prior written consent of the Landlord.

- 5.17 In the event that access to the Home Site is deemed inhibited in any way by the Tenants' fencing, the Landlord may request the Tenant remove the fencing temporarily to allow access to the Home Site at the Tenants' own cost to remove and replace. Fences are entirely the responsibility of the Tenant, and the Landlord is not responsible or liable in any way for its repair, removal or replacement. The Landlord will give the Tenant a written notice which states the purpose for entering and the area of fencing to be removed with notice at least 24 hours and not more than 30-days before the entry.

## **6 INDIVIDUAL HOMES**

- 6.1 All homes must be kept in good condition and comply with all federal, provincial and municipal bylaws.
- 6.2 All homes located in the Park must be registered with the Landlord. The registration must include the year of manufacture, make, model, dimensions, serial number, CSA number, and the type(s) of heating system used.
- 6.3 All construction must be approved by the Landlord prior taking place. All local regulations, building codes and bylaws must be adhered to. This is the responsibility of the tenant.
- 6.4 Limited construction may be approved providing it does not prove to be unsightly and the plans are submitted to the Landlord well in advance of construction. All major construction, such as patios, carports, porches, or home additions, must not be started until the plans are submitted to both the building inspector and the Landlord, and a building permit has been issued and posted.
- 6.5 All additions, including carports, shelters, porches, out buildings and rooms shall comply with all pertinent building codes and be of a design similar to the home that it is intended to serve, and must be painted to match same or must be of a material similar to the outside finish of the home.
- 6.6 All home tow hitches must be removed and placed out of sight. The home shall be set up about 30" or higher in height from the ground to the trailer floor so that it has enough height for service underneath.
- 6.7 Tenant's must have the unit skirted and erect permanent steps within 30 days of occupancy or of this notice. The skirting must be wood, vinyl, or aluminum, and must match the home. Any skirting that does not meet with approval by the management must be replaced. An easily removed access panel must be installed in the skirting to enable physical inspection of the connections under the unit.
- 6.8 All material and labor costs incurred during the hook-up, and thereafter, of a utility are the tenant's responsibility.
- 6.9 All wooden surfaces must be painted.
- 6.10 All homes must display their unit number on the front of the home with 4" numbers.

## **7 SELLING ANDRENTING**

- 7.1 No form of subleasing is acceptable and is considered a commercial venture. Any sale must include transfer of Home title.
- 7.2 Before listing a home for sale, the owner of the home to be sold must notify the Landlord. At this time the Tenant will be provided with the information needed to proceed with the sale (i.e. Application for Tenancy, Park Rules, etc.) The Home and the Site, additional buildings and structures, driveways and landscaping will be inspected by the Landlord before written approval to sell the home in the park is given. The Tenant agrees to submit

a Property Disclosure Statement, in a form satisfactory to the Landlord when the Tenant decides to sell his or her home in the Park, to the Landlord. New tenants must be approved by the Landlord in writing. The Landlord reserves the right to refuse tenants it feels are not compatible with the majority of the tenants in the park. Note that "For sale" signs create an unfavorable impression of the Park and generally decrease the value of homes in the Park.

- 7.3 This Attachment, at the sole option of the Landlord, may be declared forfeited and/or the tenancy may be terminated and/or the Tenant's right to renew his or her tenancy may be denied in accordance with the provisions of the MHPTA. Any such rights granted to the Landlord due to any amendments, deletions or modifications of the MHPTA and other applicable law may be enforced by the Landlord. The issuance of a termination of tenancy notice shall be considered an election to forfeit the tenancy within the meaning of this Attachment.
- 7.4 If the Tenant remains in possession after his tenancy have been terminated, the Tenant agrees to pay to the Landlord a hold over fee in the amount of \$20.00 per day plus any compensation the Landlord may have been required to provide the incoming replacement Tenant. At the option of the Landlord the Tenant further agrees to enter into a "License to Occupy" for any period exceeding 15 days hold over period. Any acceptance of money by the Landlord pursuant to this provision shall not be construed as a reinstatement of the Tenant's former tenancy with this Landlord but a credit towards the License to Occupy fees.
- 7.5 The Tenants occupying the Site may elect to terminate the agreement on thirty (30) days' written notice but the Landlord must receive the written notice to end the tenancy before the day the rent is due, for the Tenant to move out at the end of the following month. In addition the written notice must include: (1) The address of the Site; (2) the date the tenancy is to end; (3) signature and be dated by the Tenant; (4) the specific grounds for ending the tenancy.

## **8 PARKING MOTOR VEHICLES AND RECREATIONAL VEHICLES**

- 8.1 All vehicles, or other property of the home owner or occupier, stored on the Home Site shall be kept in a safe condition in proper storage areas and shall be at the home owner's or occupier's risk for loss, theft or damage from any cause what so ever. Only the type of vehicles listed in the tenancy agreement, if provided (and no other vehicles except replacement vehicles of the same approximate size) may be parked or stored on the home site. The Tenant agrees that no unlicensed vehicles will be allowed to be brought into, or kept in, the park for any length of time, unless approved by the Landlord in writing. All unlicensed vehicles in the park will be towed away and stored by the towing company at the vehicle owner's expense, when Landlord approval is not given.
- 8.2 All vehicles in the Park or on the Site must be currently licensed for use on public roads and be in operating condition, unless approved by the Landlord in writing.
- 8.3 The speed limit in the park is 15 km/hr. For Park safety any person caught speeding in the Park will have to leave their vehicles outside of the park or may be subject to eviction at the option of the Landlord.
- 8.4 Vehicles are to be driven only on roads or other designated areas, and are not to be driven on walkways, lawns, or other non-designated areas. The landlord assumes no responsibility for damage caused to a vehicle in the Park.
- 8.5 Overhaul of vehicles is not permitted in the Park. The repair or maintenance to any motor vehicle is not allowed on the Site, the roadways or any other location within the Park boundaries. The Tenant agrees to remove immediately and on demand any motor vehicles that pose a potential health risk or could become a source of pollution detrimental to the

Tenants and all the Park's residents.

- 8.6 All vehicles belonging to the Tenant, their family or their guests, must be parked on the Tenant's Home Site parking pad, not on areas designed for lawns or landscaping.
- 8.7 No heavy vehicles, such as cement or gravel trucks or other commercial vehicles are permitted in the Park without management approval.
- 8.8 When space is available, campers, motor homes, boats and small trailers etc. are to be stored in the designated area. This will be on a first come first served basis. When the space is not available or does not meet the Tenant's satisfaction, it will be the Tenant's responsibility to find parking space off the Park property at his or her expense. Your rental agreement does not provide for storage of Recreational Vehicles, boats, utility trailers, etc. They may not be stored on the Site. Only Recreational Vehicles listed in the tenancy application may be parked or stored on the Site, upon executing an extra Parking Agreement, the Landlord's approval in writing is mandatory.
- 8.9 All laws and traffic regulations that are in order outside the Park are applicable inside the Park boundaries.
- 8.10 No vehicle shall be parked on public roads or on any access roadway leading into or out of the park. The Tenant agrees that emergency vehicles must have clear access to all residences at all times. Vehicles left unattended on roadways may be towed away at the discretion of the Park's Management at the vehicle owner's expense.
- 8.11 Vehicles with a GVW greater than  $\frac{3}{4}$  ton can only be allowed with Management approval.
- 8.12 Parking shall be permitted for a maximum of two licensed vehicles per Home Site.

## **9 SAFETY**

- 9.1 The Landlord is not responsible for the safety of any tenant or their guests while on their Home Site or in the Park. The Tenant is solely responsible for any mishaps, accidents, injuries, or damages in any common area. The Tenant acknowledges that the management provides no supervision what so ever in any area of the Park, and the Tenants' use of same is entirely at the Tenants own risk. Furthermore, the Landlord assumes no responsibility for personal safety due to fire, accident, or act of nature.
- 9.2 The Landlord assumes no responsibility for the safety of Tenants due to the freezing of water lines, including the water standpipe which serves each Home Site.
- 9.3 No unauthorized person is allowed to work on, or tamper with, any service such as electrical, gas, oil, or propane, that improperly handled could cause injury.
- 9.4 The Landlord assumes no responsibility for the safety of persons involved in the setting up, leveling, or locating of a unit.
- 9.5 The Landlord assumes no responsibility for the personal safety of any person using any recreational facilities.
- 9.6 The Landlord reserves the right to refuse any request that is not in the best interest of the majority of the tenants and the Landlord.
- 9.7 Emergency Repairs: If emergency repairs are required the Tenant must make at least two attempts to telephone the designated contact person, and then give the Landlord a reasonable time to complete the repairs. If the emergency repairs are still required, the Tenant may undertake the repairs, and claim the reimbursement from the Landlord, provided a statement of account and receipts are given to the Landlord. The Landlord may take over completion of the emergency repairs at any time. Emergency repairs must be urgent and necessary for the health and safety of persons or preservation or use of property in the Park and are limited to repairing: (1) major leaks in the Park pipes; (2) damaged or blocked water or sewer pipes (Park property); (3) the Park's electrical system.

## **10 SECURITY**

- 10.1 The Landlord does not assume responsibility for the security of any home located in the Park. Note: Tenants going away for extended periods of time should inform the management of expected departure and return dates, provide post-dated rental cheques for the period, arrange for maintenance of their lawn and Home Site, advise the neighbors, and leave the name and number of who is care taking and where a key may be obtained in the event of an emergency.

## **11 LIABILITY AND INSURANCE**

- 11.1 The Tenant agrees that he is responsible to insure all personal property including the home, its contents, and all accessory equipment and structures and other improvements, located on the Site or anywhere in the Park, and that the Landlord shall not be liable for, or on account of, any loss or damage to such property due to but not limited to the action of any third party, fire, water, theft, or burglary, vandalism, the elements, or interruption of any services including but not limited to sewer, water, power or any other similar causes. The Tenant further agrees to obtain such insurance as is necessary to protect the Tenant, occupants and guests of the Tenant, or others from loss, injury or liability. The Tenant promises and agrees with the Landlord not to do, or permit to be done, anything which may void or render voidable the policy or policies of insurance covering the Site and the Park, or which may cause the premiums in respect of the policy or policies to increase.
- 11.2 The Tenant acknowledges that the use of common areas by himself and his guests are entirely at their own risk. Furthermore, the Landlord is not responsible or liable for damage, injury, or loss by accident, theft or fire to either the property or person of residents or their guests. This will be considered full notification that the Tenant will be held liable for any and all damage caused by the Tenants by him/herself, guests or others, and that the Tenant assumes all such responsibility.
- 11.3 The Tenant will indemnify and save harmless the Landlord, his Agents, and Employees from and against all fines, liens, claims, demands and actions of any kind or nature to which the Landlord shall or become liable for or suffer by reason of any breach, violation or nonperformance by the Tenants of any covenant, terms or condition hereof or by reason of any injury occasioned to or suffered by any person or property, by means of any wrong act, neglect or default on the part of the Tenant, his agents, employees, invitees or licensees.

## **12 TENANT RESPONSIBILITIES**

In addition to meeting any other obligations under the MHPTA, the Tenant agrees to the following as material terms of tenancy:

- (1) That the Tenant will not in any significant manner interfere with the rights of the Landlord or the rights of other tenants or their guests on the Site, the common areas or the property of which they form a part;
- (2) That the Tenant will not perform illegal acts or carry on an illegal trade, business or occupation on the Site, the common areas, or the property of which they form a part, and will comply with all applicable federal, provincial and municipal laws and regulations pertaining to the Site, the home and any additional structures, and to save the Landlord harmless from any violation of, or non-compliance with these laws and regulations and from all fines, penalties, and costs for such violations or non-compliance;



- (3) That the tenant will not endanger persons or property on the Site, the common areas or the property of which they form a part;
- (4) That the Tenant's home will be used only for private residential purposes;
- (5) That the Tenant will not permit water to be wasted, or to burden the septic system with water, or to permit leaks in the water supply system owned by the Tenant, such as dripping taps or toilets. Heat tapes on water lines are the homeowner's responsibility, be in good working order and be on during times of frost;
- (6) That the Tenant will not permit the introduction of substances or materials into the septic system that might reduce its life and/or its capacity to function properly;
- (7) That the Tenant will strictly comply with Park Rules; The Tenant further agrees that the Landlord may, upon thirty days written notice, make changes or additions to the Park Rules as deemed necessary for the best interest of the Park and its Tenants. The Landlord shall not be liable in the event that any tenant or invited guest does not comply with Park Rules; that at all times at least one of the persons listed as "Tenant" on this Attachment must be the "legal registered owner" of the home which occupies the Site;
- (8) That the Tenant will maintain ordinary health, cleanliness and sanitary standards throughout the Site and the Park, and will maintain the exterior of his/her home and yard (the Site) in a neat and attractive manner; In the event the Tenant fails to maintain the Site and/or Home, including landscaping, driveway, fences and any additions or accessory buildings on the Site in accordance with the Rules and Regulations of the Park, after written notification to the Tenant, and the failure of the Tenant to comply within 14 days or other reasonable time, having regard for the type and extent of the repair that is required, the Landlord may charge a reasonable fee for services relating to the maintenance or repair of the Site or Home or the Landlord may terminate the tenancy in accordance with the MHPTA. The written notice to the Tenant shall state the specific condition(s) to be corrected and an estimate of the charges to be imposed by the Landlord if the Landlord or the Landlord's agent performs the services;
- (9) That the Tenant will vacate the Site at the termination of the tenancy; A breach of the terms of this section of this Attachment may result in termination of the tenancy.

### **13 VIOLATIONS OF PARK RULES, COMPLAINTS, SUGGESTIONS, ETC.**

- 13.1 The Landlord encourages the direct communication of violations of any Park Rules between the tenants themselves. The majority of the park residents support these rules, and reasonable people will adhere to them for the common good. Complaints should be made in writing to the Landlord. Your suggestions and input are welcome.
- 13.2 Any breach of these Park Rules by the Tenant will be considered a breach of a material term of the Tenant Agreement, and may result in a Notice to End Tenancy or other penalty as provided by the MHPTA and MHPTA Regulations. If the resident(s) had any of the following situations, but not limited to, the resident(s) will get a warning notice for each occurrence. If the resident(s) get more than three notices, that will result in an eviction notice.
- loud music disturbing other residents in the park,
  - illegal activities,
  - heavy car traffics in and out,
  - messy yard,
  - heavy machinery over 1 ton truck parking on site,
  - large dogs over 40 lbs or Pitbull dogs .....
- 13.3 This property is privately owned. Management retains the right to evict any objectionable person or persons who cause a disturbance. No tenant shall be evicted without first

receiving a written warning.

- 13.4 Any activity that is not tolerated or permitted by the Park may be grounds for eviction.
- 13.5 Notice will be given to the Tenant where an infraction of the Park Rules has occurred and that tenant will correct the situation. If the Tenant persists or ignores the Landlord's notice to correct the situation, the Tenant will be given the standard eviction notice.
- 13.6 Should the Tenant refuse to vacate the Home Site, the Landlord will terminate the utilities on that Home Site and the Home Site will then be termed as a storage lot until the Landlord can secure a court order to remove the unit from the Park at the expense of the Tenant or owner of the unit.
- 13.7 The Park, the Landlord, or the management, will not be responsible for the security of or damage to the unit while it is in storage.

If any provision of these Park Rules is held invalid, illegal or unenforceable by a court or any other tribunal of competent jurisdiction, that provision shall be deemed to be severed and have no further force and effect. All other provisions of these Park Rules shall remain in full force and effect.

Situations or conditions not covered by these Park Rules or by the Tenancy Agreement should be reviewed with the Landlord prior to proceeding.

***THANK YOU FOR YOUR COOPERATION***

-- The End --