

Halifax Mobile Home Estates Association Inc.

Important Notice Required By Law

The rules set forth here to govern the terms of your lease of occupancy agreement with this mobile home park. The law requires all of these rules and regulations to be fair and reasonable, else said rules and regulations cannot be enforced against you. You may continue to stay in the park as long as you pay your rent and abide by the rules and regulations of the park. You may only be evicted for non payment of rent or violation of laws of our substantial violation of the rules and regulations of the park. In addition no eviction proceedings may be commenced against you until you have received notice by certified mail of the reason for the eviction proceedings and given 15 days from the date of the notice in which to pay the overdue rent or to cease and desist from any substantial violation of the rules and regulations of the pack However only one notice of a substantial violation of the rules and regulations of the pack is required to be sent to you during any 6 month period. If a secondary additional violation occurs except for non payment of rent within 6 months from the date of the 1st notice that eviction proceedings may be commenced against you immediately.

If this park requires you to deal deal exclusively with a certain fuel dealer or other merchant for goods or services in connection with the use or occupancy of your mobile home the price you pay for such goods or services may not be more than the prevailing price in this locality for similar goods and services. You may not be evicted for reporting any violations of law or health and building codes to boards of health the department of the Attorney General or any other appropriate government agency receipt of terminations of tenancy by you except for non payment of rent within 6 months after making such report shall create a rebuttable presumption that such notice is a reprisal and may be pleaded by you and defense to any eviction proceeding brought within one year.

This law is enforceable by the Consumer Protection Division of the department of the Attorney General.

COPY OF RULES AND REGULATIONS

- 1. All residents must be Fifty (50) years or older.**
- 2. Televisions, radios and appliances of the similar nature must be kept at a moderate listening level.**
- 3. All refuse should be placed in proper containers and kept in designated areas for pickup.**
- 4. Outdoor drying of laundry may be done only in area designated - Never on Sundays or Holidays.**
- 5. Repairing cars in the mobile home park is prohibited and cars dripping oil must be fixed. No parking of uninsured vehicles or boats will be allowed on site. Motor campers and trailers other than pickup truck campers must be parked in the area by the maintenance designated for this purpose. These vehicles must be owned by park residents.**
- 6. Residents must maintain the grounds of their mobile home site in a reasonable condition.**
- 7. The posted speed limit within the park MUST BE adhered to and any resident that repeatedly violates this rule will be reported to the police.**
- 8. Solicitors or peddlers will not be allowed in the park at any time.**
- 9. Awning understructures thereto and any other appurtenances or accessories to your mobile home must be approved by the management.**
- 10. Excavations of any kind on your site must be first approved by lessor and Dig Safe.**
- 11. Lawn cutting, trimming, ect. is allowed but not before 8:30 am.**
- 12. Tenants desiring the use of the community building for a private party must first check and clear through the park association. No alcoholic beverages are allowed in the building except for parties given by the management or park association. A \$150.00 deposit to the association is required. Each event is limited to 5 hours.**
- 13. Small pets are allowed in our park But not allowed to roam free. When walking said pet on a leash, any deposits left by pet must be picked up. No barking dogs will be tolerated. You may be evicted for breach of this rule.**
- 14. For protection of all mobile homes in this park against fire, lessor has the right and responsibility to report to the appropriate town officials excess rubbish stored on porches.**
- 15. This Park is owned by Halifax Mobile Home Estates Inc with offices at 50 Sycamore Dr. Halifax Ma.**

Halifax Mobile Home Estates Association, Inc.

Certification of Rule and Regulations of Halifax Mobile Home Estates

I certify that these are the current and true "Rules and Regulations" of Halifax Mobile Home Estates, Halifax, MA as of July 10, 2017 and as adopted by the Member Residents of Halifax Mobile Home Estates Association, Inc. at a meeting on July 10, 2017.

Date 7/27/17

Signed Tina G. Perkoski

Secretary,
Halifax Mobile Home Estates Association, Inc.

These are copies any typed facsimiles ONLY !
The Park Sales Group or Halifax Mobile Homes are not responsible for any typographical errors