



# RENT AGREEMENT

Space # \_\_\_\_\_ Date \_\_\_\_\_

Name \_\_\_\_\_

Phone \_\_\_\_\_ Email Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

## REVISED RULES AND REGULATIONS AS OF May 10, 2017

Pine Court LLC owners require these rules are Necessary to maintain a neat, clean and attractive mobile home court that all residents will be proud to live in. The Owners do not want to ask anyone to leave the court but a violation of the following rules will make eviction necessary. Please be advised that when you sign the Rules and Regulations of Pine Court LLC you are not signing a lease. Your space rental is on a month to month basis so that tenants who do not conduct themselves reasonably or who violate the Rules and Regulations can be removed quickly.

We want to stress that our regulations require you to obtain written permission to sell your Mobile Home on the space it occupies. Remember, this is a requirement that must be met before you close the sale of the mobile home. The prospective new owner must approach the Owners and request approval for their rental of the mobile home space before you sell your mobile home to him or her. The new owner of the mobile home may not have the mobile home in the Court without the approval of the Owners prior to the sale.

It is required that all rent is paid via direct deposit: 1ST BANK: ROUTING# 102300336 ACCT# 930700002931 This way there will not be any chance of tenants forgetting to pay the rent or checks getting lost in the mail.

The rent for all spaces is \$350 per month.

Every resident of this Court will be expected to keep his or her mobile home space NEAT AND CLEAN AT ALL TIMES.

To keep Pine Court as a desirable place to live all mobile homes will be approved by the Owners before they are accepted into the Court.

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Each mobile home situated on a lot in Pine Court shall be limited in occupancy to not more than five (5) persons, including two adults and three children. This limitation is for health and safety reasons, both for the occupants and for other occupants of spaces in the mobile home court. This limit may not be exceeded, except with written permission which may be granted only in those cases where occupancy by more than the allowed number of people occurred prior to the implementation of these regulations, or where occupancy limitations are exceeded by virtue of increases in the number of children based upon birth or adoption occurring subsequent to the implementation of these regulations and upon occupancy by adjacent users.

All mobile home spaces will be shown and made available for rental without regard to race, color, religion, sex, or handicap.

NOTICE TO OWNERS WHEN VACATING THE PREMISES. 30 DAYS Notice is required.

Owners of Abandoned trailers will be prosecuted by law, including the collection of attorney and legal fees and disposal of trailer fees.

RENTAL OF MOBILE HOME IS NOT PERMITTED unless written permission is provided by the owners of Pine Court LLC.

#### WATER LINE

Each resident is required to protect their own waterline from freezing by the use of insulation and electric heat tape. In very cold weather tenant should keep faucet running to prevent freezing. The cost of thawing out the frozen water lines will be the responsibility of the tenants. Please note if you are gone in the winter you must notify the owners and keep your heat on to protect the water from freezing

The connecting cord to the meter box must be rubber-covered and weatherproof. Occupants are not permitted to tamper with the meter box or other electrical equipment. All electric homes must be connected by a licensed electrician. Each tenant is required to obtain his/her own membership with Lower Valley Energy.

Tenants are also responsible for their own phone and internet connection.

Pine Court LLC will provide water, trash removal, and sewer service.

#### ADDITIONS TO MOBILE HOMES

Awnings, sheds, skirting, decks and porches, etc... must be approved by the Owners before being added to the lot or Trailer Court. Porches and decks must be skirted.

No storage houses larger than 10'x 14' will be allowed. Only custom manufactured storage houses will be allowed in the Court.

Room Additions: Room or screen additions are not permitted and cannot be installed in the Court.

Steps: Neat steps may be built but must be painted and maintained.

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Skirting: Mobile Home must be skirted within 60 days after moving into the Court. Skirting must be painted if it is not manufactured. Black insulation board is not approved. SKIRTING MUST BE KEPT NEAT AND MAINTAINED AT ALL TIMES. You are expected to keep your Mobile Home, Skirting and Decks, porches and steps painted and in good condition at all times.

Tires on the roof are absolutely prohibited.

#### SPEED LIMIT

Ten Miles Per Hour is the speed limit within the Court. Safety of others, especially children, requires that you and others observe this speed limit.

#### LAWN UP-KEEP

It is the responsibility of each resident to keep the grass watered, cut, trimmed and raked. This includes regular trimming around electrical box, sewer lines and the Mobile Home.

Grass Watering: As regulated by the town ordinances.

All Side Yards are to be cleaned to the edge of the lot. NOTHING IS TO BE PUT OVER THE EDGE ONTO ADJOINING PROPERTY. This includes dumping anything anywhere in the Court.

A charge of \$20.00 per cutting and an additional \$20.00 per watering will be made each time the Owners have to cut or water a yard that is neglected.

All trash must be put in the garbage cans.

#### GARBAGE SERVICE

For health reasons and good appearance no garbage is to be set outside of the can. A central garbage dump will be furnished. All garbage deposited into dump must be bagged. Items such as furniture, metal, tires, etc. will not be accepted.

#### STORAGE UNDER MOBILE HOME

No gas or oil cans will be stored under or around your Mobile Home. Nothing is to be stored under Mobile Home that will create a fire hazard.

#### PETS

Cats. Cats will only be allowed if they are spade and confined inside tenants mobile home at all times.

Dogs. Dogs will be allowed ONLY if they do not exceed 20 pounds in weight and are spade and kept within the mobile home rented area always. Dogs can be taken for walks on leashes but owner is required to pick up all animal waste after them. If these regulations are not complied with, then pet (s) must be removed from residence and Pine Court.

#### AUTO REPAIRING

The repairing of automobiles anywhere within the Court is prohibited. This does not, of course, apply to tire changing or small adjustments. Changing your oil will not be allowed in Pine Court.

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## SPRAY PAINTING

Spray painting outside of Mobile Home is prohibited. All painting must be done by hand with a brush and roller.

## PARKING SPACES

A Two car parking space is provided at each Mobile Home space. No parking in the street or on the grass. Each Mobile Home space is limited to TWO (2) active licensed VEHICLES to be parked ANYWHERE within the court. NO LARGE TRUCKS. A motorcycle will be considered the same as a car.

STORAGE OF RECREATIONAL VEHICLES ON MOBILE HOME SPACES. Recreational vehicles cannot be stored on mobile home spaces. There is an RV storage area to the east side of the property. If you would like to take advantage or storing your RV or trailer on the property we have limited spaces available for Rent. These will be taken on a first come first serve basis and each one is charged at an additional \$50.00 per month. Anything over 30' will be charged an additional \$1.00 per LF.

Bicycles are to be stored in storage sheds or parked neatly behind Mobile Home.

## CARE OF CHILDREN AND RESPONSIBILITY FOR CHILDREN AND GUESTS

Young Children are not to be left alone. They must have adult supervision. They cannot be turned loose on the mercy of the Court and their neighbors. Parents are responsible for any damages caused by their children. Tenants are also responsible for the conduct of their guests.

## TREES

Trees will be planted by the Owners. No tree planting is allowed by tenants. However, flowers planted in planters is encouraged.

## FIREWOOD STORAGE

All firewood shall be cut to length before bringing it into the Court and stacked neatly in a square stack at the rear or side of the home and is not to exceed seven (7) cords in size. Do not stack your wood on two sides of your home. Only (1) cord of wood will be allowed from May 5 th to September 15 th and must be stacked behind Mobile Home. There is to be NO wood scattered about.

## SNOW REMOVAL

Each tenant will be responsible for their own snow removal to the plowed road.

## NOISE

Vehicles such as snow machines, motor bikes, etc. must not be ridden around the streets of the Court for pleasure purposes. Snow machines cannot be ridden in and out of the mobile home court.

Any disorderly conduct by Tenants which disturbs the peace shall be cause for immediate termination of tenancy.

## BOARDERS

Boarders, for any purposes, paying or non-paying, are not allowed.

If eviction becomes necessary, tenants agree to pay all attorney and court fees, etc. There will only be one notification of violation, verbal or written, and if not corrected in specified time eviction procedures will begin.

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INSURANCE

All tenants will be required to carry insurance for your trailer and provide Pine Court LLC insurance certificates at any time it is requested.

FIRE EXTINGUISHER

All tenants are required to have working fire extinguishers of minimum 10# sizer and know how to use them. This is for the safety of everyone in the park.

CONTACT INFO

It is the tenant responsibility to Pine Court of any address or phone number changes.

If any tenants are found to be in violation of any of these regulations, eviction procedures may be initiated.

This Agreement will be valid for one year and then operating expenses will be reviewed.

Owners have the right to alter or revise this contract. Each tenant will be sent certified notification of these revisions.

Tenants' signature to this document signifies that they have read, understand and agree to comply with all rules and regulations as listed.

DATED this day of \_\_\_\_\_ 20\_\_\_\_\_

TENANTS SIGNATURE \_\_\_\_\_

TENANTS SIGNATURE \_\_\_\_\_