

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 20, 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.

Halifax Mobile Home Estates, Inc.

Halifax MA

IMPORTANT NOTICE REQUIRED BY LAW

The rules set forth hereto govern the terms of your lease of occupancy arrangement 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 nonpayment of rent, violation of laws, or for a 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 proceeding and have been given fifteen 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 park. However, only one notice of a substantial violation of the rules and regulations of the park is required to be sent to you during any six month period. If a second or additional violation occurs, except for nonpayment of rent, within six months from the date of the first notice, then eviction proceedings may be commenced against you immediately.

If this park requires you to 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 lot, 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 termination of tenancy by you, except for nonpayment of rent, within six months after your making such a report shall create a rebuttable presumption that such notice is a reprisal and may be pleaded by you in 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.

RULES AND REGULATIONS

1. All Resident must be fifty (50) years of age or over.
2. Televisions, radios and appliances of similar nature must be kept at a moderate listening level.
3. All refuse should be placed in proper containers and kept in designated area for pick-up.
4. Outdoor drying of laundry may be done only in area designated - not on Sundays or Holidays.
5. Repairing cars in the mobile home park is prohibited and cars dripping gas or oil must be fixed. No parking of uninsured vehicles or boats will be allowed on the site. Motor campers and trailers other than pickup truck campers must be parked in area by Maintenance Office 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 who repeatedly violates this rule will be reported to the police.
8. Solicitors or peddlers will not be allowed within the park at any time.
9. Awnings, understructures thereto and other appurtenances or accessories to your mobile home must be approved by the management
10. Excavation of any kind on your site must be first approved by Lessor and "Dig Safe".
11. Lawn cutting, trimming, etc. is allowed, but not to be started before 8:30 am.
12. Tenants desiring use of community building for a private party must first check and clear through the Park Association. No alcoholic beverages will be allowed in community building except for parties given by management or Park Association. A \$150.00 deposit to the Association is required. Each event is limited to five (5) hours.
13. Small pets are allowed in our Park, but are 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 the protection of all mobile homes in this park against FIRE, Lessor has the right and the responsibility to report to the appropriate Town Officials any excess rubbish stored on porches.
15. This Park is owned by Halifax Mobile Homes Estates Inc., with offices at:
50 Sycamore Dr., Halifax, MA.