

Litchfield Estates MHP
Manufactured Housing Community
Park Rules and Resident Rights

Effective March 1st, 2025

Litchfield Estates MHP
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IMPORTANT NOTICE REQUIRED BY LAW

THE RULES SET FORTH BELOW GOVERN THE TERMS OF YOUR RENTAL AGREEMENT WITH THIS MANUFACTURED HOUSING PARK. THE LAW REQUIRES ALL RULES OF THIS PARK TO BE REASONABLE. NO RULE MAY BE CHANGED WITHOUT YOUR CONSENT UNLESS THIS PARK GIVES YOU 90 DAYS ADVANCE NOTICE OF THE CHANGE.

SUBJECT TO THE TERMS OF ANY WRITTEN LEASE AGREEMENT, YOU MAY CONTINUE TO STAY IN THIS PARK AS LONG AS YOU PAY YOUR RENT AND ANY OTHER LAWFUL CHARGES, FOLLOW THE RULES OF THE PARK AND APPLICABLE LOCAL, STATE AND FEDERAL LAW, DO NOT DAMAGE PARK PROPERTY AND DO NOT REPEATEDLY BOTHER OTHER TENANTS IN THE PARK. YOU MAY BE EVICTED FOR NONPAYMENT OF RENT, BUT ONLY IF YOU FAIL TO PAY ALL RENT DUE WITHIN 30 DAYS AFTER YOU RECEIVE WRITTEN NOTICE THAT YOU ARE BEHIND IN YOUR RENT.

YOU MAY ALSO BE EVICTED FOR NOT FOLLOWING THE RULES OF THIS PARK, BUT ONLY IF THE RULES ARE REASONABLE, YOU HAVE BEEN GIVEN WRITTEN NOTICE OF YOUR FAILURE TO FOLLOW THE RULES, AND YOU THEN CONTINUE TO BREAK THE RULES. YOU MAY NOT BE EVICTED FOR JOINING A TENANT ORGANIZATION.

IF THIS PARK WISHES TO EVICT YOU, IT MUST GIVE YOU 60 DAYS ADVANCE NOTICE, EXCEPT IF YOU ARE BEHIND IN YOUR RENT, IN WHICH CASE ONLY 30 DAYS NOTICE IS REQUIRED. THE EVICTION NOTICE MUST GIVE YOU THE REASON FOR THE PROPOSED EVICTION.

YOU HAVE THE RIGHT TO SELL YOUR HOME IN PLACE TO ANYONE AS LONG AS THE BUYER AND HIS HOUSEHOLD MEET THE RULES OF THIS PARK. YOU MUST NOTIFY THE PARK IF YOU INTEND TO SELL YOUR HOME. FAILURE TO DO SO MAY MEAN THAT THE BUYER WILL BE REQUIRED TO MOVE THE HOME FROM THE PARK.

COPIES OF THE LAW UNDER WHICH THIS NOTICE IS REQUIRED, RSA 205-A, MAY BE OBTAINED FROM THE CONSUMER PROTECTION AND ANTITRUST BUREAU OF THE ATTORNEY GENERAL'S OFFICE, 33 CAPITOL STREET, CONCORD, NEW HAMPSHIRE 03301 OR MAY BE ACCESSED FROM THE GENERAL COURT WEBSITE FOR THE STATE OF NEW HAMPSHIRE.

Litchfield Estates MHP Manufactured Home Community
Rules and Regulations
Revised December 2024

The Management of Litchfield Estates Mobile Home Park has established the following Rules and Regulations, which apply to all residents and guests for the benefit of all tenants. These rules may be modified by the Park Owner. The following rules are for protection and welfare of all the Tenants, Mobile Homeowners, and visitors to the Mobile Home Park. Any infraction of the rules will be sufficient reason for Litchfield Estates MHP and/or its agent, hereinafter called Landlord, to request and/or demand the Tenant to vacate the premises.

NOTICE: STATE LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH IN THE RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

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A. RIGHTS AND RESPONSIBILITIES

1. Definitions

- a. "Community" or "Park" refers to Litchfield Estates MHP.
- b. "Tenant" means a manufactured homeowner who rents a parcel of land in Litchfield Estates MHP and has received approval from the Community to occupy the lot.
- c. "Resident" means a person registered as living within the community; the homeowner along with spouses or other authorized individuals residing in the tenant's home.
- d. "Management" refers to Litchfield Estates MHP, owned by Litchfield Estates MHP LLC, as well as Park Owner and/or their management team.
- e. All references to "Rules" shall mean these Park Rules and Regulations.

2. Equal Housing Opportunity

Litchfield Estates MHP complies with the Fair Housing Act, which makes it illegal to discriminate against any person because of race, color, religion, national origin, sex, familial status, or disability. The park ensures that all individuals have equal access to the sale, rental, security, maintenance, and management practices of the community.

3. Management Rights

Management shall have all rights set forth under the New Hampshire Chapter 205-A: Regulation of Manufactured Housing Parks (RSA

205-A), as well as rights established in these Rules. Management reserves the right to inspect any lot or the exterior of any home within the park at reasonable hours to ensure compliance with park standards.

4. Services Provided by Park Owner

Road Maintenance: Roads will be plowed and maintained as necessary based on weather conditions.

Utility Maintenance: Maintenance of roads and underground utilities up to the point of connection to the home as defined in Section J - Utilities.

Trash Service: Weekly curbside pickup of ordinary residential household trash.

5. Communication with Management

Tenants should use the online portal for contacting, notifying, requesting, or seeking approval from Management. This system will enhance communication and ensure proper tracking of requests and notifications.

6. Use of Amenities

Tenants and their guests may enjoy all community amenities, including recreational courts, parks, and other shared facilities, on a first-come, first-served basis. Use of these amenities is at the Tenant's own risk, and all individuals are expected to follow posted rules and guidelines to ensure the safety and enjoyment of all residents. The Park Owner and Management are not responsible for any injuries, accidents, or loss of personal property while using these facilities. Misuse or violation of amenity rules may result in restricted access or other enforcement actions.

7. Liability and Indemnity

The Park Owner, Management, and their agents are not liable for any fire, theft, damage, or loss to any home, vehicle, or personal property belonging to tenants or their visitors, nor for any injuries or death that may occur within the park. Tenants and their guests use and occupy all park facilities and property at their own risk, except in cases where harm is directly caused by the negligence of the Park Owner, Management, or their agents. Tenants agree to indemnify, defend, and hold the Park Owner, Management, and their agents harmless from any claims, liabilities, or damages arising out of the tenant's use or occupancy of the property, including any actions or negligence by the tenant, their family members, guests, or invitees.

8. Insurance Coverage

The Park carries standard property insurance that does not cover loss or damage to tenants' property or injuries resulting from tenant negligence or conditions under the tenant's control. All tenants must carry homeowner's insurance, including personal liability coverage. Proof of insurance must be provided to the office, with updates required upon renewal or change of carrier.

9. Management Intentions

Management reserves the right to make decisions and address situations that are not explicitly covered in these Rules and Regulations. Such decisions will be made in the best interest of the overall safety, welfare, and quality of life for all tenants and in accordance with the community's standards and applicable laws. Management may implement reasonable measures to resolve issues, maintain order, and ensure the community remains a safe, clean, and pleasant environment for everyone. This may include, but is not limited to, introducing new rules, enforcing temporary restrictions, or taking corrective actions as necessary. Tenants are expected to comply with any additional directives issued by Management, even if not specifically outlined in these Rules, provided such directives are communicated in writing. Management's decisions are intended to promote harmony and uphold the integrity and standards of the park, and all tenants are expected to act in good faith and cooperate with Management's efforts to maintain a high-quality living environment.

B. PARK RULES & ENFORCEMENT

1. In General

These Rules are established to promote the health, safety, and welfare of all tenants, their household members, guests, and invitees. Failure to comply with these Rules constitutes a serious violation of tenancy terms and may result in eviction. Tenants should be aware that areas of the park may be under video surveillance.

2. Waivers

The Park Owner, Management, or their employees may grant written waivers to these Rules when special circumstances or unique situations arise, in order to prevent undue hardship or to accommodate reasonable requests. Any waiver granted will be specific to the individual situation and will not set a precedent or imply that similar waivers will be granted in the future. A waiver of one rule or requirement does not constitute a waiver of any other rule or requirement, nor does it extend to other tenants. All waivers are at the sole discretion of the Park Owner, Management, or their employees and must be documented in writing to be valid.

3. Violations and Fines

Violations of these Rules will result in a written notice from Management. Tenants must correct violations within the time specified in the notice. Fines for violations are listed in the Community Fee Schedule and are due with the next rent payment.

4. Termination of Tenancy

Tenancy may be terminated for any reasons outlined in New Hampshire RSA 205-A:4, including but not limited to:

- a. Nonpayment of rent or other amounts due;
- b. Failure to correct violations in a timely manner;
- c. Receiving three (3) violation notices in any 12-month period;
- d. Conduct disturbing the peace or safety of other tenants.

C. ENTRANCE INTO THE PARK

1. Tenancy Application and Prior Approval for Admission

All prospective tenants and household members over the age of 18 must complete an application, which includes background checks, employment verification, and references. Management reserves the right to approve or deny any application based on these criteria.

2. Approval; Conditions of Assuming Tenancy

Approved tenants must:

- a. Sign lease agreement;
- b. Sign a receipt acknowledging receipt of these Rules and agreeing to comply;
- c. Provide updated contact information within 15 days of any changes;
- d. Pay the first month's rent before move-in.
- e. Provide a copy of the manufactured housing to management as verification of ownership;
- f. Provide the park owner with the name and address of any lienholder with a security interest in the manufactured housing unit. Such lienholder may take advantage of the provision of RSA 205-A:4-a by providing notice to the Park Owner as set forth in that statute.
- g. Ensure that emergency contact information is provided to management.

Failure to meet any of the requirements outlined in the Approval and Conditions of Assuming Tenancy may lead to fines, lease termination, or eviction.

3. Subletting Prohibited

Tenants may not sublet or rent their lot or home. All new occupants must be approved by Management and comply with entrance requirements.

D. RENT AND OTHER CHARGES

1. Rent

Rent is due on the first of each month and should be paid through the online portal. Tenants are not permitted to deduct amounts claimed against the Park from their rent payments.

2. Other Charges

Tenants are responsible for other charges as shown on the Community Fee Schedule. These charges are considered additional rent and are due on the first of the month following the charge.

3. Non-Compliance with Rules

General Violations: A \$50 violation fee will be charged for each instance of non-compliance with the park's Rules and Regulations unless otherwise specified. This fee applies to violations such as, but not limited to:

- Failure to maintain the home, lot, or any other property in accordance with park standards (e.g., unkempt lawns, broken skirting, damaged roofs, etc.).
- Unauthorized alterations or additions to the home or lot (e.g., unapproved fencing, sheds, or structures).
- Disruptive or unsafe behavior that disturbs the peace or violates quiet hours, including excessive noise, parties, or other disturbances.
- Improper disposal of waste, trash, or recycling, including failure to use designated containers or unauthorized dumping.
- Failure to adhere to parking rules, including unauthorized or improper vehicle parking.
- Non-compliance with pet regulations, including unauthorized pets, excessive barking, or failure to clean up pet waste.
- Use of prohibited items or activities on the lot, such as trampolines, open fires without approval, or hazardous materials.

Repeat Violations: If a tenant commits the same violation more than once within a 12-month period, the violation fee may increase incrementally with each subsequent offense, and additional penalties, including termination of tenancy, may be enforced.

Payment of Violation Fees: Violation fees are due with the next rent payment following the issuance of a violation notice. Failure to pay violation fees on time may result in additional fines or further enforcement actions.

Appeals Process: Tenants may appeal a violation fee in writing to Management within 10 days of receiving the violation notice. Management will review the appeal and provide a written decision within 15 days. Appeals do not delay the payment deadline unless explicitly stated in writing by Management.

4. Insufficient Funds

Payments returned for insufficient funds will incur a service charge as specified in the Community Fee Schedule.

5. Failure to Pay

Failure to pay rent or other charges by the 7th day of the month will result in a late fee, and may result in termination of tenancy.

6. Utilities

Tenants are responsible for timely contracting with both Eversource and Unitil for gas and electric services. The tenant must ensure that the utility account is transferred into their name upon moving in. Failure to transfer the account within a reasonable timeframe will result in the park owner paying the utility bill on the tenant's behalf, and the tenant will be charged back for the full cost. Should the tenant fail to transition the account into their name for more than two consecutive months, this will be considered a default of the lease agreement and may result in eviction proceedings. Additionally, all tenants will be responsible for water utility charges.

E. OCCUPANCY

1. Owner Occupancy

Homes must be owner-occupied, and all additional occupants must be approved by Management.

2. Additional Occupants

All individuals over the age of 18 who plan to reside in the home must receive approval from management.

3. Visitors

Visitors may stay overnight for no more than 7 consecutive days or a total of 21 nights per year or without applying as additional occupants. Tenants are responsible for their visitors' conduct.

4. Death of a Tenant

If a tenant dies, the estate or co-tenant becomes responsible for tenancy terms, including rent payment. Transfer of the home is subject to approval and compliance with these Rules.

5. Emergency Inspection of Premises

Management may enter a lot in emergencies for safety reasons or if a home is abandoned. Entry is limited to ensuring safety and compliance with park standards.

6. Extended Absence from Community

Tenants absent for more than 30 days must notify Management of arrangements for home and lot care, and Management reserves the right to perform necessary work at the tenant's expense.

7. Conditions for Minors

To ensure public safety and comfort, the maximum number of occupants in a home shall be limited to two people per bedroom in the home. A homeowner must notify the park owner within 10 days of the birth of any child who will be living in the manufactured home.

F. CONDUCT OF TENANTS

1. Prohibitions

Prohibited activities include but are not limited to:

- Loud parties, fireworks, and disorderly conduct
- Unauthorized alterations to park infrastructure
- Storage of flammable or hazardous materials
- Unauthorized business operations within the park
- Skateboards, bicycles, wagons or similar devices, used for jumping, used to go over ramps or used in any other dangerous or hazardous manner are not allowed.
- Trespassing on lots that are leased to other tenants or vacant lots within the park
- Peddling, soliciting or commercial enterprise is allowed in the park

- Use of Paintball Guns within the park
- Tampering with park fuses, electric service connections or other utilities.
- Hunting on any park property is prohibited
- Skating Rinks are prohibited.
- Skateboards, bicycles, wagons, or similar devices are not to be towed behind vehicles.
- Any other activities deemed dangerous or hazardous may be prohibited at the discretion of the Park Owner.

2. Firearms

Firearms must be unloaded and are not to be discharged in the park. Firearms may only be transported directly to and from vehicles. Any violation of state or local firearms ordinances by any tenant or guest or any police action against a tenant may result in eviction from the park.

3. Assault or the Threat of Assault

Assault or threats of assault against anyone, including park employees, will result in immediate termination of tenancy. Actions by any person of any nature, which may be dangerous or create a health and or safety problem or disturb others, are not permitted. This includes but is not limited to any unusual, disturbing, or aggressive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude boisterous, objectionable, or abusive language or conduct.

4. Quiet Hours

Tenants and their guests shall conduct themselves in a reasonable manner. Quiet hours are from 10:00 PM to 8:00 AM. Audible noise outside the home during these hours is prohibited.

5. Dealing with Neighbors

Tenants are encouraged to resolve disputes amicably. If unresolved, contact Management or local authorities as appropriate.

6. Community Infrastructure

Community infrastructure, such as storm water basins, is off-limits for recreational use.

7. Areas under Construction/Vacant Lots

Vacant lots and areas under construction are off-limits to tenants and their guests.

8. Trash

Trash must be placed out only on collection day and stored in approved containers. Once the trash is collected, all containers must be moved to the back of the lot out of view of the street.

9. Exterior Washing

Biodegradable products must be used for exterior washing of homes or vehicles.

10. Sex Offenders

Individuals convicted of sex offenses are prohibited from residing in or visiting the park.

11. Delivery Vehicles

Delivery vehicles violating park rules may be prohibited from future entry.

12. Fire Pits

No open fires are allowed, burning of leaves or rubbish; however, a properly constructed fire pit or chiminea, at least 20' from the house and accessible from a garden hose may be approved by the park owner upon request. Any complaints from other tenants deemed reasonable by park management will void this use.

13. Supervision of Minors

Children are not permitted to play in the streets, run through other tenant's properties without permission, or create disturbances in common areas. Tenants are fully responsible for the behavior and actions of their children and any visiting children. Children should conduct themselves in a quiet and respectful manner, ensuring that their activities do not disrupt the peaceful enjoyment of the park for other residents. Failure to supervise children appropriately or allowing disruptive behavior will be considered a violation of park rules and may result in enforcement actions.

G. PETS AND OTHER ANIMALS

1. Allowable Pets

Two (2) household pets (dogs or cats) are allowed per household, subject to Management approval and compliance with local ordinances for proof of licensing and vaccinations must be provided.

2. Indoor Pets

No more than two (2) small caged animals such as birds, fish, gerbils, guinea pigs, or similar pets may be kept indoors without registration.

3. Consent of Management

Pets must receive prior approval from management. Tenants are responsible for any damages or disturbances caused by their pets.

4. Excluded Animals

Prohibited animals include wild or exotic species, farm animals, reptiles, venomous creatures, and others deemed dangerous. Including but not limited to; fowl, horses, sheep, goats, pigs, reptiles, vermin, outdoor cat, ferret, rabbit, scorpion, tarantula, or any other pet except those specifically permitted or approved by the park owner at the owner's sole discretion.

5. Breeds Considered Vicious

Pets of breeds considered vicious by the Park's insurance company require proof of coverage under the tenant's homeowner policy.

6. Owner Control

Pets must be under the owner's control at all times and not left unattended outdoors. Pets are not allowed in recreational facilities or park buildings. Pets must be on a leash at all times when outside and not tethered. Any pet running loose in the park may be impounded at the tenants expense. No dog runs, outdoor pens, cages, barns, "houses," or any other type of temporary or permanent structure for the shelter or care of pets will be permitted.

7. Barking/Howling

Excessive barking or howling that causes disturbance to others may result in the removal of the pet from the park.

8. Waste

All pet waste must be promptly collected and disposed of properly, whether in common areas or on individual tenants' lots.

9. Nuisance

Pets deemed hazardous or a nuisance must be removed from the park.

10. Pets Belonging to Guests/Visitors

Tenants are responsible for ensuring that any pets brought into the park by their guests or visitors adhere to the same rules and regulations as resident pets.

H. CONDITION OF HOMES

1. Home Criteria

Homes must comply with HUD standards and park criteria, including minimum size and condition requirements. If any portion of the mobile home or its accessory structures or equipment is damaged, the repairs must be completed within two [2] weeks. This includes but is not limited to damage to the siding, awnings and supports, downspouts, stairs, decks, skirting, porches, windows, or storage sheds.

2. Allowable Improvements

No utility buildings, carports, room additions, awnings, screens, skirts, lighting, steps and/or other improvements shall be erected until required building permits are obtained and/or management has provided written consent. Improvements shall be constructed by a reputable builder/supplier in compliance with all-applicable laws, codes and ordinances. Work must be completed within 30 days from start date.

3. Lot Definition

Lot boundaries are defined by natural or man-made landmarks and must be respected by tenants.

4. Home Maintenance: Tenants are required to maintain their mobile homes in a condition that meets all health and safety standards. This includes ensuring the home is weather-tight, with repairs made promptly.

Roofs - All roofs on mobile homes must be kept in good repair, free from damage, and fully intact. Roofs must not have missing, broken, or loose shingles, panels, or other roofing materials. Roofs should be free of leaks, holes, or any signs of deterioration that could affect the safety, functionality, or appearance of the home. Temporary repairs, such as tarps, plastic covers, or other non-standard materials, are not permitted and must be replaced with permanent, appropriate repairs promptly. Roofs must be regularly maintained to prevent issues such as water damage, mold, or structural concerns. Temporary fixes like tarps are only allowed for 21 days. Failure to maintain roofs in accordance with these requirements will be considered a violation of park rules and may result in fines or other enforcement actions as outlined in the community rules and regulations.

Siding - All siding on mobile homes must be kept intact, in good repair, and free from damage. Siding must not be broken, cracked, missing, or improperly installed in a way that affects the appearance or structural integrity of the home. Tenants are responsible for ensuring that all siding is securely attached and maintained to prevent gaps, warping, or deterioration. Repairs or replacements of damaged siding must match the existing materials in color and style, maintaining a uniform appearance. Any temporary fixes, such as tape, plastic coverings, or other non-standard materials, are prohibited. Failure to maintain siding

in compliance with these requirements will be considered a violation of park rules and may result in fines or other enforcement actions as specified in the community rules and regulations. Mobile homes must be periodically washed and/or painted as may be necessary to maintain an attractive appearance.

Windows - Windows must not be broken, cracked, boarded up, or covered in any way that impedes their intended use or appearance. Windows should be equipped with proper hardware, including locks and latches, to ensure they can be opened and closed securely. Coverings such as boards, plastic sheeting, or other non-standard materials are strictly prohibited. No window hangings that may be deemed offensive or otherwise inappropriate to the general public. Tenants are required to maintain all windows in a clean, clear, and undamaged condition that aligns with park standards. Failure to maintain windows in compliance with these requirements will be considered a violation of the park rules and may result in fines or other enforcement actions as outlined in the community rules and regulations.

Skirting - All mobile homes must have skirting that is properly installed, fully intact, and well-maintained. Skirting must be free from damage such as cracks, holes, or missing sections, and should be securely attached to prevent any gaps or sagging. The skirting must match in color and material to provide a uniform and aesthetically pleasing appearance. Temporary fixes, such as tape, boards, or other non-standard materials, are not permitted. Skirting should be regularly inspected and repaired promptly to prevent issues such as pest intrusion, weather damage, or structural concerns. Failure to maintain skirting in compliance with these standards will be considered a violation of park rules and may result in fines or other enforcement actions as specified in the community rules and regulations.

Decks - All decks attached to mobile homes must be kept in good repair, structurally sound, and visually appealing. Decks must be free from damage, including broken or rotting boards, loose railings, or missing components. All decks must be constructed with appropriate materials and in compliance with local building codes and park standards. Repairs or additions must match the existing structure in design and material to maintain a consistent and uniform appearance. Decks must be kept clean, free of clutter, and properly maintained to prevent safety hazards such as slips, trips, or falls. The use of temporary fixes, such as makeshift supports or non-standard materials, is prohibited. Failure to maintain decks in accordance with these requirements will be considered a violation of park rules and may result in fines or other enforcement actions as outlined in the community rules and regulations.

Plumbing - Plumbing is to be kept in good repair and plumbing leaks in or under a home are to be repaired immediately by the tenant. The park owner reserves the right without notice to temporarily shut off the water supply to a home or area of the park if a water leak exists wherever such action is deemed by the park owner to be in the best interest of the park. Park Owner shall not be liable for any damage to the manufactured home or its contents due to interruption or resumption of any utilities.

Sheds - All sheds on mobile home lots must be properly installed, maintained in good condition, and kept in compliance with park standards. Sheds must be free of damage, including rust, rot, holes, or missing components, and should be securely anchored to prevent movement or collapse. Only one shed per lot is permitted, and it must be of a size, style, and color approved by Management to ensure uniformity and aesthetic consistency throughout the park. The placement and installation of sheds must comply with all local building codes and receive prior written approval from Management. Sheds are to be used for storage purposes only and must not be used for habitation, business, or any illegal activities. All sheds must be kept clean, free of clutter, and organized to prevent safety hazards. Any repairs or replacements must be made promptly to maintain the shed's integrity and appearance. Failure to maintain sheds in accordance with these requirements will be considered a violation of park rules and may result in fines or other enforcement actions as specified in the community rules and regulations.

6. 911 Compliance

The space address of each mobile must be clearly displayed in numbers measuring between five inches (5") and six inches (6") tall and located in such a way that they are clearly visible to emergency vehicles.

7. Pest Control and Infestations

Tenants are responsible for maintaining their mobile homes and lots free from pest infestations, including but not limited to rodents, insects, termites, bedbugs, and other vermin. If an infestation is detected, the Tenant must promptly take action to eradicate the pests and prevent the spread to neighboring homes. This includes hiring professional pest control services if necessary and adhering to all recommended treatments and preventive measures. Tenants must immediately notify Management of any infestations that pose a risk of spreading to other homes. Failure to address pest infestations in a timely and effective manner, or any actions that lead to the spread of pests to other homes, will be considered a violation of park rules. Such violations may result in fines, additional charges for necessary pest control services, or other enforcement actions as outlined in the community rules and regulations. Persistent failure to control infestations may result in termination of tenancy.

I. CONDITION OF LOTS

1. Landscaping - Tenant shall keep grass mowed, trimmed and neat on their site at all times. Grass and weeds shall be removed from around home, trees, shrubbery and gardens. Tenants shall make arrangements for lot maintenance to be performed in their absence (i.e. vacation). Should a Tenant fail to comply for a period of one (1) week following written notice from the park owner, the park owner may perform the work and bill the tenant for reasonable services rendered. Such bill shall be deemed to be additional rent hereunder, due and payable on demand in accordance with the terms set forth. No Tree limbs are to be cut without written permission of the park owner. Existing trees or shrubs may not be removed without prior written approval. Vegetable gardens must be approved by the park owner. All landscaping equipment must be kept in a shed or home when not being used.

2. Snow Removal - Tenants are responsible for promptly removing snow and ice from their driveways, walkways, porches, and steps to ensure safe access. Snow and ice should be cleared soon after accumulation using appropriate tools and materials. Sand or salt may be used sparingly to prevent slipping. Failure to maintain these areas free of snow and ice will be considered a violation of park rules and may result in fines or other enforcement actions. Tenants should arrange for assistance if unable to perform snow removal themselves. All snow removal equipment must be kept in a shed or home when not in use.

3. Fencing - No fencing is permitted on the property without prior written approval from Management. All proposed fences must meet park standards for appearance, height, and materials and must comply with local regulations. Unauthorized fencing will be considered a violation of park rules and may result in removal at the Tenant's expense.

4. Rubbish/Trash - All rubbish shall be in containers and shall be covered at all times, and kept out of sight from road fronting the manufactured home. Trash will be picked up weekly in front of the tenant's lot. All trash shall be held in enclosed containers. Containers should be removed the same day as the pickup. Dumping of any materials near storage areas, over fences, or in wooded or treed areas is strictly prohibited. Composting on individual lots is not allowed. All trash, debris, and waste must be disposed of properly in designated trash containers or collection points. Improper disposal of waste will be considered a violation of park rules and may result in fines or other enforcement actions as outlined in the community rules and regulations.

5. Storage - Storage of any items is strictly prohibited underneath homes or decks. Storage of any items other than a trash bin and grills during season is strictly prohibited.

6. Prohibited Items on Lots -

- Unregistered or Inoperable Vehicles – Including cars, motorcycles, RVs, trailers, or boats.
- Large Recreational Equipment – Such as trampolines, swing sets, skating rinks, or above-ground swimming pools.
- Tents or Temporary Shelters – Including pop-up tents, canopies, or makeshift structures.
- Appliances and Furniture – Indoor furniture, refrigerators, washers, dryers, or other household - appliances.
- Construction Materials – Lumber, bricks, cement bags, tools, or any construction debris.
- Hazardous Materials – Including flammable liquids, chemicals, or other hazardous substances.
- Excessive Lawn Decorations – Including but not limited to large statues, fountains, or items deemed excessive by Management.
- Loose Firewood – Firewood must be neatly stacked and stored at the rear of the home.
- Litter or Debris – Loose Trash, yard waste, or any discarded items that detract from the park's appearance.
- Unapproved Fencing – Any fencing not approved by Management.
- Animal Pens or Kennels – Outdoor pens, cages, or runs for pets.
- Large Toys and Play Equipment – Such as plastic playhouses, slides, or other bulky children's play items.
- Inflatable Structures – Including inflatable pools, bounce houses, or other temporary inflatables.
- Satellite Dishes or Antennas – Placed on the ground rather than mounted according to park guidelines.
- Junk - Piles of lumber, rushing materials, tires, mattresses, boxes, equipment of any kind.
- Work Trailers - Stored on lots containing any of the above items.

7. Signage

No signs allowed in the park, included but not limited to "Yard Sale", "Garage Sale", or "Auction" type signs. No more than two (2) "For Sale" signs of reasonable size will be permitted, but must be approved by the park owner.

- Signs must be displayed only in windows or attached to the side of the home in a manner that does not significantly detract from the appearance of the park. The sign must include information such as "For Sale" and the seller's phone number.
- "For Sale" signs must be removed within twenty-four (24) hours once the home is no longer available for sale. All "For Sale" signs must be registered with management.

J. UTILITIES

1. Water

Water services are provided by the local utility, and each home is equipped with an individual meter installed by the Park Owner. Meters are read on the 15th of each month. Tenants will be billed based on their actual utility usage, and these charges will be added to their account. Utility bills will be considered additional rent and must be paid along with the following month's rent. Tenants are encouraged to regularly check for leaks and maintain their plumbing to prevent water waste and potential damage. The Park Owner monitors water usage and detects leaks. It is the Tenant's responsibility to promptly repair any leaks that occur above the meter, including all pipes, fixtures, and connections within the home. The Park Owner is responsible for repairing leaks that occur below the meter, including all underground lines from the point of connection to the home.

Tenants are required to heat tape and insulate all exposed water lines, meter pits, meters, and valves to prevent freezing. If any part of the community's water line, meter, or shut-off valve breaks due to freezing caused by the Tenant's failure to properly insulate, the Tenant will be responsible for the cost of replacement, including time and materials. The Park Owner will only repair or replace lines, valves, and meters that are the Owner's responsibility.

If the Park Owner detects a leak, the tenant will be notified immediately and is expected to repair the leak within 48 hours of notification. Failure to address the leak within the allotted time may result in the Park Owner turning off the water supply to the home until the necessary repairs are made. Emergency maintenance rates may apply.

Non-compliance with this policy, including failure to pay water bills, will be considered a violation of park rules and may result in fines, termination of the lease, or eviction as outlined in the community rules and regulations.

If a homeowner is found to be using excessive water—defined as an average of over 300 gallons per day on a consistent basis — or if they fail to promptly repair leaks, the park owner reserves the right to bill the tenant for additional water usage based on meter readings. This additional charge will reflect the overage beyond normal usage and will be billed in conjunction with the monthly statement.

2. Sewer

Tenants are responsible for maintaining their sewer connections in proper working order and ensuring that all waste lines remain clear and free of obstructions. Tenants must avoid disposing of inappropriate materials into toilets, sinks, or drains that could cause blockages or damage to the sewer system. Prohibited items include, but are not limited to, grease, oils, cooking fats, coffee grounds, sanitary products, diapers, wipes (even if labeled flushable), paper towels, cotton swabs, dental floss, hair, medications, chemicals, paint, and any non-biodegradable items. Tenants should only dispose of human waste and toilet paper in the sewer system.

In the event of a clog or backup caused by improper use, the Tenant will be responsible for all associated repair costs, including any damage to the park's infrastructure or neighboring properties. Tenants are required to promptly report any sewer issues to Management and must cooperate with park personnel or authorized contractors to resolve the problem. Failure to properly maintain sewer connections or causing damage due to prohibited items will be considered a violation of park rules and may result in fines or other enforcement actions as outlined in the community rules and regulations

3. Electric

The Park Owner is responsible for maintaining and repairing all electrical connections up to the outside disconnect located near the meter of each home. This includes the underground wiring and any equipment leading to the disconnect point. Tenants are responsible for the maintenance and repair of all electrical components from the disconnect to and within their homes, including all internal wiring, outlets, fixtures, and appliances. Any issues or repairs needed beyond the disconnect point fall under the Tenant's responsibility. Tenants must promptly address any electrical problems within their homes to ensure safety and compliance with park standards.

4. Cable, Satellite, Telephone, and Internet Services

Homeowners have the option to elect or discontinue the use of cable television, satellite television, telephone, and internet services, where available. These services are provided at the discretion of the homeowner and are not mandatory for residency in the mobile home park.

5. Taxes

Tenant agrees to pay all taxes accruing to the town when due and shall produce a receipt for it upon request of park owner. Upon the Tax Collector's notification to the park owner that a homeowner is behind in taxes assessed against the manufactured home, park owner will notify the homeowner and allow fifteen (15) days for a response in writing committing the tenant to pay the taxes and all other charges within ninety (90) days. If taxes are still unpaid by the tenant after the promise to pay date, the park owner will proceed under New Hampshire law.

K. MOTOR VEHICLES

1. Speed Limit

The speed limit on all park roads is 10 miles per hour (10 mph), provided weather conditions allow. All tenants and guests are required to follow this speed limit.

2. Vehicle Registration and Information

All tenants must provide the Park Owner with current information for each vehicle they own or regularly use within the community. This information must include the make, model, color, and license plate number of all vehicles, including cars, motorcycles, trucks, and any other motorized vehicles.

- Initial Registration: Upon signing the lease or moving into the community, tenants are required to register all vehicles with Management. This information must be provided in writing and kept up to date at all times.
- Updates and Changes: Tenants must notify Management in writing of any changes to their vehicle information within 10 days of the change, including the acquisition of new vehicles, changes in license plate numbers, or disposal of previously registered vehicles.
- Parking Permits: Management may issue parking permits or stickers to registered vehicles. These must be displayed in a visible location as directed by Management.
- Unregistered or Unauthorized Vehicles: Vehicles must be registered, inspected, and kept in operable condition. Any unregistered, unreported, or unauthorized vehicles found on park property may be subject to fines, towing at the owner's expense, or other enforcement actions as outlined in the community rules and regulations.
- Commercial Vehicles: Tenants are not allowed to keep commercial vehicles or any vehicles other than passenger cars, personal pickup trucks, vans, motorcycles, and motorized scooters that are licensed for highway use
- Responsibility for Visitors: Tenants are responsible for ensuring that their visitors also comply with parking regulations and do not park unregistered or unauthorized vehicles within the community. Tenants may be held accountable for violations committed by their visitors.

3. Automobile Repairs

Repairing of vehicles in the park is not permitted with the exception of emergency services.

4. Recreational Vehicles

Recreational vehicles, unlicensed vehicles and off-road vehicles, including but not limited to boats, trailers, motor scooters, trail bikes, mini-bikes, snowmobiles, and motorized go-carts, are not permitted to be operated in the park for recreational purposes.

(A) Snowmobiling is prohibited within the park. All snowmobiles must be transported on trailers when entering or leaving the park property.

(B) Other off-highway vehicles, such as mini-bikes or dirt bikes, are not allowed to be used in the park.

5. Parking

Park only in your own space. Tenants are NOT permitted to park in the guest parking areas, in vacant spaces, on other mobile home spaces or other common land. Vehicles violating these policies will be towed at owners' expense.

- Parking is provided at your residence for two (2) vehicles only, all vehicles must be parked in driveways and not on grass.
- Motorcyclists are not permitted to joyride around streets. Tenants and guests with such vehicles must obey all rules and regulations as established for vehicles.
- No parking is allowed within 10 feet of a park fire hydrant.
- All vehicles must stay on paved roads, driving on lawns is prohibited.

L. REPLACEMENT/REPAIR OF HOME DUE TO FIRE OR ACT OF GOD

1. Notice to and Approval of Management

If the manufactured home or the surrounding outbuildings/appurtenances are damaged by fire, windstorm or other acts of nature/causes, the tenant shall either remove or repair the manufactured home and/or appurtenances within a reasonable time or the park owner will do so at the tenant's expense. The tenant shall notify Park Management of plans to repair or remove the damaged home within thirty (30) days.

2. Repair of Home

Notice shall contain information, which demonstrates that the tenant has, or will have as a result of receipt of insurance proceeds, sufficient assets to restore the manufactured home to the standards set forth hereunder, and repairs required to restore the

manufactured home will be completed within sixty (60) days of the damage. The park owner may allow a longer period for such repair if the tenant demonstrates that insurance proceeds to effect such repairs will be forthcoming without reasonable delay.

M. TRANSFER OF HOMES OR LEASE TERMINATION

1. Requirement of Full Payment

All rent and fees must be paid in full before a home can be sold or transferred.

2. Sales of Manufactured Home/Requirements for Sale:

- The tenant shall notify the park owner in writing of the intention to sell the manufactured home, before placing the "For Sale" sign thereon.
- All rent and fees must be paid in full before a home can be sold or transferred
- New buyer must submit a park application for approval by the park owner.
- Tenants shall permit the park owner to inspect the home, to determine that it is safe, sanitary and in conformance with aesthetic standards. If the home does not conform to the standards of the park, the park owner will submit in writing within five(5) days of the inspection, necessary repairs or modifications to proceed with the sale of the manufactured home.

3. Termination of Lease

If a Tenant wishes to terminate the lease, they must choose one of the following options:

Sell the Home to a Qualified Buyer: The Tenant may sell their home to a qualified buyer who meets the park's approval criteria. The buyer must apply and be approved by park management as a new Tenant before the sale is finalized. The Tenant must provide proof of title transfer to the new buyer by submitting a copy of the updated title to the park. The home must meet all park standards for condition and appearance.

Sign the Title Over to the Park Owner: The Tenant may offer to transfer the title of the home to the Park Owner, but the Park Owner has the sole discretion to accept or decline the home. The Park Owner will only accept homes that are in good condition and meet all park standards. If the Park Owner does not agree to accept the home, the Tenant must either sell the home to a qualified buyer or remove the home from the lot.

Remove the Home: The Tenant is responsible for removing their mobile home from the lot. The home must be completely removed, including any foundations, skirting, and utility connections, and the lot must be left in clean and orderly condition. If the home is not habitable or does not meet park standards, it must be hauled away or demolished at the Tenant's expense.

4. Removal of Manufactured Home

All manufactured home charges related to lot rent, utilities and taxes shall be paid in full before moving or selling the manufactured home. The site must be left clean or a reasonable cleaning charge will be assessed. Tenant shall give a 30-day notice to the park owner before vacating the site. Failure to give such notice will obligate residents for an additional month's rent.

N. ABANDONMENT OF HOME

1. Abandonment

Tenants shall not vacate or abandon the manufactured home and/or site at any time during the rental agreement. Absence for one (1) month or longer without paying rent shall be deemed abandonment, and cause for surrender of the site and of the manufactured home. If a tenant shall abandon, vacate or surrender said manufactured home and /or site or be dispossessed by process of law, or otherwise, any personal property (including any manufactured home on said space) belonging to the tenant and left in the park shall be deemed abandonment at the option of management. In the event of such abandonment of a manufactured home owned by a tenant, the park owner may remove or cause to be removed the tenant's manufactured home from the site and arrange for storage of the same at the tenants' expense. Upon removal, the tenant's claim to the lot site terminates. Neither the park owner, its employees, agents or representatives nor the mover shall be liable for any damage to the manufactured home or its contents due to interruption or resumption.

O. COMMUNITY FEE SCHEDULE

Lot Rent	Per Lease	Water Utility Charge	Per Actual Usage
Returned Check Fee	\$50.00 / occurrence	General Violation Fee(s)	\$50.00 / occurrence
30 Day Demand for Lot Rent Fee	\$15.00 / occurrence	Credit Card and Debit Card Payment Fee	3%
Late Fee - After the 7th of Each Month	\$75.00 / occurrence	Application Fee - Required for Applicants 18+	\$50.00 / Each
Hourly Maintenance Fee (Minimum)	\$75.00 / an hour	Automobile Fees	\$20.00 / Per Vehicle
After Hours Maintenance Fee will be determined based on vendors actual hours costs.	TBD	Electronic Funds Transfer Fee (ACH Payment)	\$0.00

Notes:

All fees are due and payable with the monthly rent. Failure to pay fees may result in additional fines, penalties, or termination of tenancy.
 Violation fines are based on the severity of the infraction. Repeated violations may result in increased fines or eviction.
 Emergency maintenance rates apply outside regular maintenance hours or in situations requiring immediate attention.
 Unregistered or unauthorized pets may result in additional fines or removal from the park.
 Late rent fees are applied after the 7th of each month. Continued failure to pay rent on time may lead to termination of tenancy.
 Utility charges are based on actual usage and are billed retroactively each month.
 Additional charges may apply for services not listed in this schedule.

P. ACKNOWLEDGMENT

By signing below, the Tenant acknowledges that they have received and thoroughly read both the park rules and regulations and the lease agreement in their entirety. The Homeowner or Tenant agrees to comply with all park rules, including the specific provisions related to the resale of manufactured homes within the park. All adults residing in the home are also subject to these rules and regulations. Additionally, the Homeowner acknowledges that any attorney's fees or collection costs incurred to collect rent or enforce compliance with these rules will be their responsibility. Any situation not specifically covered by these rules and regulations shall be decided at the sole discretion of park management, and compliance with any such decision is required within sixty (60) days of written notice.

Tenant Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____

Agent for Litchfield Estate's Signature: _____ **Date:** _____