

T. Park Rules & Regulations 2024

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.

T. Park Rules & Regulations 2024

I. General

A. All rents are payable in advanced by the first of each month. Anyone who does not have rents paid by the 10th of each month will be charged a 10% late fee. Checks or money orders can be made to T. Park Realty.

B. Rent can be placed in the black box located at the top of the street where the mail boxes are, or mailed to T. Park Realty, P.O. Box 359, Hampton Falls NH 03844.

C. In the event a rent check has been bounced by the bank. Management will charge a \$45 fee along with that months rent. Once a check has been bounced T. Park will only accept a check or money order.

D. Residents will be notified of any increases and charges by first class mail service at least sixty (60) days prior to the increase. The notice will be mailed to the address at the park or what is on file.

E. The resident must keep the management updated on current mailing address and contact information.

F. To the extent permitted by law and contract, T. Park Realty shall have a legal possessory lien on the tenant's home located within the park for any unpaid rent, including late charges, assessment of damages cause by tenants or residents or guests, and unpaid town taxes, and any other recoverable expenses under these rules and regulations. Residents shall not remove or sell such home without making full payment of all such rent, charges, and damages. This lien is based upon the New Hampshire Law and also based on general contractual principles.

G. T. Park / Adams Village is an OWNER OCCUPIED park. Renting of homes will not be permitted. Owner occupied means the person/persons on the deed, will be occupying the home at all times. There are several scenarios, each should be brought to the attention of management and will handle accordingly.

H. No peddling, soliciting, or commercial enterprise is permitted in the park except with written approval of the management. Residents company signs may NOT be posted.

I. Disorderly conduct, abusive language, noisy disturbances, or disregard of the rules and regulations will not be tolerated.

J. Parents will be held responsible for any damage caused by their children. Tenants will be responsible for their guests and pets.

K. T. Park Management reserves the right of access onto all lots at all times for the purpose of inspection and utility maintenance.

T. Park Rules & Regulations 2024

L. T. Park will not be responsible for accidents, injuries or loss of property by fire, theft, wind, floods or other natural acts which are beyond its control.

M. T. Park shall be notified immediately of any hazardous conditions which are known to be a violation of these rules and regulations. Tenants shall be responsible for the cost of clean up.

N. Every resident shall be responsible for any violation of these rules and regulations by a member of his family or guest.

O. T. Park reserves the right to alter these rules and regulations as circumstances require, upon seven (7) days prior to written notice to residents.

P. Fireworks are prohibited on the park property and the areas around the park.

Q. Fire pits and outdoor fires are NOT allowed.

R. There is NO hunting or discharging of fire arms on the property.

S. Commercial or political signs are prohibited. Management shall have the right to remove such signs.

T. If there is a death of an owner. T. Park must be notified ASAP.

U. New owners or transfers must meet with T. Park for approval and agree to all park rules.

V. For deed transfers, new owners or sales. There is a \$100 Landowners consent fee.

II. Mobile Home Lot

A. Lots may be inspected periodically by management.

B. No changes, alterations, or additions to mobile home lots may be made by the resident without written approval of the management. Skirting, porches, awnings, and other additions, if approved by management, shall be maintained in good repair by residents.

C. The resident shall be responsible for proper placement of their mobile home on their foundation stand and proper installation of all utility connections in accordance with the instruction of management and Town of Seabrook.

D. T. Park will supply utility connections to each lot; each resident shall be solely responsible for the proper connection of the utility connection from their mobile home. No occupant shall tamper with or alter the utility connection owned by the park.

T. Park Rules & Regulations 2024

- E.** Connection to the park owned utility should be made with all applicable regulations.
- F.** If a lot is neglected, T. Park management reserves the right to take over its care and bill the resident the cost of maintenance.
- G.** The resident is responsible to keep the grass, bushes, and other plants on their lot mowed and trimmed at all times. This includes around electrical meters.
- H.** The residents yard **MUST** be kept free of clutter. Maximum of 4 lawn ornaments. If T. Park management finds yards non compliant, residents will be notified.
- I.** The resident is responsible to keep their driveway, sidewalks, etc cleared of snow and ice.
- J.** T. Park will keep park roads passable year round. No tenant has the right to alter or obstruct the construction, repair, or clearing of the road. All roads are private roads for the use of residents, their invitees, and management only.
- K.** During the winter months and snow storms, residents **MUST** park all vehicles in their driveway out of the road. If a vehicle is in the away of the plow truck, the vehicle will be towed at vehicle owner's expense.
- L.** All resident water pipes and connections shall be frost proofed by the resident. Any damage cause to the park water lines or mobile home water system, because of frost or water lines freezing of resident water pipes and connections shall be repaired at the tenants expense. The management reserves the right to have park property repair in such instances and bill the tenant.
- M.** All shed size, construction and placement **MUST** be approved by T. Park and a building permit must be obtained from the Town. Average shed size is 10' x 10' or smaller.
- N.** All homes with old oil tanks, upon the need to replaced will be replaced with a double barrel oil tank. When a home goes up for sale, before the landlord will consent to the sale, the homeowner must replace the old oil tank with a double barrel tank.

III. Cars, Trucks, Trailers and Other Vehicles

- A.** Vehicles shall be parked only driveways. Vehicles shall not be parked in or along park roads.
- B.** No boats, travel trailers, campers, construction trailers or such equipment shall be stored on individual lots.

T. Park Rules & Regulations 2024

C. No un-inspected, unregistered and broken down vehicles will be permitted in the park for more than thirty (30) days. Vehicles not removed by owner in this time period will be notified. If vehicle is yet to be removed T. Park will seek legal actions. Residents are responsible for all fees that T. Park incurred.

D. Snowmobiles, ATV's, children's toy scooters, and other recreational vehicle must NOT be used within the park limits, including in the woods surrounding the park.

E. Registered motorcycles and street legal scooters may be used as normal transportation in and out of the park.

F. Small repairs on motor vehicles is permitted, as long as they are completed in the same day.

G. T. Park discourages the changing of vehicle fluids. If a resident changes fluids and there is a spill, the resident is responsible for the clean up and costs.

H. Commercial vehicles are prohibited from being kept overnight or on the property. Examples, tow trucks, oil trucks, delivery trucks, moving vehicles, ect. Passenger vehicles only including light trucks known as pick up trucks as defined in New Hampshire Revised Statutes Annotate 259:80, 259:50 and 259:63 and having a maximum gross vehicle weight of 5,000 pounds.

IV. Animals

Dogs: Residents are allowed to have ONE dog only, not weighing more than 50lbs. Pet breeds that are not allowed are Pitbulls, German Shepards & Doberman pinscher's.

Cats: Residents are allowed to have 2 indoor cats.

A. Residents must provide management with their dog information & copy of annual town dog license.

B. Outdoor only pets are prohibited.

C. No livestock or non-domesticated animals may be kept in the park.

D. Dogs MUST be leashed at all times in the park and in the walking trails. This is also a Town of Seabrook Law.

E. Pet owners must pick up after their animals, on their lots and in the park.

T. Park Rules & Regulations 2024

F. Noisy, unruly, violent and animals getting loose, will not be tolerated. Resident will receive a written warning. After warning is given and if the problem continues, the resident will be asked to surrender the animal.

G. All animals must follow the rules and regulations of The Town of Seabrook. Animals that require rabies shots must be kept up and animals that require registering with the town must be done also.

H. The Town of Seabrook Animal Control Officer has the right to be in the park checking animals.

VI. Solid Waste Disposal

A. Residents shall provide their own garbage cans. Limit 2 per house.

B. All garbage must be in plastic bags and placed in garbage containers. Containers must be tightly covered, to prevent animals and rain entering.

C. Space under the mobile home shall not be used for storage of any nature.

D. Any large household items exceeding the 2 barrel limit, will not be taken by the garbage company. Please obtain a dump permit from the town.

E. Yard Material: Do not dump at the trail head in the back of the park. All material needs to be taken to the dump.

VII. Recreational items

A. NO Trampolines

B. NO Pools of any kind

C. Basketball hoops may be placed in a driveway and out of the road.

These rules will be strictly enforced and no one will be grandfathered. These three rules also come from the insurance company. No individual insurance policies will be allowed in order to keep such items.

VIII. Miscellaneous

A. T. Park Residents must abide by all rules and regulations of the Town of Seabrook has. If there are questions please visit the Town of Seabrook.

B. If T. Park has to obtain a lawyer for any reason regarding rules, regulations or rent the resident is and will be responsible for the legal fees.

C. The walking trails & woods are for the enjoyment of T. Park Residents only. Dogs must be kept on leashes and no hunting or fire arms are allowed.

T. Park Rules & Regulations 2024

D. Roads at all times must be passable for emergency personnel.

E. Complaints: If you wish to file a complaint. 1. You must be an owner. 2. In order for a complaint to have an action taken the complaint **MUST** be dated and have a name & phone number so we may contact you with further questions. If no information is given the complaint will not be addressed.

Thank you for following the rules.

Alexis Garrant
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