

Ware Oakwood, LP

IMPORTANT NOTICE REQUIRED BY LAW

The rules set forth below 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 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 required 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 notice 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.

**Oakwood Mobile Home Park
51 Monson Turnpike Road
Ware, Massachusetts 01082**

SECTION I: RULES, REGULATIONS, AND PROVISIONS

These Rules and Regulations have been prepared with a view to serving the best interests of all residents of the Park in order to maintain a well-kept, attractive Park of which the owners, residents, and the Town may be proud.

SECTION II: RATES

All Rents and Leases are due and payable on the 1st of the month. No monies due are to be unpaid beyond the 10th of the month. Any tenant with monies unpaid after the 10th of the month is to be considered delinquent. Any checks used as payment for Rents or Leases and not cleared for payment for any reason will be considered as delinquent.

SECTION III: SPECIFICATIONS

1. The Mobile Home will be placed on cement blocks or piers, level, hooked up to Water, Sewerage, Electricity, and Gas where applicable, with necessary provisions made for a Fuel Oil Tank with appurtenances to the Furnace. Cost of Gas, Oil, Electric, plus necessary hook-ups will be borne by resident. Cost of all Utilities will be paid by resident with the exception of Sewer and Water which will be provided by the Park.
2. A parking area to accommodate 2 cars will be provided.
3. The lot will be graded and initially seeded.
4. All streets will be furnished by the management.
5. Rubbish will be collected free of charge; all trash must be placed in plastic bags and placed in proper collection box or container by 3:00 p.m. of appointed collection day.
6. All streets will be plowed of snow by management, however, the removal of snow from driveways and walks will be the responsibility of the resident.
7. All Grass cutting and Lot Maintenance will be the responsibility of the resident.

SECTION IV: MOBILE HOME SPACES

1. The park attendant or manager will supervise in completing the water connections and insulation of the water line for drinking protection.
2. At no time should the sink drain directly on the ground, nor should water be thrown on the ground or any area.
3. Each mobile home space can be arranged in an attractive manner to suit the occupants so far as the lawn, flowers, and shrubs are concerned, but any type of shrubbery or temporary or permanent building or masonry work must be approved by the

management, and if approved shall not be removed from the Park without permission from the management.

4. There will be a charge, if our service is required to set up or take down a Coach. No parts, connections, electrical wires, or materials are to be removed or taken upon leaving, except those paid for.
5. No vegetable gardens are permitted on any mobile parking space without our expressed permission.
6. Each mobile home space must be kept clean, and no storage of bottles, cans, boxes, wood, or equipment around or under the mobile home will be tolerated.
7. The parking of utility trailers, campers, boats or large trucks, and unregistered vehicles will not be allowed on mobile home spaces. A storage lot is provided for above.
8. In the event of frozen pipes, notify the Park attendant immediately.
9. The management requests that all fuel (oil) tanks be painted aluminum; all fuel oil tanks must be of a manufacture so as to meet all fire regulations.
10. No burning or dumping of rubbish is allowed on park property. No trees, brush, leaves, or trimmings may be left indefinitely on park property. Call the office for arrangements for disposal of such refuse.
11. Fences may be erected only when approved by the management. The management will be consulted for their views and recommendations concerning any proposed fence.
12. Each space must be kept clean and neat. Grass and shrubbery must be kept trimmed. Management shall give five (5) days written notice to the tenant if the grass and shrubbery are not kept trimmed before exercising its right to have the space cleaned and trimmed at the current rate for maintenance men billed to the tenant.
13. Improvement of the space other than the original seeding and landscaping will be the responsibility of the resident.
14. No structure of any kind can be added to the mobile home or erected on the space, except a utility building with a maximum size of 10 x 12 feet, or cabana, after first being approved by the management. Awnings or canopies of allowed only if factory made; no home-made enclosures or canvas awnings are allowed. Florida rooms, patios, or stairs are allowed provided they are factory made for mobile home installation and approved by the park manager. Any taxes assessed by the town for these additions will be billed to the resident and paid by the resident. In all instances, any buildings should conform to acceptable mobile home standards, and be located in the rear of the mobile home in as inconspicuous a position and location as possible. These may be of metal or aluminum, factory made and pre-painted. Tenants will not be permitted to have garages on their mobile home space.
15. All mobile homes must have aluminum or vinyl skirts of a type acceptable to mobile home standards and approved by management. The home must be skirted before the

day or time the mobile home is occupied. Within one (1) month of signing of this instrument, any other skirting must be approved by Park Management.

16. Outside clotheslines are permitted and must be located in the back of the mobile home. These may be the reel type of line or T bar poles with a maximum of 12 feet between poles. No clothesline may be attached to any trees or mobile homes at any time.
17. No trees are to be cut without permission of the management.
18. Watering of lawns is not permitted at any time without approval from the management in every instance. The quality of our water is superb, and every effort should be made never to waste this water unnecessarily.
19. In case of emergency during your absence, the manager will enter your mobile home to protect your interests only if he has in his possession written approval.
20. Due to the wasting of water and energy, swimming pools, wading pools, purposefully spraying or sprinkling children and/or adults for cooling off or playing with water will not be permitted.
21. Outside faucets and hoses are not to be used by children.
22. Wood stairs, which are designed for mobile homes, are to be painted or stained to match the mobile home.
23. No clothes washed other than that of the occupant will be permitted.
24. All garbage will be put in proper receptacle as directed by park attendant.
25. Tenants, in flushing the toilets in their mobile home should be very careful not to clog them up with heavy matter, as this can cause serious sewerage trouble.
26. All necessary repairs caused by improper disposal, will be at the tenant's expense.

SECTION V: AUTOMOBILES

1. No unlicensed automobiles are permitted.
2. No unlicensed person is allowed to drive an automobile on park property.
3. Speed limit of 20 miles per hour must be observed at all times, or speed bumps will be installed. The park management will not be responsible for damage of any kind to automobiles or persons caused by safety bumps in the park streets.
4. Automobiles will be parked in the parking spaces provided for each mobile home. Parking in the streets by residents is not allowed.
5. No washing, repairing, or overhauling of cars will be permitted around the mobile home space; use the area specified by management for work of this type.

6. Residents will be responsible for the proper parking of guest automobiles. Do not allow guests to park in front of or in other resident's areas without permission by the resident.
7. All recreation vehicles, trailers, boats, ski machines, etc., must be parked the area specified by the management.
8. Ski machines shall not be driven on park property.

SECTION VI: PARK PROPERTY AND BUILDINGS

1. The management is not responsible for damage, injury of any kind, or loss by accident, fire, or theft to either the property of the resident or their guests, except that which is caused by the negligence of management and/or its employees, servants, or agents. This will be considered full notification that you or your guests are using park property and/or equipment at your risk.
2. Residents will be held liable for any and all damages caused by them, their guests, servants, or others, and the resident assumes all such responsibility when caused by the negligence of the tenant and/or his guests.
3. Open fires, other than barbeque stove will not be permitted at any time.
4. Children must not trespass on other resident's areas; use the playground area.
5. Tampering with electrical or other utility service is forbidden. Necessary connections will be made by the management. All exterior electric cord must be plastic or rubber covered, weatherproof, and approved.
6. The management strongly recommends that you carry a General Liability Insurance.

SECTION VII: ANIMALS-PETS

1. No pets are allowed- dogs, cats, etc., only by special permission from Management.
2. Pets as a dog or cat are not allowed to disturb other adjoining tenants; other pets are not restricted as long as reasonable consideration is taken and approved by Manager.
3. Present resident or any resident wishing to acquire a dog or cat after moving into the park is not allowed under any circumstances.
 - 3a. Any successor owner is not allowed any pets (cats, dogs, etc.) under any circumstances.
4. A dog or cat must be under control at all times, on a leash, and will not be allowed on other tenant's space without tenant's permission.
5. A dog may not be more than 15 inches in height or weigh more than 35 pounds.
6. Leashed dogs may be exercised on park streets or other areas provided by the park, and provided that they do not trespass on the property/space of any other resident, and

stools are picked up and taken to the owner's property for disposal. No stools are to be placed in a plastic bag or container and flushed down a tenant's toilet.

7. Vicious, unruly, or noisy pets or those that complaints are received about will not be allowed to remain in the park.
8. Seeing-Eye dogs will not be restricted to height or weight.
9. All dogs must be licensed and must be kept inside the mobile home; no outside tie-ups or dog houses, and your outside storage/utility building is not have pets.
10. Pets must have a certificate of none reproduction by a veterinarian. No tenant will be allowed to give a pet to another person in the park to be kept under any circumstances.
 - 10a. Pets must have a flea collar, etc., for protection of any infestation that is necessary.
11. All residents with a pet must keep their yard clean of all debris and must not use a neighbor's yard.
12. The management reserves the right to make all final decisions in the event of any misunderstandings regarding pets not covered by these governing standards.

SECTION VIII: GENERAL RULES AND REGULATIONS

1. Permit fees are payable in advance in accordance with the Park rates, due on the 1st of each month.
2. All occupants must notify the Management at least seven (7) days in advance when planning to check out. Occupants must check out at the office for clearance before vacating the park.
3. No loud parties will be allowed at any time, nor will loud radios, T.V., music, or any excess noise be tolerated.
4. Destructive or any acts of immoral conduct will not be tolerated, such acts are defined to be those acts occurring within the boundaries of the Oakwood Mobile Home Park and are acts which are in violation of any criminal statutes of Massachusetts or any ordinances of the Town of Ware. Such acts are deemed to be a "substantial violation" of the Rules and Regulations of the Park.
5. No alcoholic beverages will be permitted to be served or consumed in any building which is Park property.
6. No signs of any kind will be permitted on a tenants space, outside or inside a mobile home that is visible from any outside location, except for—For Sale—signs not to exceed 3 ½" x 11" in size.
7. Tenants name plate or a name sign not more than 10 inches high is permitted.

8. Anyone with or knowing of another with spreading skin disease or contagious sickness should report same to the management.
9. Children are not allowed to play in the streets, children are not allowed to dig holes or damage park property in any way. Please use the playground.
10. All Mobile Homes must be skirted with approved skirting as outlined in Section IV Para: 15.
11. Oil dealers are approved for oil delivery. You may choose from any of these. All new dealers must be approved by the park Management. Dealers will be held responsible for all damages.
12. No person is permitted to enter the space or the mobile home of another during the owner's absence without written permission accepted in the office by management.
13. No peddling or soliciting or commercial enterprise or business will be allowed in the park without the approval of the management.
14. Before selling a mobile home to someone and promising that the buyer can live on the same parking space, see that the new tenant's application has been accepted by the management. No dealer will be permitted to buy or resell in the park. Sub-leasing or rental, without prior approval of park owner is not permitted.
15. A service charge will be made for any call upon the management, such as leveling mobile homes, thawing frozen pipes, erecting awnings, general repairs, etc.
16. All sewer, water, gas, oil, electric and television connections must meet the standards of local government approvals and must be approved by park management.
17. Park employees have full time duties to perform. If you wish any special help from them, you will be expected to pay the management for their time and all requests for such services must be made through the park office only.
18. The management will not be responsible for any interruption of any service caused by conditions beyond their control.
19. Any resident wishing to install air conditioning in their homes must first receive approval from the management as to location. This is because of the noise problem that air conditioners create for the neighbors.
20. Tenants have the right to choose their own fuel dealer or any other merchant for goods or services for their mobile home.
21. At no time will a mobile home be occupied by more than one (1) family consisting of no more than two (2) persons per bedroom unit in a mobile home.
22. Any and all complaints must be submitted in writing, signed by the complainants, and delivered to the management.

23. The management or owner reserves the right to amend these rules & regulations. All of the foregoing rules and regulations are provided for the convenience of all residents. We realize that some of these rules may cause inconvenience at times. However, if you desire to live in a clean well – kept park, these rules and regulations are necessary, so please do your part in cooperating with us so we can be proud of this park.

Lessee hereby acknowledges receipt and review of Oakwood Rules and Regulations.

Lessee

Date

Lessee

Date