

IMPORTANT NOTICE REQUIRED BY LAW

The rules set forth below govern the terms of your lease or occupancy with this manufactured housing community. If these rules are changed in any way, the addition, deletion or amendment must be delivered to you, along with a copy of the certified mail receipts indicating that such change has been submitted to the attorney general and the secretary of communities and development and either a copy of the approvals thereof by the attorney general and said secretary or a certificate signed by the owner stating that neither the attorney general nor said secretary has taken any action with respect thereto within the period set forth in Paragraph (5) of Section thirty-two L of Chapter one-hundred and forty. This notification must be furnished to you at least thirty days before the change goes into effect. The law requires all of these rules and regulations to be fair and reasonable or said rules and regulations cannot be enforced.

You may continue to stay in the community as long as you pay rent and abide by the rules and regulations. You may only be evicted for non-payment of rent, violation of law, or for substantial violation of the rules and regulations of the community. 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 you have been given fifteen (15) days from the date of the notice in which to pay the overdue rent or to cease and desist the community; provided, however, that only one notice of a substantial violation of the rules and regulations of the community is required to be sent to you during any six month period. If a second or additional violation occurs, except for non-payment of rent, within six (6) months from the date of the first notice, then eviction proceedings may be commenced against you immediately.

You may not be evicted for reporting any violations of law or health and building codes to boards of health, attorney general, or any other appropriate government agency. Receipt of notice of termination of tenancy by you, except for non-payment of rent, within six (6) 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 proceedings brought within one year.

Any group of more than fifty percent of the tenants residing in the manufactured housing community has certain rights under Section thirty-two R of Chapter one-hundred and forty, to purchase the community in the event the owner intends to accept an offer to sell or lease the community in the future. If you wish to receive further information about the financial terms of such a possible purchase, you may so notify the owner at any time by signing the attached Request for Information and returning it to the owner in person or by certified mail. Such request for information shall not obligate you to participate in any purchase of the community. For a proposed sale or lease by the owner, which will result in a change of use or a discontinuance of the community, you will receive information at least two years before the change becomes effective. Otherwise, Requests for Information or similar notices from more than fifty percent of the tenants residing in the community must be on file with the owner before the owner is required to give you information concerning the financial terms of a sale or lease.

This law is enforceable by the Consumer Protection Division of the Department of the Attorney General.

**RULES AND REGULATIONS
MEADOWBROOK ACRES RETIREMENT COMMUNITY
BRIMFIELD, MASSACHUSETTS**

**Meadowbrook Acres, LP
7D Taggart Drive
Nashua, NH 03062**

RENT

Each lot in the park shall pay the amount of the monthly rent plus the monthly license fee imposed by the Town of Brimfield plus any other fees as noted on the Disclosure form attached hereto in advance on the Fifth day of each month.

MOBILE HOME SPACES

1. All tenants and sub-tenants (“residents”) must be approved by the park management, which approval shall not be unreasonably withheld.
2. No tenant will be allowed to sublease their tenancy without first seeking and obtaining the approval of the park management, which approval shall not be unreasonably withheld. All sub-tenants shall be bound by these rules. In no event shall the consent of the park management to any sub-letting arrangement be deemed to be a release of the original tenant from his obligations hereunder unless specifically stated in writing by the park management.
3. Mobile home lots must be kept clean free from all litter, rubbish and debris. Grass and shrubs must be kept trimmed, all grass shall be cut if the grass is in excess of 4” in height. No trees, brush, leaves or limbs may be left piled indefinitely on individual lots. In order to allow access in case of emergencies, it is suggested that all passageways on the lots be kept free from snow, ice, water, debris, litter, trash and obstructions. If an emergency occurs and a passageway is not clear, park management will clear said passageway and issue a bill to the tenant for the cost of clearing the passageway.

All mobile homes must be kept in good repair and free from substantial chipping, peeling, flaking or fading paint. All mobile homes must meet the requirements of the State Sanitary Code provisions applicable to owners of mobile dwelling units as set forth in 105 Code of Massachusetts Regulation 410.

4. The source of water in the park is two (2) artesian wells. The use of water may be restricted because of threatened water shortage. Lawns, flowers and plants may be watered unless restricted because of water shortage. Any tenant may plant trees, flowers or shrubs, and have a vegetable garden in their back yard. In the event that the tenant moves his mobile home out of the park, the trees and shrubs must remain.

5. Each mobile home shall be equipped with a skirt which meets and is in compliance with the State Sanitary Code or any other federal, state or town ordinance, rule, regulation or law.
6. There shall be no awnings, external additions or alterations to the exterior of any mobile home without the express approval in writing of the park management. Said approval shall not be unreasonably withheld. The tenant will reimburse to the park owner, all taxes assessed to the park owner for any structure other than the mobile home that has been or is erected on the tenant's lot, within 30 days after the tax is due thereon to the Town of Brimfield. The tenant shall be obligated to pay only that proportion of such tax as the tenant's structure bears to the whole of the structures taxed. Should the park owner receive any abatement of the real estate tax for any such structures, the tenant shall receive a proportionate share of such abatement, less reasonable attorney's fees, if any.
7. The constructing, erecting or placing of any structure or out-buildings without approval in writing of the management is prohibited. Such approval shall not be unreasonably withheld. All such structures must comply with all governmental requirements and must be maintained in the same manner as the mobile home as described above in Rule 3.
8. In no circumstance shall a resident permit a mechanic's lien or similar lien to be imposed upon the mobile home lot for labor and material furnished to the resident or claimed to have been furnished to the resident in connection with work of any character performed or claimed to have been performed and shall cause any such lien to be released of record forthwith without cost to the park owner.
9. Before selling a mobile home to anyone and representing that the new buyer can rent the mobile home lot, the tenant must obtain an acceptance from the park management of the new tenant's application and must obtain the written approval of park management, which approval will not unreasonably be withheld. Park management will respond to a new tenant's application within 21 days of its submission after determining whether the applicant has the ability to pay the rent and comply with park rules.
10. Any person wishing to sell his mobile home through park management will be charged 5% of the sales price.
11. All mobile homes must have steps that are structurally safe.
12. Outside clothes lines are permitted if located to the rear of the mobile home. No tree lines are permitted.
13. Fences may be erected with written approval of park management. Said approval shall not be unreasonably withheld.
14. Only tenants contracted to rent in the park are permitted in the mobile home unit with the exception of temporary guests. Tenants must notify park management if a temporary guest will be staying for an extended period of time.

15. In the case of an emergency during your absence from your mobile home, the manager will enter your mobile home only if requested by any governmental authority, e.g. police, fire, etc..

PET GUIDELINES

Any tenant who wishes to keep companion animals will inform management in writing. Only one dog per mobile home will be permitted. If management feels a pet is inappropriate, management will inform tenant. Permission for a specific pet will not be unreasonably withheld. All pet owners must be able to control their pets via leash, pet carrier or cage.

A companion animal is defined as a common household pet such as a dog, cat, bird, guinea pig, gerbil, hamster, rabbit, fish or turtle. Reptiles, other than turtles, and birds of prey are not household pets. Pets, other than cats and dogs, shall have suitable housing, e.g. cages or aquariums.

The size of an animal is not directly related to its desirability as a resident. Each animal shall be taken into consideration for its individual merit, based upon the facilities available. Any animal of vicious or aggressive disposition will not be permitted. It is urged that all female dogs over the age of six months and all female cats over the age of five months be spayed. All male dogs over the age of eight months and all male cats over the age of ten months should be neutered.

The pet owner is responsible for cleaning up after the pet. All wastes must be bagged and disposed of promptly and properly. Toilets are not designed to handle pet litter. Under no circumstances should any pet debris be deposited in a toilet as blockages will occur.

Pets are not to be tied outside or left unattended outside. Pets will be restrained at all times, when outside the mobile home unit.

Pets will not be allowed to disturb the health, safety, rights, comfort or quiet enjoyment of other tenants. A pet should not create a nuisance to neighbors with excessive barking, whining, chirping or other unruly behavior.

All pet owners are urged to secure personal liability or other insurance against pet related litigation or attorneys' fees. The pet owner indemnifies the park owner/management from any cause of action, claim, injury or damage resulting from the actions of his/her pet, unless said claim, injury or loss is due to the fault, negligence or misconduct of the owner/park management.

If the pet owner is in violation of these rules management may take whatever steps are permitted by law to have the animal removed or the tenant evicted.

TRASH DISPOSAL

All trash and garbage must be separated into sealed plastic bags, recyclable and non-recyclable items and disposed of in the appropriately marked receptacles. No

outside burning is allowed. Commencing March 1, 1994, all trash and garbage will be disposed of in accordance with the Town of Brimfield's rules and regulations regarding recycling and trash disposal. No toxic or hazardous waste or materials may be used or stored on the Premises.

ADDITIONAL PARK RULES

1. There will be a charge if management's services are required to set up, take down or move a mobile home.
2. All permanently affixed structures exclusive of the mobile home shall remain on the lot and will be part of the park owner's property.
3. A service charge will be paid for services performed by park management such as leveling mobile homes or thawing frozen lines to the point of connection as defined by the Sanitary Code, 105 C.M.R. Section 410.351. Any tenant for which such a service is rendered shall first be given written notice that the specified work is required and that park management will perform the work or cause it to be performed no sooner than 5 days from receipt of the notice and the notice specifies the amount that will be charged. In instances where the tenant requests park management to perform the work, the tenant will be given notice of the amount that will be charges.
4. Radios, televisions, record players, etc. must be kept at a sound level which does not annoy neighbors. No loud parties or excessive noise will be tolerated.
5. Mobile homes may not be rented, loaned, or used by anyone for any non-residential purpose if said purpose would be considered in violation of the Brimfield zoning by-laws.
6. All residents are required to observe and obey all lawful rules and regulations. Any and all complaints except of an emergency nature shall be submitted to the management in writing and signed by the complainant.
7. All residents using the club-house shall notify management of any functions to be held at the club-house. Use of the club-house will be on a first-come first-serve basis. No alcohol is allowed to be served or consumed at the club-house. Smoking is prohibited in the club-house.
8. The owner/management will not be responsible for any interruption of service caused by conditions beyond his control. Any such interruptions will either be corrected within 5 working days, or park management will notify the affected tenants of the reason for delay and time frame for the return of service.
9. In accordance with the provisions of Massachusetts General Laws Chapter 240, Section 32G as amended, if the fee charged by the Town of Brimfield is changed, the full amount of the new fee per lot shall be payable in addition to each tenant's monthly lot rent.

10. Tenants are urged to accept certified or registered mail from management or park owner, which is to be used for notices under Massachusetts General Laws Chapter 140.
11. No peddlers or solicitors will be allowed in the park except for those specifically contracted for by a tenant.
12. Occupants shall not pour grease or fat down drains. It will be expensive to have blocked drains cleaned out. Please wipe pans with paper towels before washing. All costs of cleaning and unclogging pipes will be charged to the tenant when the tenant has caused the problem.
13. To avoid crowding and cluttering on the lots, there will be only two out-buildings on their lot, said out-buildings may remain in place until such time as the mobile home is sold or removed from the lot.

AUTOMOBILES

1. The speed limit on the premises of ten miles per hour must be observed at all times for the safety of all residents and their guests.
2. Cars must be parked in spaces provided, set off from the roads during December 1 to March 31. Short term parking on the street of up to 4 hours will be permitted as long as weather conditions, such as ice and snow, are such that short term parking will not block the free flow of traffic. Residents and their guests may not park in front of another tenant's lot without the permission of the other tenant. Residents will inform guests of these parking rules.
3. Only two cars per lot will be permitted. Extra vehicles must be parked in the space provided to prevent over crowding. No commercial vehicles will be parked at the mobile home site except for vehicles making deliveries, repairs or other services. All other recreational and commercial vehicles shall be parked in the area provided for such storage purposes.
4. Persons who do not have a valid current driver's license are not permitted to drive a motor vehicle in the park premises.
5. Maintenance and washing of tenant's motor vehicles shall be done in a manner which does not disturb the health, welfare, or quiet enjoyment of other tenants and/or is in violation of any governmental law, regulation or ordinance.

PARK BUILDINGS AND PROPERTY

1. Tenants who have children visiting in the park are urged to supervise children's play to make sure that children do not go on other tenant's lots without the permission of the other tenant. No racing of bikes or other similar dangerous activities on park roadways shall be permitted.
2. All tenants are urged to properly insure their home. The park owner and/or management is not responsible for damage, injury, or loss by accident, theft or

fire to either the property or persons of residents or their guests unless such damage, injury or loss arises from the omission, fault, negligence or other misconduct of the park owner and/or management. Tenants will be held liable for and all damages caused by them, their guests, servants, and invitees to the extent permitted by law.

3. Anyone finding street lights out are asked to report them to management and Massachusetts Electric Company.

VIOLATIONS

If a tenant fails to comply with any of the aforementioned rules, the park owner reserves the right to deliver a written notice of violation to the tenant. The tenant will have ten days from the date of first class mailing of the notice to cure the violation. If after said ten days, the violation still exists, the park owner may have the violation cured, the cost of which to be paid for by the tenant within ten days of the tenant having been mailed notice of the cost.

LIENS AND EVICTIONS

Pursuant to Massachusetts General Laws Chapter 255, Section 25A, any money due the park owner for the rental facilities, storage and any tax assessed on manufactured homes placed in the Park will constitute a lien on the home and the contents thereof. Such home can be sold after the tenant has been evicted in accordance with Massachusetts General Laws Chapter 239; and the tenant has been given 120 days within which to sell his home as described in Massachusetts General Laws Chapter 140, Section 32J.

AMENDMENTS OR SUPPLEMENTS

These rules are complete as of the date the tenant receives them with the accompanying mail receipts and/or approvals from the Attorney General and Secretary of Communities and Development and/or the appropriate certificate from the park owner. The management reserves the right from time to time to revise the same and to adopt or promulgate additional or new ones after proper submission to the Attorney General's Office and the Executive Office of Communities and Development.

Lessee hereby acknowledges receipt and review of Meadowbrook Acres Rules and Regulations.

Lessee

Date

Lessee

Date