



**Updated and
Effective July 1, 2021**

28 Howard Street, Suite 302
Burlington, VT 05401

Phone: (802) 879-4504 | Fax: (802) 662-1624
Email: info@unsworthproperties.com
Web: unsworthproperties.com

Mobile Home Community **Rules and Regulations**

The Tenant, members of the tenant's household, and all invitees shall abide by the following rules and regulations:

1. Radios, televisions, stereos, and any other noises, including from social gatherings, must be kept at reasonable levels at all times. Quiet hours are between 10:00pm and 8:00am
2. Lawn mowers, power saws, and other noisy power equipment must not be used before 8:00am or after dark, except for snow removal.
3. The appearance of your premises, and the health and safety of the community, is of paramount importance. Accordingly, Tenant agrees to remove garbage and other waste from the lot in a clean and safe manner, keep the leased premises clean, neat, and free of all garbage or refuse, and to prevent any refuse or garbage from being windblown. Tenant shall dispose of all garbage and refuse in such a manner and at such times as the Landlord shall direct. All trash must be placed in appropriate containers. In parks with door-to-door pick-up, containers shall be stored near the rear of the home. Trash containers shall be moved to street only on collection days. Empty containers must be returned to your storage area promptly after trash pick-up. In parks with a community dumpster, only ordinary household trash removal is paid for by Landlord, and it must be bagged and tied tightly. It is the sole responsibility of Tenant to dispose of hazardous waste, furniture, appliances, construction debris or other over-sized items. Hazardous waste, furniture, appliances, construction debris and other over-sized items **shall not** be placed in any dumpster or left on the curb. All Christmas trees must be disposed of no later than January 15th. Cleaning of neglected or improperly disposed of recycling and garbage will be charged to the Tenant. If the Landlord, in his sole opinion, believes the leased premises are not being kept adequately free of extraordinary garbage and refuse, then the Landlord may, in addition to any other remedies hereunder, without notice to Tenant arrange for the removal of such refuse or debris at the Tenant's sole expense. Tenant will abide by all State and local Recycling Ordinances and will be responsible for any fines due to non-compliance.
4. Disposable diapers and wipes, paper towels, rags, condoms, feminine sanitary products, or other solids shall not be flushed down the toilet. Any sewer or septic problems caused by these items will be billed to the Tenant.
5. Watering of lawns or flower beds is prohibited due to ongoing drought conditions.
6. Car washing in the mobile home parks is prohibited due to ongoing drought conditions.

7. Running water in the winter to prevent pipe freezing is prohibited.
8. Leaking plumbing fixtures must be repaired immediately.
9. The Tenant must obtain the Landlord's written permission before installing any swimming pool with a capacity more than 100 gallons. Any installed pool must conform to town regulations, be kept in a clean and presentable condition, and FILLED BY OUTSIDE WATER VENDORS at the Tenant's own expense. Tenant must provide proof of liability insurance to the Landlord. Tenant and Landlord agree that Landlord will not be held responsible for any liability to Tenant regarding pools and Tenant further agrees to indemnify Landlord for any resulting liability.
USE OF THE PARK WATER SUPPLY TO MAINTAIN POOLS IS STRICTLY PROHIBITED.
10. Tenants are responsible for keeping their mobile homes and mobile home lots free from pests, vermin, and invasive or harmful vegetation.
11. Firearms and fireworks are prohibited from being discharged in the park.
12. Leaves or other materials are prohibited from being burned in the park.
13. All personal property must be stored when not in use, either in the home or in an approved storage building. Space around and under home must be kept neat and free from rubbish. Abandoned, unused or rusting objects or other types of junk are not permitted on any lot.
14. Tenant must keep the leased lot clean, lawns cut, and grass trimmed around their home. If the lot is not kept in good condition, the Landlord may clean up the lot and the Tenant shall be billed for such services.
15. All homes must be skirted with a skirting material approved by the landlord and remain skirted at all times. The skirting must be kept in good repair and painted as necessary. New skirting, or skirting being completely replaced, shall be made of interlocking vinyl or aluminum. If skirting is removed for any reason and not replaced within 14 days, Landlord will replace the skirting and the Tenant will be billed for such services.
16. Clotheslines must be umbrella or T-bar posts. They must be well maintained and in an upright position.
17. **DOGS ARE NOT ALLOWED IN THE PARK.** Tenant will not keep any other animal in the park without the written consent of the Landlord. No animals will be allowed as invitees in the park. Permitted animals can be kept only if the Tenant abides by the following terms and conditions:
 - a. Animals must be in compliance with town ordinances and regulations regarding registration and vaccinations.
 - b. No outside shelters of any kind will be maintained on the lot or property.
 - c. Animals will be kept in the home at night.
 - d. Animals must be leashed when outside or kept in a fenced-in enclosure and cannot be chained or tethered unattended. Attaching an animal to a tree or other vegetation is prohibited.
 - e. Tenant will be responsible for any damage done to the lot or park improvements by pet.
 - f. Tenant will promptly clean up droppings and dispose of such in their own trash receptacles.
 - g. Animals which create neighborhood problems or are not kept in accordance with Park and Town regulations must be promptly and permanently removed from the park.
18. Vehicles must be parked in the Tenant's assigned driveway and shall not be parked in the common roadway.
Under no circumstances are vehicles to be driven onto a lawn or parked on a lawn
19. The Tenant or His/Her invitees shall not allow an unlicensed motor vehicle operator to drive on park property.

20. The Tenant or His/Her invitees shall not operate any vehicle, motorcycle or bicycle over 15 mph on park property.
21. Abandoned, unregistered, uninspected or inoperable motor vehicles or motorcycles are not permitted in the park and may be removed by the Landlord at the Tenant's expense.
22. Major vehicles repairs are not to be made on park property.
23. Damage to paved or gravel parking areas caused by leaking gas or oil from motor vehicles shall be the responsibility of the Tenant.
24. Snowmobiles, trail or dirt bikes and ATV's cannot be operated on park property. Outside storage of these vehicles is prohibited. When not in use such items must be stored in an approved storage shed.
25. No boats, campers, or recreational vehicles shall be stored upon any lot without the advanced, express written permission of the Landlord. No boats, campers, or recreational vehicles shall ever be parked on any lawn area.
26. Tenant will not bring on park property any commercial truck beyond ¾ ton capacity without receiving in advance, written permission from the Landlord.
27. Bicycles must have proof of registration where required. If ridden in the park after dark the bicycle must have a light or the rider must carry a flashlight. Bicyclists must obey park traffic signs and vehicle traffic laws. Reckless or stunt riding is not permitted.
28. Sliding, skating, or skateboarding is not permitted on any park roads.
29. All firewood shall be stacked neatly.
30. Fuel oil tanks must be of a type manufactured for residential use. They must remain above ground and be well maintained to ensure that there is no seepage of fuel oil onto the ground.
31. No peddling, soliciting or other commercial business is permitted in the park.
32. No illegal conduct is allowed in the park.
33. No signs except address/name plate or "For Sale" signs are permitted in park.
34. All children and pets are required to stay away from vacant lots. Tenants will be responsible for any damage done by their children or pets.
35. Common areas: The roadways, grounds, sidewalk, entrances, passageways, stairways, and other common areas not specifically leased to the tenant shall not be obstructed by Tenant or used by Tenant for any purpose other than those of ingress or egress from the demised premises. Tenant shall not use common areas, lawns or walkways for lawn, garage or yard sales. The Landlord shall have the right, but not the obligation, to remove any items in any of the foregoing common areas without notice and at the cost of Tenant.
36. No trees are to be removed without the advanced, express written permission of the Landlord. Tenant shall promptly notify Landlord in writing of any perceived hazards concerning trees in the mobile home park.
37. Satellite dishes are permitted as long as they are affixed only to the home and not to any trees, sheds, or land.
38. Tenant shall not allow underage drinking or any alcohol abuse that the Landlord determines interferes with the health, safety or right of peaceful enjoyment of the premises by other Tenants of the development.

39. Tenant shall dispose of all cigarette and cigar butts in a container and not on the ground of the lot.
40. Tenants are responsible for their guests and the conduct of their guests.
41. Only occupants approved by the Landlord and listed on the Agreement of Lease are permitted to occupy a home. The presence of unauthorized occupants constitutes a violation of the lease agreement.
42. Tenants are required by the terms of the Agreement of Lease to maintain adequate personal property and homeowner's insurance. Failure to maintain adequate personal property and homeowner's insurance is grounds for eviction.
43. The cultivation of marijuana in any form in the mobile home park is strictly prohibited. A violation of this section is considered a breach of the lease agreement and your tenancy may be terminated as a result.
44. All communication to Landlord must be confirmed in writing. Please email or send written correspondence to ensure any complaints or requests will be promptly handled.
45. Landlord's primary method of communicating notices to Tenants is by email. Tenants are encouraged to maintain a working email address and check it routinely.
46. It is Tenant's responsibility to update Landlord with any change to Tenant's contact information, including mailing address, email address, and telephone number.
47. These Rules and Regulations are a part of the lease. Failure to comply with terms and conditions of the Rules and Regulations will be considered a violation of the lease and the Tenant will be subject to eviction.



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