

**Rules & Regulations of the
Pemaquid Villas Mobile Home Community**

**Owned & Operated by
Pemaquid Villas Co-Operative**

**Pemaquid Villas Co-Operative
Amended 9/15/2016**

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Rules & Regulations

The following rules are established to preserve peace of mind and to provide a pleasant atmosphere for residents living in the park. These Rules and Regulations may be amended, modified or supplemented in the future if decided by a majority vote of the current membership. As stated in the Occupancy Agreement for Pemaquid Mobile Home Cooperative, violations of Rules and Regulations may lead to eviction pursuant to the laws of this state.

A. RENT

1. All rents are due on the first (1st) of each month.
2. Rent payments not received by the 15th of the month will be assessed a 4% late fee.
3. All checks should be made payable to Pemaquid Villas Co-Operative (or PVMHC). Payment must be mailed to Pemaquid Villas Co-Operative, c/o Lash Realty Group PO Box 857 Waldoboro, Maine 04572.
4. Insufficient Funds – If your rent check is returned to us "NSF", you will be assessed a service fee of \$30.00. If the collection of this check causes your payment to be late, you will be required to pay the late fee as noted above.
5. If your rent check is returned for insufficient funds twice at any time during your tenure in the Park you may be required to pay all future rent payments by cashier's check or money order until reviewed by the Board after 12 calendar months.
6. Additional payments – such as maintenance fees, fines or damage caused by Resident, his or her family, guests or invitees are due on the first day of the month following receipt of invoice from the Financial Manager.
7. A \$265 security deposit per lot is required for all new residents approved after 5/19/16. This security deposit will be refunded within 30 days of departure, minus any damages due to the co-op.

B. LEASE

1. All new Residents and prospective Residents are required to complete an application and meet selection criteria, which includes but is not limited to a credit report, criminal history screening, brief interview, verification of employment and reference checks with former landlords.
2. All children born after the inception of the tenancy shall be registered with the Membership Committee.
3. Only one family may occupy a home.

4. This lease requires residents to list names of all people residing in the home. Failure to do so or having someone residing with you who is not listed on the lease will result in the initiation of an eviction.
5. Guests are allowed for a period of time not to exceed three (3) weeks, twice annually, without authorization from the Board of Directors. Residents are responsible for the behavior and actions of their visitors.

C. ENTRY FEE

1. One hundred dollar (\$100) refundable membership fee.

D. MAINTENANCE OF THE PREMISES – COMMON AREAS

1. The Cooperative shall be responsible for maintenance of the common areas of the Park.
2. Vacant lots are not to be disturbed or used for any purpose without prior approval by the Board of Directors.

E. MAINTENANCE OF THE PREMISES – RESIDENT'S LOT

1. The Resident shall:
 - a) Keep grass mowed and free of weeds;
 - b) Keep gardens, shrubs, bushes, and lawns well cared for;
 - c) Keep leaves raked and natural debris cleaned up;
 - d) Keep the driveways, walks, porches, and patios neat and in good condition;
 - e) Promptly remove ice and snow from driveways, walks, porches and patio located on the premises; and
 - f) Keep porches, stairs and railings in good condition and repair, and painted in harmony with the color of the home.
2. In the event that a Resident fails to comply with these requirements, the Cooperative may perform the work and bill the Resident for the cost of any such work.
3. Water lines from trailer to park water connections will have heat tapes and be insulated by Resident.
4. Residents shall provide all necessary connections to their mobile home from water, sewer, electrical, gas and oil provided on each lot and Resident is responsible for all permits, deposits and charges regarding such utilities, including telephone, cable TV or any other facilities from any company or municipality providing such service.
5. Cooperative shall have the right, after reasonable notice, to enter upon the mobile home site at all reasonable times for the purpose of inspecting the lot, including the right to inspect and repair beneath the mobile home and all utility and sewerage connections. This provision shall not, in any way, lessen the obligations of Residents to pay for repairs for which they are responsible.
6. Residents shall keep all of their plumbing (water and sewer pipes) and connections, electrical wiring around their site consistent with current Maine state codes, and if cited by any state, county or municipal agency for having a violation of the code, Resident will change said plumbing or electrical wiring at their expense immediately

to comply with the code, meeting the satisfaction of the inspecting agency's representative.

7. Any new or replacement oil tank shall be of a "low boy" style. Tanks shall be installed in accordance with applicable state and local codes and shall be installed a minimum of five (5) feet horizontal distance from the furnace and shall be installed so as not to be visible from the side of the home facing the entrance of the park. In the event that installation of the fuel tank causes it to be visible from the roadway, Resident will provide portable screening around the tank that is consistent with and matches the appearance of the home in color and design. Converting 55 gallon drums or similar container for use as fuel tanks are prohibited. Fuel tanks must be suitably maintained: leaks repaired, tanks painted, leveled, and properly screened from the roadway.
8. Planting of trees, shrubs, etc. are encouraged but must obtain prior review by Board of Directors in order to maintain the integrity of our infrastructure.
9. NO PARKING WILL BE PERMITTED ON THE LAWNS.
 - a. In the event of extra company cars will be allowed to temporarily park on the odd side of the street. No overnight parking on the street.
 - b. All vehicles MUST be able to fit onto lot driveway with no overflow onto street, lawns, etc.
 - c. \$25 per month surcharge for lots with 3 or more vehicles.
10. Damage to lawns, holes dug in the lawn by children or pets and holes or ruts created by motor vehicles shall be filled and re-seeded by the resident. If the resident fails to remedy the damage, the Cooperative may perform the work and bill the Resident for the cost of any such work.
11. Playground equipment, swing sets, slides, basketball hoops, screen rooms, tents, volleyball/badminton nets, hockey goals, etc. of a temporary seasonal type may be allowed with prior approval of the Board of Directors.
12. A resident with a wood stove may store wood neatly stacked in the rear of the home only. All wood stove connections must be properly installed in accordance with manufacturer's specifications and the local fire code, and it is the Residents's responsibility to ensure proper installation. Residents with a wood stove must provide the Board of Directors with a certificate of inspection of wood stove from the local fire department.
13. Open fires are prohibited in the park. Charcoal, gas grills and hibachis may be used if they are operated properly and in good working order. Properly constructed fire pits of 30"x30" are permissible. It is the responsibility of the resident to obtain all necessary fire permits from the local fire department. No liquid petroleum, propane or similar gas tanks shall be stored inside or under any home or other structure. Gas fuel tanks must be properly installed by an authorized gas company and must be placed at the rear of the home. No flammable materials, including but not limited to, gasoline or kerosene may be stored under or within a home.
14. Fireworks are prohibited within the boundaries of the park.

15. Plumbing must be kept in good repair for the health and safety of residents and to avoid unnecessary use of water. Maintenance committee members or any other person authorized by the Cooperative reserves the right to inspect inside or outside of home for leaky faucets, running toilets or malfunctioning fixtures, upon reasonable notice to Resident, and reserves the right to temporarily shut off water to the home in the event of a substantial water leak or constantly running water in order to correct the problem.
16. Water lines under home must be protected against freezing by the use of heat tapes and/or adequate pipe insulation. Permitting water to run to avoid freezing of lines is absolutely prohibited. Maintenance committee members or any other person authorized by the Cooperative reserves the right to inspect pipes both inside and outside of the home prior to the onset of the heating season to ensure adequate measures have been taken to protect water lines. Any costs incurred to prevent freezing of pipes under or in the home will be billed to the Resident.
17. When washing cars, the garden hose must have a spray nozzle attached to limit water use. Water hose must be disconnected when not in use.
18. The only pools permitted in the park are small children's wading pools which do not exceed eighteen inches (18") in depth. Wading pools must be emptied each day and stored off the lawn. Please remember that mosquitos breed in standing water in 24-36 hours! Any damage to grass caused by wading pools will be repaired by the resident at resident's expense.
19. Do not flush garbage, sanitary napkins, paper towels, disposable diapers, flushable wipes, fat or any non-soluble item or substances in toilets and drains. Doing so may cause a back-up in the sewer system. A clogged or disconnected sewer line must be reported immediately to a member of the Maintenance Committee. Please do not put grease, cooking oils, or any other liquid fats/oils down the drains. These substances should be disposed of in sealed containers in household trash. Septic tanks are not designed to handle these materials.
20. Water and sewer lines are the responsibility of the Cooperative at and below ground level except for problems caused by actions which occur above ground level. The cost of repairing plumbing problems attributable to actions of Residents or household members, guests or invitees will be charged to the Resident.
21. Cooperative reserves the right to inspect any lot or the exterior of any home in the park at all reasonable hours.

F. TRASH – STORAGE & COLLECTION

1. Resident shall keep rubbish, trash and properly wrapped garbage only in the garbage cans which will be covered at all times and kept in areas designated by the Cooperative, if applicable.
2. Resident shall move trash containers to the street for collection days as specified from time to time by the Cooperative. Within twelve hours after collection, Resident will return the containers to the designated areas. Trash shall not be left for collection in plastic bags unless required or requested by the trash collector.

3. No extra articles of rubbish other than daily household rubbish will be picked up by the rubbish collectors.
4. Resident is responsible for the proper disposal of all other rubbish. Biodegradable, organic items can be composted in appropriate containers.
5. No toxic waste materials will be stored on the lots. If toxic waste is stored, it will be hauled away at the Resident's expense.

G. SPEED LIMIT

1. Posted speed limits shall be obeyed by all vehicle operators.
2. Maximum speed within park roads is 10 mph, at all times.
3. Residents who observe vehicles speeding in the Park must report the license plate number and a description of the vehicle on a Park Rule Violation Form. Forms without license plate numbers will not be accepted.
4. A first violation of speeding by a park resident will result in a friendly rule reminder warning. A second violation will result in a second friendly rule reminder warning. The third violation will result in a Notice of Violation which will be shared with the offender and the Board of Directors, who may elect to proceed with a Notice to Quit and eviction proceedings.
5. A first and second violation of speeding by a non-resident will result in a warning issued to the resident host. A third violation of speeding will result in the vehicle being banned from entering the Park. Banned vehicles found in the Park will be considered trespassing, an offense which will be referred to the police.
6. No vehicles of any kind will cross through or be driven between lots.

H. CLOTHESLINES & REELS

1. Resident may keep clotheslines, properly maintained, on the premises located at the rear of the lot and must be approved by the Board of Directors to ensure safety of infrastructure.
2. Clotheslines may not be attached to utility poles, sewer pipes.

I. MOTOR VEHICLES – BOATS

1. Passenger Vehicles:
 - a) Resident shall not keep or store unregistered or junk vehicles in the Park. Such vehicles shall be towed at the Resident's risk and expense.
 - b) Resident shall be permitted to perform minor maintenance on their car. Emergency repairs of a larger nature may not exceed one (1) week of a disabled vehicle sitting in the park.
 - c) Damage to paved parking areas caused by leaking gas, oil, or any substance from vehicles, shall be the responsibility of the Resident. The Resident shall promptly remove any such vehicle from the Park and shall reimburse the Cooperative for any damage caused thereon upon demand.

d) Motor vehicles must be parked in the driveway of their owners' lots and not on the lawn or grassy areas. Parking is provided for two (2) vehicles. On street parking is not permitted unless prior approved by the Maintenance Committee or Board of Directors as the designated parking area. Vehicles parked overnight in unauthorized places may be towed away at owner's risk and expense. Resident may not keep any vehicle in the driveway that is covered in any way, unless prior approval by the Board is granted.

2. Commercial & Recreational Vehicles – Boats

- a) Resident shall keep any commercial truck over ¾ tons, or recreational vehicles, including trailers, motor scooters, motor bikes, ski mobiles, motorized go carts, canoes, or boats, in approved out building or properly stored out of sight around rear of building.
- b) All vehicles must have current registrations.
- c) Street legal motorcycles may be used within the boundaries of the park for transportation purposes only.
- d) Guests and visitors of Residents shall not park vehicles referenced in (a) overnight.
- e) Three or four-wheelers, ski mobiles and motorized carts will not be allowed to be driven around on the park premises.
- f) No one is permitted to live or sleep in any recreational vehicle, camper, boat, etc. within the boundaries of the park.

3. Parking

- a) Vehicles shall be parked overnight only in driveways, or in parking areas designated by the Cooperative.
- b) Vehicles parked overnight in the street or in any other unauthorized places may be towed away at the Resident's risk and expense.

J. CHILDREN

- 1. Resident shall be held responsible for the conduct of their children and the children of their guests.
- 2. Resident shall not permit any children of Resident or visiting children to enter any utility buildings kept by the Cooperative or other areas designated by the Cooperative prohibited for safety reasons. Residents will be responsible for any damage caused by their children, their children's guests or children of their guests.
- 3. Toys shall be kept on Resident's lot when being used and in approved storage areas when not in use. Toys, bicycles, tricycles should never be left in the streets, parking lots or common areas.

K. PETS

- 1. Residents may have up to two pets. Pets may be cats or dogs. No wild animals or farm animals are permitted. Fish, birds and constantly caged small animals are permitted in homes without registering with the board. Pets may not disturb the rights, comforts, or conveniences of other residents. Residents are

responsible for all actions of their pets and are financially liable for any damages caused to property of the park or of any neighbors.

2. Residents that own a pet must abide by Chapter 719, 720, and 721 of the Maine State Revised Statutes, Title 7, Book 2-B.
3. Residents who own pets will be provided a copy of the Maine State Law referenced above.
4. All dogs and cats must be registered with and approved by the Board of Directors. Approval is contingent upon completion of a pet information card, submission of a certificate from a licensed veterinarian stating that the animal is in good health and has received all immunizations, and presentation of proof that the animal is properly licensed pursuant to municipal requirements. Residents will be expected to update this information annually as applicable.
5. Any pet which creates a nuisance or disturbs the peace and quiet of the park, or violates subparagraph 1, shall at the request of the Cooperative be removed from the park.
6. When outside, all dogs must be leashed and must be supervised. No pets are to be fenced in.
7. Animal waste deposited in the park (including resident's lot) must be removed immediately.

L. SIGNS

1. Commercial signs of any type are not permitted in the park.
2. "For Sale" signs are permitted, subject to the Cooperative's prior approval regarding size and location.

M. PERSONAL CONDUCT

1. Resident of any children, guests, or other invitees of Resident shall conduct themselves in a reasonable quiet manner so as not to disturb others.
2. Intoxication or boisterous conduct which disturbs the peace and quiet or safety of other residents in the Park will not be permitted.
3. Residents wishing to enjoy an open fire must abide by the rules set forth in Article E. Paragraph 13.
4. Residents or their guests will not be allowed to discharge firearms, or fireworks within the park premises.
5. If problems arise with neighbors, Residents are encouraged to speak to each other to reach resolution. If this does not resolve the problem, please bring the issue to a Board or Committee member, or bring it before the Board at the next regularly scheduled meeting. In the event of disturbances outside of reasonable hours or for life/safety emergency situations, please contact the police department.

6. No one is permitted to play or loiter in empty lots without express permission by the Board of Directors. Throwing rocks, digging near lots, destruction of trees, or other mischievous behavior is not permitted and corrective action will be enforced.
7. If any damage is caused to any property or equipment in the park by any resident due to negligence, misuse or intent, or by that of his household, guests or invitees, Resident shall be liable for those damages.
8. Residents are responsible for their own property whether on their lot or elsewhere in the park. The Cooperative is not responsible for lost, stolen or damaged property of Residents.
9. Residents are responsible for paying municipal taxes on their homes and personal property taxes as required. Residents must obtain and maintain a liability insurance policy on their homes and provide proof of insurance to the Cooperative annually.
10. The use of surveillance cameras are considered an invasion of privacy and are not permitted.

N. SUBLEASE

1. The Resident shall not be permitted to sublease the rental space or lease his/her mobile home unless prior permission is obtained from the Cooperative. Regardless of the nature of occupancy, every individual over the age of 18 must adhere to Article B for occupancy requirements.

O. SALE AND/OR REMOVAL OF HOME BY RESIDENT

Resident may sell his/or her home and have it remain in the park only if all of the following conditions are strictly followed and fulfilled:

1. Notify the Cooperative in writing of your intent to sell 45 days prior to putting the home up for sale or removal from the park.
2. Before any home can be removed from the park, sold or occupied by a new owner, all lot fee payments and other charges and fees then due must be paid in full.
3. Use of "for Sale" signs shall be in accordance with Section L, paragraph 2.
4. The Cooperative may require as of a precondition to allowing the home to remain in the Park upon resale, that the Resident repair, change or modify the mobile home, any utility building, and any addition or any other improvement which, in the opinion of the Cooperative does not meet the resale standard of the Design Criteria as described in Part I.
5. The Cooperative reserves the right to not allow a mobile home to remain in the Park at the point of resale if it does not meet the Design Criteria.
6. A Purchaser of an approved home must complete all paperwork 20 days prior to sale and be approved by the Cooperative based on credit, income certification, criminal

history review, satisfactory interview and references prior to closing. The aforesaid application must contain information, which, in the sole discretion of the Cooperative, is satisfactory.

7. The Purchaser must sign and return to the Cooperative, a form stating that he/she has read and thoroughly understands the Rules & Regulations of the Park.
8. The Purchaser must sign the Membership Agreement and purchase a membership share of the cooperative.
9. It is important that you have consent to sell from the Cooperative. If the Cooperative does not approve the new owner, they will be evicted as trespasser. **This will be strictly enforced.**

Removal of homes from the park when sold:

1. The Resident must provide the Board of Directors with a 45 day written notice of intent to remove his home from the park. In addition, Board of Directors must be notified of the actual removal date at least ten (10) days prior to removal of the home from the park. The person or company which is engaged to remove the home from the park must provide the Board with a letter signed by the Resident which indicates that the Resident has authorized this person to remove the home. It is the Resident's responsibility to obtain any necessary municipal or state permits in order to move the home.
2. Mobile home mover must be provide proof of current insurance.
3. A member of the board must be present at time of removal.
4. The Resident assumes full responsibility for any utility disconnection and for notifying any utility company of the disconnection.
5. The Resident is responsible for moving the home and for leaving the lot space free from debris. Any debris including trash or miscellaneous junk items that are left behind will be removed by the Cooperative and the Resident will be charged accordingly.
6. If the Resident is replacing or upgrading a home on their lot, must provide Board of Directors with thirty (30) days written notice of intent to upgrade or change home. In addition, Resident must provide 2 clear color photos of the home (front and back) he/she would like to place on the lot. Board of Directors will notify the Resident within seven (7) days of receipt of the photos of the home, whether or not the home may be brought into the park.
7. The Resident must confirm the date of the move in writing to Board of Directors at least ten (10) days prior to the move so that a member of the board may be available to be present during placement of the new home.
8. It is the Resident's responsibility to confirm with the Resident's own sales representative, dealer, or mobile home mover that the mover has appropriate liability insurance and has obtained any necessary permits.

P. ARCHITECTURAL REQUIREMENTS

1. **HEAT.** The home shall be in safe and sanitary condition and have an oil gun or gas fired furnace or electric heat. The component parts of the heating system, especially the stack, tank-to-burner connections, flu, chimney, and heat compartment, must be fully and safely operable. Any additions or alterations must be of durable material and free from defective workmanship. They must be designed, constructed and installed in a manner appropriate to their use.
2. **ELECTRICAL.** The electrical service and wiring must be in accordance with the specifications of the edition of the National Electrical Code in effect at the date of manufacture of the home or, if built on or after June 15, 1976, to the specifications of the HUD Code in effect at the date of manufacture of the home. There must be no electrical shortages or other unsafe conditions. All fixtures must be safe and suitable for the purpose for which they are used. A service entrance must be adequate for the electrical load imposed by the manufactured home and any additions, given its number of occupants and the type and number of electrical appliances.
3. **PLUMBING.** The plumbing system must be properly functioning with no leaks and must be designed and installed to accommodate the pressure of the water supply system to which it is attached. Any additions or alterations of the original factory installed plumbing systems must be of durable material, free from defective workmanship and so designed and constructed as to perform satisfactorily with reasonable life expectancy. Cooperative may require a back flow preventer when it is in the best interest of public safety or to protect park systems.
4. **INSPECTIONS.** The Cooperative may, in its sole discretion, require the Resident to obtain written certification from an approved, licensed tradesperson that the plumbing, heating and electrical systems are safe and fully operable, and meet or exceed all applicable state or local standards.
5. The fire chief recommends that all mobile homes have hard-wired smoke detectors with battery backup and carbon monoxide detectors. It is recommended that there be a smoke detector in each bedroom, the hall and the kitchen.
6. The following factors will be considered:
 - a) **Exterior** appearance, cleanliness, neatness, paint, windows and frames, doors, screens, storm doors and other factors normally taken into consideration in appraising a mobile home.
 - b) **Steps, handrails, porches, decks, entryways or other additions** to the home must be constructed in accordance with applicable local building codes. Prior to construction, Resident must consult with the Board of Directors and receive approval for said construction. Existing steps, porches, handrails or other additions to the home must not be in a deteriorated condition, and must be properly constructed and safe for all proper purposes. Cement blocks may not be used for steps.
 - c) The home must not have any flaking paint, broken windows or unsightly awnings. The home must blend in with other homes in the neighborhood and be otherwise aesthetically acceptable. **Siding** must be in a safe and secure condition without holes, rust or substantial dents, patching or fading. All homes entering the park must have residential siding. The lot number must be visible from the street on the outside of home.

- d) **Windows, storm windows, screens and exterior doors** must be fully operable and must not be in deteriorated condition. There must be at least one (1) egress window or door in each bedroom. There shall be at least two exterior doors to the home and each shall have an exterior light adjacent to it. It is always the Resident's responsibility to maintain proper egress.
 - e) **Skirting** shall be in good condition and repair and painted where necessary in a color harmonious with the home. Skirting must be installed within thirty (30) days after the home has been brought into the Park and maintained to provide for a neat appearance, properly secured and adequately installed. Access openings not less than eighteen (18) inches in any dimension and not less than three (3) square feet in areas shall be provided and shall be located so that any water supply and sewer drain connections located under the home are accessible for inspection. Such access panel(s) or door(s) shall not be fastened in a manner requiring the use of a special too to remove or open same. Skirting must enclose the area between the home and the ground. Vinyl or wood skirting is required on all homes entering the park, and if replacing skirting on an existing home. Skirting shall be installed in accordance with the manufacturer's installation instructions and shall be secured as necessary to assure susceptibility to wind damage and compensate for possible frost heaves.
 - f) For existing homes in the park, flat, curved or pitched **roofs** shall be designed to resist forty (40) pound per square foot live load applied downward on the horizontal projection of the home. The original roof or any replacement roof must not be in deteriorated state or condition. There shall be no leaks. All homes entering the park must have a pitched, shingled roof or standing seam.
 - g) **Hitches** must be removed from the home immediately after home is brought into the Park. If home is already in the Park, hitch must be removed prior to approval of sale.
 - h) All mobile homes entering the Park are required to be set up by a licensed Manufactured Housing Dealer.
 - i) **Satellite dishes** over eighteen (18) inches in diameter or antennas outside the home are not permitted.
 - j) **Fencing** is prohibited unless approved by the Board. Kennels will be allowed with board approval.
7. **Addition or utility building** shall not exceed the maximum size of 128 sq.ft. The location of an addition or utility building must be approved by the Cooperative prior to construction and must be constructed in accordance with applicable local building codes. Any addition or building permitted to remain shall not have any flaking paint, rust or broken doors, or otherwise exterior, and shall be in good condition and repair and properly painted to blend with the entire setting of the lot and the surrounding lots. Only one storage shed is permitted on each lot. Construction of garage must have prior permission from the board and owner to obtain proper permits.

8. The Cooperative encourages **landscaping** on the Resident's rented lot. This will enhance the beauty of the park and also increase the value of your home. Any natural landscaping planted by the Resident must remain in place on the lot when the Resident moves from the Park unless there is express, written consent by the Board of Directors, which shall address any damage or alteration of the lot resulting from the removal of the landscaping.
9. Any **home damaged by fire** in a manner whereby it becomes uninhabitable or whereby its exterior walls are burned, paint peeled, windows broken or smoke damaged so that it appears unsightly, shall be removed from the park at Resident's expense within forty-five (45) days after written notice from the Board of Directors, regardless of when the insurance company promises settlement. If the home can be repaired on site so that no danger to children or others exists and so that it is no longer unsightly or nuisance, the Board of Directors shall decide whether or not the home will be allowed to remain in the park.

Q. HOME OCCUPATION AND BUSINESS

The Resident(s) agree that the residence will be used only as a residence, except for incidental use in trade or business (such as telephone solicitation of sales or arts and crafts created for profit). Such incidental uses will be allowed as long as they do not violate local zoning laws or affect the ability of the Cooperative to obtain liability insurance. Yard sales are prohibited except in those limited circumstances where the Membership or Board of Directors has approved a community, park-wide event. No outside business signs of any type are permitted.

R. ENFORCEMENT

1. Enforcement of these rules shall be the responsibility of the Board of Directors.
2. Violations should be reported in writing on the Park Rules Violation Form to the Board of Directors.
3. Any violation of a provision of these rules shall be corrected within ten (10) days of the delivery in hand or deposited in mail by registered or certified letter, postage prepaid, of notice of such violation from the Cooperative to the Resident, if a friendly rule reminder; forty-five (45) days if a Notice of Violation; and thirty (30) days if a delinquency of rent.
4. In the event that such violation is not corrected within the said days as listed in #3, the Cooperative may terminate any rental agreement and evict the Resident.

S. WAIVER

1. The Cooperative reserves the right, in its sole discretion to waive, in writing, any one or more of these rules with respect to any one or more Residents.
2. Waiver of any rule or right shall not be deemed a waiver of any other rule or right unless expressly stated therein, nor shall a waiver on behalf of any specified person or persons be deemed a waiver for any unspecified person.

T. AMENDMENTS

1. Amendments to these rules may be made at any time by the Cooperative.
2. Copies of such amendments shall be distributed to Park residents.
3. Such amendments shall become effective thirty (30) days after notice is given to Park residents.

FOR FILE.

This is to indicate that on the date listed below, I have received a copy of the Pernaquid Villas Mobile Home Community Rules and Regulations. I understand that these Rules and Regulations and will ask any board member if I have any questions. I further understand that failure to follow any of these Rules and Regulations are a violation of the member occupancy agreement and cause for eviction and/or expulsion from membership.

Address: _____

Print Name: _____

Print Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Print Name: _____

Print Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____