Sherwood Forest Mobile Home Park, LLC
PO Box 146 Ellsworth, ME 04605
Office #: 664-5000

PARK RULES FOR ALL TENANTS AND GUESTS

(1.) Trash:
All garbage must be kept in covered trash cans and removed from the premises on a weekly basis. Plastic bags may not be left outside on the lot or on the deck.

(2.) Sewer:
Do not flush garbage, sanitary napkins, paper towels, diapers or cooking grease down the toilet or other drains. **Please do not use the "flushable wipes"**. They are clogging some of the pipes.

(3.) Water:
No using water to wash vehicles. *No pools or hot tubs of any kind are allowed in the park.*

Report any leaks to maintenance immediately. Excessive water use may mean that we will install a meter at the residence.

(4.) Lot Maintenance & Appearance:
Lawns must be kept neat and clean at all times. They should be mowed and trimmed weekly or as needed based on weather.

All tenant owned homes must be skirted and the home has to be in compliance with Manufactured Housing rules. Any broken windows, doors, skirting, roofing and/or siding must be repaired. A written notice will be issued with a date that the repairs must be completed. Failure to make necessary repairs will result in eviction from the park.

You will be issued a warning if lot is untidy or needs to be mowed/trimmed. You have 24 hours to correct the problem or the park will remove the trash or mow/trim, at a charge of $50 per hour with a minimum of one hour charge. Please call the office if you would like to make arrangements for us to mow/trim your lot.
Please keep toys, mowers, bikes, and other items neatly put away.
No business may be conducted out of the home. No yard sales allowed. No daycare or babysitting allowed.
Blankets, sheets and towels may not be used as curtains.
No fire pits allowed. No fireworks allowed. No trampolines.

(5.) Traffic & Road Rules:
The speed limit in the park is 10 MPH. Park residents are encouraged to report vehicles that are speeding or driving unsafely in the park.

You must park in the driveway. DO NOT PARK ON THE LAWN.

The roads are not meant for children to play in. Please monitor your children's play for their safety.

Each lot is limited to two vehicles. The parking of junk/unregistered cars, large trucks, snowmobiles, four wheelers, and/or mini-bikes is not allowed anywhere in the park. Any exception must have permission from park management. Violators will be towed at the owners' expense.

(6.) Rent Due Date & Payment:
All rents are due the first day of each month.

No cause evictions will begin when payments are late three (3) or more times in a 12 month period as stated by the law MRS Title 10, chapter 953, Section 9097 Terms of Rental Agreement section 1 Evicting a Tenant, and subsection I.

A late fee will be charged if rent is not received on time.
Late fee is 4% of your rental amount.

Eviction proceedings will begin by the 5th day of the month if rent is not paid in full.
$25 charge if we have to come collect your rental payment.

Make your check payable to: **SFS Development, LLC**
PO Box 146
Ellsworth, ME 04605

If you are late with your rent three times or more in a 12 month period, you will face a no cause eviction

(7.) Curfew:
A park curfew applies effective 9:00pm to sunrise. No excessive noise is allowed at any time including radios and television. No loud parties or gatherings are allowed. Tenants are responsible for their children's and guest's behavior and conduct.

(8.) Subletting:
No subletting is allowed. No other persons may live in the home or be moved into the home who are not on the lease or enrollment form.

(9.) Eviction:
All violations are subject to immediate eviction.

Criminal violations that threaten the safety of residents and disturb their right to peace and quiet will subject you to immediate eviction.

You will be responsible for SFS Development, LLC's court and legal fees due to eviction proceedings.

(10.) Visitors:
Any person staying at your residence for more than two days **must be registered** with management. No people may be moved into the home without permission from management and paperwork must be filed with the office. Any person staying more than 7 days in a month is considered as moved into the home. Violators of this rule will be evicted.

(11.) Pets:
All pets MUST be approved by park management in writing. All pets that have not been approved must be immediately removed from the residence or the tenant will be evicted.

(12.) Propane Tanks:
All propane tanks connected to the home must be from licensed dealers. You are not allowed to connect gas grill propane tanks to the home. It is violation of Maine Manufactured Housing rules and is a serious safety hazard.

(13.) Office Hours:
Call the office for all management related issues between 9:00-5:00, Monday thru Friday. Emergency management issues should call #263-4597 at any time or day.

By signing below, I/We attest to receiving and understanding the Park rules and I/We agree to comply with all Park Rules.

_____	_____	_____
Name	Signature	Date
_____	_____	_____
Name	Signature	Date

PARK RULES

DUPLICATE SIGNATURE PAGE

FILE COPY

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