NORTHEASTERN ESTATES, INC.

MOBILE HOME PARK

BOUNDARY ROAD

STANDISH, ME 04084

RULES AND REGULATIONS

We are very glad to welcome you as residents, and it is the sincere wish of the owners that you will find living here pleasant and enjoyable in every way. We will do everything in our power to make it so. We have made every effort to make this park a clean and pleasant place in which to live. We are very proud of our efforts and hope you will be also.

When you read these rules and regulations, you will find that they are just the standards that people live by in any good neighborhood. We feel sure that we can count upon your full co-operation in observing them; for their purpose, is to make living here more enjoyable, more comfortable, convenient, and safer for you and your neighbors in NORTHEASTERN ESTATES MOBILE HOME PARK.

IMPORTANT: READ CAREFULLY, WEEKLY INSPECTION WILL BE MADE TO ENFORCE THESE RULES AND REGULATIONS.

I (or we) the undersigned do confirm that I (or we) have been given a copy of the Park Rules and Regulations and have read the document before signing the Rental Agreement.

Management agrees to affix skirting, approved only by Management of Park, before any occupancy of home listed in Rental Agreement. The only steps permitted to the home shall be sturdy manufactured pre-cast steps or neatly constructed wooden steps. Management agrees to place; at our expense, a State Approved ~~275~~ 240 gallon fuel oil tank to be properly connected according to State Regulations. No tanks of any kind, other than L. P. Gas Tanks with proper stands and cover, are to be placed on exterior of home. Any skirting put up by park owners shall remain their property, unless bought with unit.

Utility buildings are permitted ~~and are included in home price~~. Buildings must also be allowed by the Town's Building Code or Building Inspector, but only when the following sizes are complied with rules and regulations: Utility buildings with gable roof approximately 6' x 7'. 7' Height in center and 5' at sides, made and approved by Park Management before placement. No Add-A-Rooms, Carports, Garages, or decks are permitted.

Clothes lines are not permitted, but clothes reels may be placed on the lot according to instructions from the Management.

I (or we) agree to keep my (or our) lot neat and clean, to mow the grass, to keep the lot free of weeds, to protect the shrubbery, to water trees and shrubs, to remove ice and snow from the driveway and walk, to keep the space under the home and around the unit clean and free from rubbish, to keep the unit nicely painted in color harmonizing with unit and in good repair.

Do not rake leaves or brush into the ditches - remove immediately and dispose of properly. If I (or we) should fail to comply with this regulation, I (or we) agree to pay the management for performing such services as may be required. Weekly inspections will be made by the management to determine work needed to be done. I (or we) further agree that we will not cut or remove any shrubs or trees even if planted by me (us).

I (or we) agree to see that rubbish and properly wrapped garbage is deposited only in the proper containers, (container being no more than 20 gallons in size), to keep these containers in designated areas, and to move them to the street and back from the street on days of collection.

I (or we) agree to see that water, sewer, and other connections between the ground and my (or our) home are properly made, protected, and insulated. Improperly maintained or faulty heat tapes which cause water freeze-ups are not the responsibility of park management. Any problems relative to the development shall be reported to the park management in writing. I (or we) agree to keep the plumbing in the mobile home in good repair and that any leak will be repaired by me (or us). Park owner may shut off water in any home if water leak exists. Water connection for sprinkling the lawn is permitted if properly installed, protected and insulated. I (or we) agree to water trees and shrubs as permitted by regulations.

I (or we) shall not vacate or abandon the premises at any time during site occupancy; and if residents shall abandon, vacate or surrender said premises or are dispossessed by process of law or otherwise; any personal property (including any mobile home on said space) belonging to residents

and left on the park premises shall be deemed abandoned, at the option of park owner. Absence from the premises for five days after any breach by residents of the Agreement shall constitute an abandonment.

Loud playing of radio, television, stereo, or other instruments is not allowed. After 10:00 PM all noise disturbing to sleep must be eliminated. Air conditioners shall not be run between the hours of 10:00 PM and 7:00 AM if complaints are received from neighbors.

The management reserves the right to enter upon the premises to remove and dismantle any structure, enclosure, canopy, awning, fences, accumulation of rubbish, materials, junk or unregistered vehicle, abandoned or substantially damaged homes, bottles, oil drums, or any other items not stored in the mobile home or utility building. Regular hourly rate will be charged for removing same.

Concrete blocks shall not be permitted for any use. Only reasonable advertising of home for sale will be permitted and only after going through the park management. Park owner shall not be liable for any zoning ordinances or restrictions imposed by local authorities.

Please refrain from dumping excess grease, coffee grounds and other waste materials (diapers, etc.) which might build up or plug drain lines. This should prove advantageous to everyone.

No running of snowmobiles, minibikes, motorcycles or ATVs on park roads. The speed limit for motor vehicles in the park is **10 miles per hour**. No commercial vehicles, motorcycles, "junk", damaged, those in need of paint or unregistered vehicles are allowed to be kept in the park. No motor vehicles are to be repaired in the park. No parking on any streets. Vehicles parked on streets, or other unauthorized places, or unregistered vehicles may be towed away at the homeowner's expense. Only two vehicles are allowed parked in driveway at any time. There will be additional space made available for a third vehicle or visiting vehicles.

No animals are allowed, except small quiet house pets, which must be kept quiet, on a leash and under control at all times. Fines of $5.00 per week will be made for violation of this regulation.

Children must be kept under parents' control and good behavior will be expected of them. At no time are children to play on park streets. I (or we) agree to be responsible for any damage done by my (or our) children to shrubs, lawns, facilities or any other property owned by the park owner or other homeowners.

No verbal, or other agreement contrary to the terms of this agreement will be valid or recognized. Sub-leasing is not permitted. This agreement is not transferable either from one party to another, nor from one homeowner to another. There will be an entry fee for second-time owners.

IT IS HEREBY UNDERSTOOD AND AGREED that I (or we) the undersigned, do acknowledge that I (or we) have read and hereby agree to all the terms and conditions of the said Park Rules, Regulations and covenants and further agree to such changes and additions to the rules, regulations, and covenants which the management may from time to time deem necessary. Residents, I (or we) understand that any breach of the aforementioned release, regulations, and covenants shall constitute a breach of the rental agreement, for a home site at ***NORTHEASTERN ESTATES MOBILE HOME PARK,*** Town of Standish, Maine.

SIGNED:_____ **DATE:**_____

_____ _____

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NORTHEASTERN ESTATES MOBILE HOME PARK

IT IS YOUR RESPONSIBILITY TO WINTER READY YOUR HOME

WE WILL NOT BE RESPONSIBLE FOR ABOVE GROUND FREEZE UPS: CHARGES WILL BE MADE FOR ANY SERVICE CALLS.

YOU ARE RESPONSIBLE FOR REPLACEMENT OF A BAD HEAT TAPE OR CORD.

IMPORTANT: Check to make sure heat tape is operating, it can be checked when temperature reaches 30 degrees by placing hand upon pipe for a minute or more, warmth should be felt if operating properly. This should be checked periodically during cold weather.

To ensure that the heat tape retains warmth in pipe, running toilets, leaking faucets should be repaired by homeowner. DO NOT leave water running to prevent freeze ups. The heat tape will not work properly and could cause a freeze up in your drain lines.

FOR YOUR ADDED PROTECTION, THE FOLLOWING IS A CHECK LIST:

1. Check the heat tape when temperature is 30 degrees to make sure heat tape is working.
2. Check exterior windows and doors for any added necessary caulking.
3. Sealing around chimney and vents should be checked and cool seal applied to metal roofs for added protection.
4. For easy WINTER MAINTENANCE, snow should be kept CLEAR OF SKIRTING GATE, near water supply.
5. In case of storm power failure, water should not be drawn, so damage to Hot Water Heater will not occur and air fill water lines.
6. Exterior hot water heater door is insulated, however, we suggest for your added protection, you hang fiberglass insulation on interior door.

NO PARKING ON MAIN PARK ROADS AT ANYTIME, SO SNOW REMOVAL CAN BE DONE: YOU ARE RESPONSIBLE FOR YOUR VISITORS.

NO SNOWMOBILES ARE ALLOWED IN THE PARK OR STORED, KEPT IN THE PARK. FINES WILL BE ASSESSED.

REFUSE CANS ARE TO BE PLACED AT END OF DRIVEWAY ONLY ON DAY OF COLLECTION.

DO NOT PUT SALT ON CEMENT WALKWAYS.

NORTHEASTERN ESTATES MOBILE HOME PARK

ITEMS OF IMPORTANCE:

1. DOG HOUSES ARE NOT ALLOWED IN PARK. NO DOG RUNS ALLOWED.
2. Refuse containers are to be kept in utility buildings, or out of sight in rear of home. Refuse containers must be placed at end of driveway only on day of collection. NOT the day before collection. Only 20 - 25 gallon refuse containers are allowed. 50 gallon barrels are not to be used.
3. WATER SPRINKLERS ARE NOT ALLOWED. Watering by hand held hose and nozzle is permitted between 7:00 PM and 9:00 PM.
4. Grass and weeds are to be kept cut and trimmed at all times.
5. Only one small quiet house dog is allowed per home.
6. Only one cat per home is allowed.
7. No campers, tents, or boats are allowed at anytime on park lots.
8. No garages or carports allowed.

NORTHEASTERN ESTATES MOBILE HOME PARK

RENTAL AGREEMENT

IT IS HEREBY UNDERSTOOD AND AGREED that I (or we), the undersigned, do rent and occupy (with the present home listed in this agreement) a home at Northeastern Estates Mobile Home Park, Town of Standish, Maine, on the following conditions and terms:

All new or additional residents must register at office prior to occupying home. No additional residents, other than registered residents are to reside in said mobile home.

Rent shall be paid in advance each week or month, according to rent schedule set forth by park management. I (or we) agree to pay all cost and expenses in connection with collection of past due rent from us. I (or we) will observe and abide by all rules and regulations, and supplementary rules of the management. Should I (or we) at anytime not be satisfied with facilities or conditions, I (or we) will vacate and leave the premises without causing any difficulties or expense to the management. No refund of rent will be made. Advance notice of 30 days is required to the management before vacating premises. Should I (or we) be delinquent in rent, the management shall be permitted to remove our home from the lot and premises. I (or we) agree to pay a delinquency charge if any rental payment is more than five (5) days overdue and all costs of collection, including reasonable attorney's fees, whether or not suit is brought to enforce collection. Only official Northeastern Estates Mobile Home Park receipt will be recognized as being valid. I (or we) agree that Clifton E. and Carroll S. Marean, doing business as Northeastern Estates Mobile Home Park will be in no way responsible or be held liable for any loss or damage to our person or property that may occur by such removal. I (or we) agree that the home will not be sold, moved, or caused to be moved until all local taxes and rent are paid.

I (or we) agree that the lot is occupied and the premises and facilities are used strictly at my (or our) risk, and that Clifton E. and Carroll S. Marean, doing business as Northeastern Estates Mobile Home Park, shall in no way be held liable for any loss or damage or injury of any kind on, or off of the premises. Guests are the homeowners responsibility.

The number of persons to occupy this lot shall be no more than those listed in this agreement (except other children born to us while this agreement is in force). I (or we) agree that the management shall have the right to inspect my (or our) mobile home both inside and outside, but for reasons of emergencies, health, safety and welfare only.

This agreement is not transferable either from one party to another, nor from one homeowner to another. Sub-leasing is not permitted. No verbal, or other agreement contrary to the terms of this agreement will be valid or recognized.

SIGNED:_____ **DATE:**_____

SIGNED:_____ **DATE:**_____

NORTHEASTERN ESTATES MOBILE HOME PARK
BOUNDARY ROAD STANDISH, MAINE

SPECIFICATIONS FOR OUTSIDE DECKS

No deck will exceed 120 sq ft. (10' x 12' or equivalent).
No Roofs or enclosures are allowed.
Home owner will contact Northeastern's office before construction commences to allow someone from their office to mark out all incoming and outgoing utilities so no damage will be caused from the new construction.

Construction Specifics: As below or as per Standish Code whichever is greater.

A. Decks will be supported by 8" concrete filled sonotubes. Depth of the sonotubes will be four feet below grade and 16" above grade minimum. Sonotubes not exceed 8' on center spacing on the supporting beams.
B. 2" x 8" floor joist at a maximum of 16" on center and to be doubled around the exterior.
C. Rail posts to be a minimum of 4" x 4".
D. Rail height - if top of deck is more than 30" from the ground the rail has to be 42" high. If top of deck is less than 30" from the ground the rail can be a minimum of 36" high.
E. Rail openings between posts not to exceed 4".
F. Deck material shall be a minimum of 1 1/4" thick.
G. Stairs as per town code. Not greater than 7".
H. Decks will be stained or painted.

I agree to construct my deck as per specifications listed above. I also agree to give the owners of the park the right to remove my deck if it is not properly maintained. The owners of the park must have given me one months notice to rectify the problem(s) before doing so.

_____ _____
Home Owner's Signature Date