

HILLS LAKEVIEW TRAILER PARK & RV PARK INC.

Park Rules

Owner: Faye Fagnant

Park Manager/Authorized Agent: Scott Fagnant

476 Scenic Road

Laconia, NH 03246

(603)366-4060 Office or (603)944-0917 Cell

Scott Fagnant (603)234-4298 Cell

EMAIL: hillsrvnh@gmail.com

Site number: _____

IMPORTANT NOTICE REQUIRED BY LAW

THE RULES SET FORTH BELOW GOVERN THE TERMS OF YOUR RENTAL AGREEMENT WITH THIS MANUFACTURED SEASONAL HOUSING PARK. THE LAW REQUIRES ALL RULES OF THIS PARK TO BE REASONABLE. NO RULE MAY BE CHANGED WITHOUT YOUR CONSENT UNLESS THE PARK GIVES 90 DAYS ADVANCED NOTICE OF THE CHANGE. SUBJECT TO THE TERMS OF ANY WRITTEN LEASE AGREEMENT, YOU MAY CONTINUE TO STAY IN THIS PARK AS LONG AS YOU PAY RENT AND ANY OTHER LAWFUL CHARGES, FOLLOW THE RULES OF THE PARK AND APPLICABLE LOCAL, STATE AND FEDERAL LAW, DO NOT DAMAGE PARK PROPERTY AND DO NOT REPEATEDLY BOTHER OTHER TENANTS IN THE PARK. YOU MAY BE EVICTED FOR NONPAYMENT OF RENT, BUT ONLY IF YOU FAIL TO PAY ALL RENT DUE WITHIN 30 DAYS AFTER YOU RECEIVE WRITTEN NOTICE THAT YOU ARE BEHIND IN YOUR RENT. YOU MAY ALSO BE EVICTED FOR NOT FOLLOWING THE RULES OF THIS PARK BUT ONLY IF THEY ARE REASONABLE, YOU HAVE BEEN GIVEN WRITTEN NOTICE OF YOUR FAILURE TO FOLLOW THE RULES, AND YOU THEN CONTINUE TO BREAK THE RULES. YOU MAY NOT BE EVICTED FOR JOINING A TENANT ORGANIZATION. IF THIS PARK WISHES TO EVICT YOU, IT MUST GIVE YOU 60 DAYS ADVANCED NOTICE, EXCEPT IF YOU ARE BEHIND IN YOUR RENT, IN WHICH CASE ONLY 30 DAYS NOTICE IS REQUIRED. THE EVICTION NOTICE MUST GIVE YOU THE REASON FOR THE PROPOSED EVICTION. YOU HAVE THE RIGHT TO SELL YOUR HOME IN PLACE TO ANYONE AS LONG AS THE BUYER AND HIS HOUSEHOLD MEET THE RULES OF THIS PARK. YOU MUST NOTIFY THE PARK IF YOU INTEND TO SELL YOUR HOME. FAILURE TO DO SO MAY MEAN THAT THE BUYER WILL BE REQUIRED TO MOVE THE HOME FROM THE PARK. COPIES OF THE LAW UNDER WHICH THIS NOTICE IS REQUIRED, RSA 205-A, MAY BE OBTAINED FROM THE CONSUMER PROTECTION AND ANTITRUST BUREAU OF THE ATTORNEY GENERAL'S OFFICE, 33 CAPITAL STREET, CONCORD NH 03301 OR MAY BE ACCESSED FROM THE GENERAL COURT WEBSITE FOR THE STATE OF NEW HAMPSHIRE.

Renter's Initials _____

Hills Lakeview Trailer Park & RV Park

/ _____ Park Rules

Visitors

Guests that are not staying overnight must leave by 11:00 pm. At no time is there to be guests staying at your unit or in the park when your are not there, this includes use of the beach, in addition no more than 4 people are to be accompanied by you to the beach at any one time. Please inform your guests to leave their pets at home. No guest's pets will be allowed! Visitors must abide by all park rules, you are ultimately responsible for the actions of your guest and they should not become an annoyance to other tenants.

Pets

Hills Lakeview Trailer Park & RV Park and the Seasonal Renter recognizes that pets are loved ones. It is further recognized that pets within the property should be properly cared for, properly contained, and should not interfere with the enjoyment of others.

As such, Hills Lakeview Trailer Park & RV Park and the Seasonal Renter agree to the following:

1. That all pets shall be registered by name of pet, name of owner, tag information, and general description with Hills Lakeview Trailer Park & RV Park.
2. Hills Lakeview Trailer Park & RV Park reserves the right to remove any pet for any reason and at any time; these reasons may include but are not limited to:
 - a. Pets that cause disturbances (such as by excessive barking, snarling, growling, etc...)
 - b. Pets that invade the privacy of another site, flowerbeds, shrubs, yards, etc. will not be tolerated. Pets are not allowed in the water at the beach if other people are swimming.
 - c. Seasonal Renters must keep grounds clean of pet litter at all times. If you fail to pick up after your dog, then we will clean it up and fine you a minimum of \$25.00 for each occurrence.
3. That Seasonal Renter shall clean up after his/her pet(s) at all times throughout the park and must be leashed at all times.
4. Pets shall not be left outside of the trailer unless they are under supervision.
5. No Guest's Pets are allowed at any time!

Procedures

ADDITIONAL GUIDELINES

Please keep in mind that you are responsible for your actions as well as your guests.

- * All Seasonal Renters and their Guests must obey all Park signage (i.e. stop signs, no parking, etc...)
- * All Seasonal Renters are responsible for keeping their sites neat. If your site is not properly maintained, management reserves the right to clean the site and bill you at the parks hourly rate which is \$85.00/hour.
- * Quiet time is 11:00 pm – 7:00 am.
- * The seasonal renter is to limit grills on their site to one and no more than 2 propane tanks.
- * Garbage barrels are to be limited to 2 per unit, and note that the town is requiring recycling. Garbage must be put out by the road for Monday pick up.
- * No trailers of any kind are to be stored on the property without permission from the office.
- * You are responsible for all damages that you, your family, or any of your guests cause.
- * Parking on your neighbor's site is prohibited even if permission is granted by your neighbor. If you are having guests they must park near the entrance gate NOT in your neighbors spot.
- * No mini bikes, ATV's, motor driven or electric scooters or any motor driven off road vehicles are allowed.

Renter's Initials _____ Hills Lakeview Trailer Park & RV Park / _____ Park Rules

- * Don't leave your water hose running outside for any reason.
- * No burning of pallet wood, green wood or chemically treated wood. No burning of garbage of any kind in a campfire... Keep wood piles neat. Campfires must be in control, supervised, and out before retiring for the evening.
- * Firearms are allowed in Hills Lakeview Trailer Park & RV Park if you have a permit to carry and you must provide a copy to Hills Lakeview Trailer Park & RV Park. No fireworks or sparklers are allowed in the park at any time.
- * No renter can host any event without prior written approval from management.
- * The management of Hills Lakeview Trailer Park & RV Park reserves the right to interpret rules and policies as individual situations and needs arise.
- * Renters must comply with any and all applicable Federal and State laws and local ordinances.

Seasonal Renter agrees that Hills Lakeview Trailer Park & RV Park reserves the right to change rules or policies at any time during this contract with written notice.

By signing this document you acknowledge that you have received a copy of the Park rules and that you are aware that any violation of Park rules could result in assessment or eviction from the Park with no refund of any pre-paid lot rental fees.

This document covers the contract year _____ .
 Legal Name (PRINT): _____
 Legal Name (SIGN): _____
 Date: _____
 Legal Name (PRINT): _____
 Legal Name (SIGN): _____
 Date: _____