



Twin Rivers Park Ltd.

Manufactured Home Communities

## Rules and Regulations

- 1) Rent is due in full at the first of every month through electronic withdrawal. A void cheque or an electronic withdrawal form from the bank must be provided upon taking over the lease.
- 2) If a cheque is returned (bounced), then a fee of \$30.00 will be applied to the rent. Please inform the landlord of any account changes so that the automatic withdrawal system can be updated. We need at least 5 business days before the end of the month.
- 3) Lots must be maintained including the following:
  - a. Lawn must be kept mowed weekly.
  - b. Lots must be free of garbage and debris including constructions materials
  - c. There are to be no unlicensed/unregistered vehicles on the premises
- 4) Pets must be kept on leashes and must not disturb other tenants.
- 5) Work on vehicles is not permitted at any time.
- 6) Tenant and home owner insurance must be obtained and provided within 30 days of assuming the lease. Home owners insurance must cover oil spills with Twin Rivers named as first loss payee.
- 7) Home owner must notify the landlord if they have sold the home and to whom they have sold the home. After this has occurred the landlord reserves the right to accept the new owner into the community.
- 8) If the home is being moved from the park and the tenant wishes to terminate the lease, then a 30 day notice from the end of any given month must be provided.
- 9) There are to be no off road vehicles used on the premises. Including ATV's, Side by Sides, Boats or Snow Mobiles.

- 10) The tenant must obtain approval from the landlord to modify their home with regards additions to homes, decks, or sheds. Paint applied to the home, decks and sheds must be approved by the landlord.
- 11) With regards to point 9, any additions require a proper, legal building permit.
- 12) All oil tanks must be enclosed in a containment tank and have proper lines feeding into the home. All oil tanks must be within the allowable expiry date set by the province you reside in. Anyone having out of date oil tanks filled risk being evicted.
- 13) Tenants are responsible for snow removal of their walkways and driveways.
- 14) Tenants are responsible for garbage removal and have to follow guidelines provided by their respective municipal unit. (Town, county, city).
- 15) A parking banned on the streets of the community from the month of December until the end of March will be in effect for snow removal.
- 16) Be respectful of other tenants with regards to noise.
- 17) Be respectful of other tenants lot and property
  - a. Maintain space between homes, do not infringe on lot boundaries
  - b. Do not trespass or use short cuts through other tenants lots
- 18) Tenants are responsible for the piping for water sewer up until the point where these lines enter the ground.
- 19) If the tenant is renting out their home they are responsible for mowing the lawn and keeping the yard tidy. Tenants are not to assign lawn mowing to their sublease. No exceptions.
- 20) Skirting must be installed in a neat and tidy fashion within 15 days of moving in. Appropriate skirting includes painted plywood or plastic skirting. Skirting must be on the home at all times. If new skirting is being installed it must be installed within 15 days.
- 21) No more than 2 vehicles are permitted per home and vehicles are not be driven on the grass.
- 22) There are to be no heavy trucks permitted on the property. Heavy trucks include anything larger than a standard ¾ ton pickup.
- 23) Tenants are not permitted to grow cannabis on any of Twin Rivers Properties. (Leases starting September 1<sup>st</sup> ,2019 and later)
- 24) Business hours are from 8am until 5pm, Monday to Friday. If there is an emergency tenants can call either number listed below. Examples of emergencies, major water leaks, no water, or noise from other tenants that is unacceptable.

I, the tenant, acknowledge the rules listed above and will adhere by them until the end of my tenancy.

Tenants Signature \_\_\_\_\_ Date: \_\_\_\_\_

Tenants Signature \_\_\_\_\_ Date: \_\_\_\_\_

Landlords Sign. \_\_\_\_\_ Date: \_\_\_\_\_

Thank you for choosing to live with Twin Rivers Park Ltd.

Contact Information:

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