

**Northview Manor Management, LLC**  
**45 Cypress Lane**  
**Carlisle, PA 17015**

**Manufactured Home Community Lease**  
**RULES, REGULATIONS AND AGREEMENTS**

**LEASE BEGINS:** day of , 20 .

**LEASE ENDS:** day of , 20 .

**LANDLORD is NORTHVIEW MANOR MANAGEMENT, LLC.**

- A. TENANT(S):**
- B. LEASED PROPERTY ADDRESS IS:**
- C. TERM OF THE LEASE IS: Monthly**
- D. THE LEASE AMOUNT IS \$ 484.15 per month.**
- E. MOVE IN DATE.** The tenant will move in on: \_\_\_\_\_

**NORTHVIEW MANOR MANAGEMENT LLC**

**PARK RULES & REGULATIONS**

**GENERAL:**

1. Attached here to and as part of the rules and regulations is a copy of Act 261 to be retained by the tenant.
2. Rents are payable in advance by the first of each month. Any rent not received by the Tenth (10) day of each month will be assumed a late penalty for each month late.
3. No sub-letting, renting or occupation of more than one family will be permitted. Only owner occupied homes are allowed in park.
4. No more than five [5] people per home are permitted, 4 people at regular lot rent, 5th person at extra charge.
5. Under section II of Act 261 "Mobile Home Right Act of 1976", the resident may sell the mobile home belonging to the resident, but if, following the sale, the mobile home is to remain in the park with the new owner, written approval of the new owner by the Management is required. This approval must be obtained prior to occupancy. If a mobile home is sold to a buyer who is not approved by the management, the sale will be valid, but the new purchaser will not be considered a resident, and the mobile home will be required to be removed from the park immediately. You may, therefore, suffer substantial damages if you attempt to sell without approval for the new resident, if you wish to stay in park.
6. No peddling, soliciting or commercial enterprise is permitted in the community of the mobile home park.
7. Residents are responsible for the actions or behavior of their children, guest, and pet.
8. Any behavior which disturbs the peace and tranquility of the community is prohibited and shall be subject to penalty under Act 261.



9. Any violation of Federal, State or local Laws and Ordinances shall be violations of these rules and regulations.
10. Any continuing or repeated violations of these rules and regulations by a resident that causes damage to dwelling or interferes with the comfort or safety of another resident shall be grounds for eviction procedures.
11. All mobile homes built after June 15, 1976, for sale in the United States must be built to the National Mobile Home Construction and safety Standards Act of 1974 established and enforced by the Department of Housing and Urban Development [HUD]. Every home built after the June date must bear a seal indicating that it was built to HUD standards. Homes built prior to June 15, 1976 must be removed from the park upon the sale to a new owner. There will be no exceptions to the rule.
12. BB guns, pallet guns, air rifles or shooting of any kind is prohibited in the community.
13. The management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, flood or other natural acts which are beyond our control. Equipment and apparatus furnished on the grounds are solely for convenience of residents and all persons using same do so at their own risk.

### **MOBILE HOME LOTS AND UPKEEP:**

1. The management reserves the right of access onto the lots at all times for the purpose of inspection and utility maintenance.
2. Any home not presenting a neat and well maintained appearance must be removed from the park.
3. Nothing may be stored outside on the patio or around exterior of home, example tires, bicycles, trash, etc. If outside storage is required, a storage shed is recommended.
4. Any damage done by the resident to the concrete patio, driveway, lawns, loss of shrubbery, tree life, electrical shall be the resident's responsibility to repair or replace. If this is not done it will be done at the resident's expense.
5. Storage of boats and travel trailers on property is prohibited.
6. No vegetable gardens are permitted.
7. Any damage done by residents or their children, such as putting stones or debris in sewer or water lines, damaging water connections or electric service must be paid for by the tenant.
8. TV cable, water lines, and sewer lines that are above ground, other than the initial installation are the resident's responsibility.
9. No antennas of any kind shall be installed on or near your home.
10. Each tenant must arrange for proper wrapping of water lines to home to avoid freezing in the winter. Any damage resulting from frozen pipes will be the responsibility of the tenant.

### **EXTERIOR IMPROVEMENTS:**

1. All homes must be skirted. Skirting material used on the homes must be approved by the management in writing before the initial installation. After set-up of home, weather permitting, you have 60 days for the skirting to be in place around the home.
2. No changes, alterations, or additions to the mobile home or lot may be made by the resident without prior written consent of management.



3. Sheds, awnings and porches must be properly described to the management before installation and written approval of such must be obtained by the resident before it starts.

4. It is very important that tenant consult management concerning improvements on lots, such as planting trees; ect. **DUE TO UNDERGROUND UTILITIES AND WIRING.** If any damage is done to such, and the management is not contacted, it will be the responsibility of tenant to have repaired and pay for cost.

5. No fences are permitted. No concrete blocks are permitted for the use as steps.

6. All shrubbery planted by resident shall become the property of the Park and may not be removed.

7. Garbage and trash will be collected once a week. No trash is to be kept underneath the home. No trash is to be placed outside to street except on trash pick-up day. All trash should be placed in a trash can with a lid.

8. Clotheslines are prohibited, except circular trees which must be property installed at the rear of the home.

9. Only white light bulbs are to be used in yard lights. It is the responsibility of the resident to keep a working light bulb in the yard light.

### **TRAFFIC AND VEHICLES:**

1. Speed limits and stop signs must be obeyed at all times. Offenders will be FINED and will face possible eviction proceedings.

2. No repairing, changing of oil, or overhauling of cars in driveways in front of house on street or anywhere on property.

3. Operating of mini bikes, dune buggies, snow mobiles or any non-conventional vehicles are prohibited in the park.

4. No more than two cars are permitted per family in the park. No commercial or larger than 3/4 ton pickup truck is permitted parked in park.

5. Parking of cars on patios is prohibited.

6. Cars that are not licensed are not permitted to be parked in park. [Any vehicle that is immobilized or disabled].

### **LAWNS AND WATER:**

1. Park Management reserves the right to regulate water used for washing of cars or watering of lawns.

2. Lawns must be kept neat and mowed to a height of 3 inches at all times. If lawn is neglected and management has to mow it; tenant will be charged a minimum of \$20 for each mowing.

3. It is the resident's responsibility to maintain sewage and water lines in the home. Leaking spigots must be repaired immediately to avoid sewage line freeze up.

4. Do not flush anything down your drains such as rags, clothes, hard paper, sanitary napkins or items made of plastic or rubber. These items will clog drains, and if problems occur from such the residents will be responsible for damages. Such items as the above should be discarded in garbage cans.

### **PETS:**

1 Only one [1] house pet per home is allowed. There will be a monthly charge made for this pet. This will become part of your monthly lot rent and will be paid with lot rent. If any part is paid late, late fees will apply.



2. When animals are outside the house, they must be on a leash at all times and attended to by a responsible person. No animal is allowed to run loose at any time, those include cats as well as dogs. Animals must not be walked on other people's property.

3. DOG HOUSES, RABBIT HUTCHES OR ANY TYPE OF OUTSIDE PENS ARE ABSOLUTELY PROHIBITED.

4. Dogs or cats or any animal is not allowed to be tied outside home at any time unattended. This includes tying animals under home or on any part of premises.

5. Each resident with an animal is responsible for picking up their own dog or cat droppings, whether on their lot or otherwise.

6. Large dogs are not encouraged as there is not ample space for them in a mobile home park. One small house pet is allowed. If at any time a dog or cat or any other pet becomes annoying to any other park resident in any way, you will have to get rid of the pet or remove your home from the park.

7. Buyer(s)/ Lessee(s) further understands and acknowledges that he must submit an application for title to the Pennsylvania Department of Transportation, Bureau of Motor Vehicles within 45 days of signing this contract and supply Seller/Lessor with proof of title transfer. (Buyer/Lessee \_\_\_\_\_)

#### AGREEMENT:

Signature affixed hereto by resident shall constitute an obligation upon all members of their family and guest. Any violation of these Rules and Regulation may be grounds for eviction. The Management reserves the right to make additions or changes to the Rules and Regulations whenever it seems necessary. Residents will be advised of changes thirty days in advance.

I HAVE READ THE FOREGOING RULES AND REGULATIONS AND, HEREBY, AGREE TO BECOME A RESIDENT OF NORTHVIEW MANOR ACCEPTING AND CONSENTING TO SAID RULES AND REGULATIONS.

I HAVE RECEIVED A COPY OF ACT 261, MOBILE HOME RIGHT ACT OF 1976, AND A COPY OF NORTHVIEW MANOR MOBILE HOME PARKS RULES AND REGULATIONS.

Date \_\_\_\_\_ Landlord \_\_\_\_\_

Name \_\_\_\_\_

Name \_\_\_\_\_



## REGULATIONS FOR PETS

CONDITIONAL AUTHORIZATION FOR PET, RESIDENT IS HEREBY AUTHORIZED, ONLY WITH APPROVAL SIGNATURE OF LESSOR OR REPRESENTATIVE, TO KEEP A DOG OR CAT WHICH IS DESCRIBED BELOW. AUTHORIZATION MAY BE TERMINATED IF RESIDENT'S RIGHT OF OCCUPANCY IS LAWFULLY TERMINATED OR IF THE PET RULES LISTED BELOW ARE VIOLATED IN ANY WAY BY THE RESIDENT, RESIDENT'S FAMILY MEMBER, OR GUEST.

### APPROVAL MUST BE OBTAINED PRIOR TO ENTRY INTO THE PARK

1. Each pet must be registered with our office as prescribed by the Pet Application/ Authorization along with the necessary documentation, photo, size, weight, height, color, description, proof of required & last shots/immunizations as required (i.e. rabies).
2. Pets must have and wear a current license and tag.
3. \_\_\_\_\_ pet maximum permitted with a \_\_\_\_\_ per pet, per month fee, if required by your lease.
4. NO visitor's or visiting pets.
5. Each tenant is responsible for cleaning up any droppings or waste left by the pet. This must be done immediately following the pet's excretion of the droppings.
6. Pets are not permitted to run free in the park/community. They must be attached to a hand leash and controlled/restrained at all times by a responsible adult or individual. Pets must be accompanied by their respective, responsible party whenever outside of the home. Any pet left running loose within the community will result in the removal of the pet and the loss of your privilege to keep a pet.
7. Pets are NEVER to be tied or caged outside. Outside cages or pet houses are NOT permitted.
8. Excessive barking inside or outside of your home that causes a disturbance or nuisance will not be tolerated.
9. No breeds or types of dogs or animals are permitted which display a propensity to attack human beings or other animals without provocation and no dog which has been determined to be "a dangerous dog" shall be permitted in the community for any purpose or at any time whatsoever, as any such animal or pet shall be considered an "aggressive" animal for these purposes and shall not be permitted in the community.
10. ROTTWEILLERS, CHOWS, DOBERMANS, CHARPEIS, DALMATIANS, PIT BULLS, STAFFORDSHIRE TERRIERS, HUSKIES, AKITAS, PRESA CANARIOS, ALASKAN MALAMUTES, GERMAN SHEPHERDS, AMERICAN BULLDOGS, AND WOLF HYBRIDS, OR MIXES WITH ANY OF THESE DOGS are PROHIBITED from the community.
11. Placing food outside for pets or stray animals and allowing animals to enter your home and out buildings through open doors, windows, or holes in the walls is a violation and could result in eviction or revocation of your right to have a pet in the community.
12. Exotic animals, farm-type animals and wild animals (animals that belong in the wild) are not permitted in the community.

TYPE OF PET \_\_\_\_\_ LAST RABIES SHOT \_\_\_\_\_

SIZE \_\_\_\_\_ BREED \_\_\_\_\_ COLOR \_\_\_\_\_ WEIGHT \_\_\_\_\_

HEIGHT \_\_\_\_\_ EXPECTED WEIGHT WHEN FULL GROWN \_\_\_\_\_ PHOTO \_\_\_\_\_

ALL INFORMATION ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

LESSEE: \_\_\_\_\_ DATE \_\_\_\_\_

LESSOR: \_\_\_\_\_ DATE \_\_\_\_\_