

King's Mobile Home Park

Otter Creek, Maine

Rent:

- 1) The equivalent of two month's rent must be paid in full prior to a new resident entering the park.
- 2) Rent is due and payable on or before the first day of each month and shall be mailed to:

King's Mobile Home Park

16 Boulder Brook Lane

Otter Creek, Me. 04660

- 3) There will be a 4% delinquent charge assessed if rent payment is 15 days overdue and eviction proceedings will begin.

Occupancy:

- 1) Any person approved to enter King's Mobile Home Park with a new home, or any person who has purchased a home that is already set up in the park must show proof of ownership of the mobile home before the home can be occupied in King's Mobile Home Park. Proof of ownership can be in the form of:
 - 1, A purchase agreement
 - 2, A notarized deed or bill of sale
 - 3, A tax bill with prospective Residents name, as taxable owner
- 2) Resident's home may be occupied by no more than two individuals, or a family unit comprised of no more than six persons (parents and children). Children 18 years of age and older or no longer in school will be considered a guest.
- 3) Guests are restricted to five consecutive days without pre-approval of Park Owners. Residents must notify Park Owners, in writing, of the names,

ages and length of visit of any guests staying longer than the initially approved five days and will be charged ten dollars per night per person if stay is approved by Park Owners.

- 4) Park Owners retain exclusive rental rights within King's Mobile Home Park. Subletting is strictly prohibited in the park.
- 5) Should a resident opt to sell their mobile home, Park Owners shall be a given thirty day notice, of intent to sell. Before home is occupied by new owner, all rent and taxes must be up to date.
- 4) 6) All prospective tenants are subject to a pre-entrance interview by Park Owners. Acceptance into King's Mobile Home Park depends upon varying factors (i.e. credit history, rental history, etc.)
- 6) Mobile homes shall be used for private residential purposes only. No businesses of any kind are permitted in King's Mobile Home Park.

Mobile Home Set-Up:

- 1) Set up of the Resident's mobile home shall be the responsibility of the Resident and subject to inspection and approval of Park Owners.
- 2) All mobile homes in King's Mobile Home Park must be skirted with a skirting material of vinyl, plywood or of a comparable quality and appearance and approved by the Park Owners. The skirting must be weather-tight and kept in good repair and painted as necessary. New homes entering the park must be skirted within ten days.
- 3) Mobile home steps are limited to attractive heavy wood or factory built, metal/concrete.
- 4) Wood stoves, pellet stoves and fireplaces must be approved by the State Fire Marshall's Office or the Mount Desert Fire Department. All chimneys must be installed through the roof.
- 5) Plumbing must be kept in good repair and any leaks repaired immediately. All exposed water lines must be fitted with heat tape and insulation on or before October 15th of each year and will be subject to inspection by Park Owners.

- 6) Park Owners reserve the right to inspect any mobile home before it will be allowed, or allowed to stay, in King's Mobile Home Park.
- 7) Park owners shall supply water and sewer to the outside of the Residents mobile home. Park Owners are responsible for all underground piping, Residents are responsible for all plumbing from ground up.
- 8) Residents shall be responsible for ensuring all utility connections are made properly.
- 9) Residents shall be responsible for all taxes and fees associated with their mobile home.

Mobile Home Appearance and Maintenance:

- 1) Resident's mobile home and site must be kept neat and clean at all times. Clutter on site or around the home is not permitted, is a violation of Park rules and is cause for eviction
- 2) Trash must be stored in covered containers and out of sight of the general public. Covered trash cans are taken to the road for trash pick-up day and returned ASAP to their storage location. Any trash on the ground after pick-up is the responsibility of the Resident and must be cleaned up.
- 3) Park Owners shall be responsible to ensure road is safe for use at all times, including but not limited to snow removal, sanding and erosion repair. Residents are responsible for snow removal and sanding of their own driveway and parking spaces.
- 4) Residents are responsible for the upkeep of their lots including but not limited to lawn mowing and trimming, preventing the invasion of bamboo, upkeep of trees on their lot and ensuring the lot remains attractive. Residents shall be given a notice of three days if their lot is in need of care. Should a Resident refuse to comply, the Park Owners will have the work done at Residents expense. Park Owners are responsible for repairing any damage to tenant's lawn, trees, shrubbery, driveway parking spaces etc., brought on as the result of necessary repairs.

- 5) The use of lawn sprinklers or soaker hoses are strictly prohibited. Plants, trees and shrubs can be watered using a hose if fitted with automatic shut-off and by hand only. Hoses with automatic shut-off may also be used to wash automobiles.

Buildings, Additions or Modifications to Mobile Home or Site:

- 1) No structural changes, modifications or additions are allowed to the Resident's mobile home or lot without prior approval from Park Owners. Town and State of Maine permits are the responsibility of the Resident and are required by law, prior to any work being done. Any approved project must have the exterior completed and the grounds cleaned up within 30 days of project beginning. Extensions may be granted if approved by Park Owners.
- 2) No mobile home may remain in King's mobile Home Park after being sold or gifted to another person unless it meets all updated building codes and regulations and has a peaked roof.

Community Relations:

- 1) The Resident is expected and required to respect the privacy and lot lines of other Residents. Residents, their household members and guests shall not conduct themselves in a way that unreasonably disturbs other residents. No illegal activities are allowed in King's Mobile Home Park. Residents shall be responsible for the activities and behavior of their household members and any guest in their home. Sound devices, televisions, stereos, radios etc., are to be operated only within the home and not to be heard outside, assuring peace and quiet within the park.
- 2) Weapons are not to be used or brandished in King's Mobile Home Park.
- 3) Two automobiles shall be permitted per lot, unless special permission is granted by Park Owners. All vehicles must have current registration and inspection stickers and be able to pass inspection at all times. All vehicles must be parked in parking spaces only. No parking is permitted on lawns or roadways. Guests may park on side of road while visiting but must be moved within three hours.

- 4) Speed limit in King's Mobile Home Park is 10 miles per hour.
- 5) Major automobile repair or restoration is prohibited in King's Mobile Home Park. If an automobile needs to be jacked up or jacked up and rested on stands while doing a job, it will be lowered back to the ground, resting on its tires when not being worked on, whether or not the project is completed.
- 6) Dirt bikes, ATVs, four wheelers, snowmobiles, trampolines, pools of any kind or anything that will affect the insurability of King's Mobile Home Park are strictly prohibited. Any recreational or utility equipment is to be stored out of sight of the general public.
- 7) Dogs are strictly prohibited from King's Mobile Home Park, including dogs owned by guests of Residents. Two cats per Mobile Home are allowed providing they are neutered and remain inside or on a leash while walking.
- 8) Loud or offensive language will not be tolerated at any time in King's Mobile Home Park. Unnecessary noise after 8:00pm is prohibited.
- 9) Free-Standing clothes lines are permitted and are to be discretely located on the lot. Contact Park Owners for location recommendations.
- 10) Residents shall not use or occupy their mobile home in such a way as to cause any lot to fail to comply with Park Rules, lease agreements, or state and local laws, codes or ordinances.

Liability:

- 1) The Park Owners accept no responsibility for any loss to the resident, their property or mobile home due to fire, theft, accidents, acts of God, intentional or unintentional acts of others, vandalism, acts of war or any reason whatsoever.
- 2) Residents shall be liable for damages to the Mobile Home Park lot or any other Park Owner property that they, their guests, friends or any person the Residents invited or have a relationship with while the resident is on King's Mobile Home Park property.

Default:

- 1) It is expressly agreed by the Resident, that if any default occurs in the observance of the King's Mobile Home Park rules & regulations and/or King's Mobile Home Park Lot Lease Agreement, the resident will be subject to eviction, pursuant to 10 M.R.S.A. section 9097.
- 2) In the event of eviction, the Resident will pay all money due, unpaid utilities and for the removal of the mobile home. No home shall be removed until all arrearages and taxes are paid.

Access:

- 1) The Park Owners may enter the mobile home lot with the Residents consent, which shall not be unreasonable withheld, under the following conditions:
 - A. Between 7am and 7pm on no less than 12 hours, notice.
 - B. When necessary to inspect the lot.
 - C. To make necessary repairs, alterations or improvements.
 - D. To supply agreed upon services.
 - E. To exhibit the lot to prospective purchasers, mortgagees, tenants, workers or contractors.
- 2) The Park Owner may enter without notice to or permission from the Resident upon reasonable belief that there is a likelihood of imminent danger or injury to any persons inside. The Park Owner may request entry to Resident's home without a 12 hour, notice if there is damage to property or interruption of utility services.

Nondiscrimination:

- 1) The Park Owners or Agents shall not discriminate against any Resident or Prospective Resident on the basis of race, religious creed, color, sex, marital status, disability, national origin, because a person has or intends to have children, or, because a person is a recipient of public assistance.

**King's Mobile Home Park Rules have been
Revised as of July 2025**

Residents Signature

Date

Resident's Name (printed)

Residents signature

Date

Resident's Name (printed)