

# *Coastal Estates, Hancock, ME*

## Guidelines

Welcome to Coastal Estates! We hope you enjoy living here and will consider our community as your home.

We have designed a number of guidelines that we hope will maintain the community in such a way as to make you pleased to live here. The standards outlined in these rules should serve as a guideline of behavior for the residents and their guests and will establish conformity among all of our residents.

### General Rules

1. Although management is responsible for maintaining the common areas, the resident is responsible for the landscaping maintenance of their respective space.
2. Grass areas shall be kept trimmed and edged. This includes the areas behind, beside, and under homes and against perimeter fences. Residents who do not maintain their spaces will be billed for the cost of maintenance plus an administrative fee. Management is happy to help residents contract with a 3<sup>rd</sup>-party lawn maintenance service if desired.
3. Residents are responsible for snow removal from their driveway, walkway, steps/stairs, and elsewhere on their space. Management is happy to help residents contract with a 3<sup>rd</sup>-party snow removal service if desired.
4. Management must approve any changes or alteration of the space and/or landscaping. The resident is responsible for maintaining any changes to the landscaping.
5. All plants, trees or other planted or otherwise permanent fixtures placed at a space by a lessor become property of the park in the event the lessee moves.
6. The resident understands that management is not responsible for any damage to the property or homes of a resident as a result of an act of nature.
7. Management reserves the right to access each space whether or not resident occupied, to conduct inspections or to maintain utilities.

8. Management is responsible for providing water, sewer, and electric up to the point of connection of the mobile home. The resident is responsible for all maintenance from that point of connection to the mobile home. In addition, resident is required to heat tape and insulate all exposed water lines, meter pits, and meters. Should there be a break due to the heat tape not functioning then the resident is responsible for the cost of replacement and any other costs incurred due to the break.
9. All structures and/or additions to either the mobile home or the space must be pre-approved by management prior to their installation. Management reserves the right to demand the repair and maintenance at resident's expense of any home, structure, and/or addition if management feels that there is an unsafe and/or unsightly condition. All window treatments must be designed for that purpose.
10. Storage units or sheds must be approved by management and shall remain the property of resident. Management is not responsible for any losses or damage to resident's shed or stored items.
11. Mowers, snowblowers, bicycles, ATVs, minibikes, four wheelers, campers, RVs, boats, snowmobiles, and any other similar items must be stored in a garage or shed. Leaving items such as these outside the home is not permitted. Storage under decks, porches, or another structure is not permitted.
12. Large patios and porches require skirting. All homes require skirting. Patios and porches are not acceptable storage locations.
13. All garbage and recyclables must be kept in covered trash cans and removed from the premises on a weekly basis. Plastic bags with garbage or recyclables may not be left outside.
14. Littering is not allowed. All trash, refuse, or unwanted items must be placed in an appropriate place.
15. Pools, hot tubs, trampolines, fire pits, fireworks, and firecrackers are prohibited. Yard sales are prohibited. No daycare or babysitting services may be run from the home.
16. Inoperative vehicles, boats, unattached trailers, or commercial vehicles are not permitted on the streets or in or around resident's spaces.
17. Storage of old furniture, lumber, refuse, salvaged materials, automotive parts, and other materials in or around your spaces is prohibited. The dismantling of any motor vehicle in the park is prohibited.
18. Two vehicles are permitted per home. Vehicles shall be parked on the parking spaces assigned to the respective home site whenever possible. Other vehicle parking requires management approval.

Residents shall not park their vehicles in vacant or otherwise unused spaces of other residents. Parking on any unpaved area is not permitted. If a vehicle is approved for parking on the street, or if parking on the street temporarily, it should be as close to the curb as possible to permit access of emergency vehicles when necessary.

19. Only operative vehicles licensed for the highway are permitted within the park. The speed limit shall not exceed what is safe and prudent for the conditions. Off-road vehicles shall not be driven within the community.
20. All pets must be approved by management. Pets must be kept inside the home, within a properly secured fenced yard, or on a leash at all times. Dogs are not allowed outside without a supervising person. All dogs must be licensed with the municipality, and a copy of the dog's license and its vaccination records must be on file with the office and kept updated annually. All animal feces must be picked up and properly disposed of.
21. Residents are responsible for their pets at all times. Pets are not permitted to be unattended in the park and/or create any nuisance.
22. Residents are responsible for the activities of any visiting children and or other guests while they are in the park. An adult must supervise young children at all times. Children are not permitted to play in the street, parking areas, or neighbor's yards without permission.
23. Disturbing noise is not permitted in the park at any time. This includes disturbing noise from vehicles or anything else with a motor or engine. "Revving" a motor or engine is no permitted. Every resident is entitled to the quiet enjoyment of their own home and community.
24. No signs are permitted except with the permission of management.
25. Commercial activities by residents and/or their guests are not permitted within the park.
26. All federal, state, local laws, regulations and ordinances shall be obeyed by residents and guests of the community.
27. Violations of any of the above rules and regulations may result in the termination of the lease and the eviction of the residents.
28. The clubhouse and other facilities and amenities on site will be governed by their own set of guidelines, which will either be posted either nearby or at the office.

Management reserves the right to add to or alter these rules and regulations as circumstances require and as necessary for the safety and care of the community and for securing the comfort, peace, and quiet convenience of all residents. The residents and residents will observe and comply with all such rules as

the management may prescribe on written notice to residents. The failure by management to enforce any rule or regulation of the park or the failure to insist in any instance on strict performance of any requirement herein, shall not be construed as a waiver of these rules and regulations. The provisions of these rules and regulations shall be severable; if any provision is held invalid or unenforceable by any court or law for any reason whatsoever, the remaining provisions shall not be affected and shall be in full force and effect. These rules will be enforced by management to insure the health, safety, welfare, comfort, peace, and quiet convenience of each resident in the park. Any resident who violates these rules and regulations will have their lease cancelled and will be evicted from the park.

Resident acknowledges having read and understands all the stated rules and regulations and hereby agrees to comply with each and is in full agreement with these guidelines being an integral part of the Security Deposit Agreement, and Lease between the resident and management. Resident acknowledges receipt of a copy of these community guidelines for resident's personal records. Resident acknowledges that violations, breach or default of these guidelines, whether singular or several, will be grounds for termination of the resident's lease and may result in eviction from the park upon the notice period prescribed by Maine law of such violation, breach, or default given by management.

**READ THIS AGREEMENT IN ITS ENTIRETY BEFORE SIGNING**

Executed by all concerned parties this \_\_\_\_\_ day of \_\_\_\_\_.

Resident: (I/We signify by my/our signature(s) that I/we have read this agreement, and hereby agree to comply with all that is contained herein.)

\_\_\_\_\_  
Resident signature

\_\_\_\_\_  
Resident signature

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Management signature

\_\_\_\_\_  
Printed name

Resident address: \_\_\_\_\_