

**HENRY'S MOBILE HOME PARK  
RULES AND REGULATIONS**

- REQUIREMENT** 1. Each manufactured home site is rented to you, hereinafter referred to as "Tenant" in the park, as an individual owner occupant for the mobile home located there. All occupants of the home must comply with all park rules and regulations of Henry's Mobile Home Park, referred to as Landlord.
- OCCUPANCY** 2. There shall be no more than two (2) people per bedroom in accordance with the Westfield Board of Health Regulations
- IMPROVEMENTS** 3. Each manufactured home site may be improved by the Tenant making use of shrubs, flowers, and lawns provided that, if the Tenant removes any such improvement upon terminating their tenancy, the resident shall repair any damage to the home site caused by the removal of such improvements.
- FENCING** 4. Fences shall only be erected with written approval of the Landlord and such approval shall not be unreasonably withheld. All fences shall be painted or sealed. No chicken wire fencing will be permitted.
- MAINTENANCE** 5. Each manufactured home site, patio, or home exterior must be kept neat and in good repair. Good repair shall be defined as acts of repair and other acts to prevent the decline, lapse, or cessation from the existing state or condition of the manufactured home site. It is intended by this Rule that each manufactured home site conform with the general appearance of the surrounding manufactured home sites. The Tenant is responsible for the proper care and maintenance of the leased premises so that it remains in a satisfactory condition. It shall be the Tenant's responsibility to remove ice and/or snow, from the Tenant's driveway or sidewalk if the Tenant desires such removal.
- TRASH** 6. All trash bags shall be kept in refuse containers or heavy duty plastic bags and tied. Trash pick-up will be weekly at reasonable times as posted on park property in a conspicuous place. At least (7) days advance notice shall be given by Landlord in the event of any change in the regular trash day. No burning or dumping of rubbish is allowed on park property. No trees, brush, or limbs may be left piled for more than (10) days anywhere on park property. If Tenants have such refuse to dispose of, they shall call the Landlord's operations office and arrangements will be made for pick-up by a park maintenance man. Tenant must remove large pieces of personal property that are not wanted inside of their mobile home, such as old refrigerators, furniture or other large items, for more than (10) days. If these personal items are not removed within said 10 days, Landlord reserves the right to give Tenant written notice, notifying the Tenant of the items to be removed and the amount that will be charged for said removal, no sooner than 10 days from receipt of said notice, if the Tenant does not remove the items on his or her own.
- LAWN CARE** 7. Grass and shrubbery must be kept neat and trimmed and shall not exceed 4" in height. Out of consideration for neighbors, lawns are not permitted to be mowed before 8:00 am. No trees or limbs may be cut down or removed without prior permission of Henry's Mobile Home park.

**FIREPLACES**

8. Installation of fireplaces and/or wood burning stoves for either your home or patio must be inspected by the Westfield Fire Dept. Wood should be neatly stored in a self-contained Pile.

**ADDITIONAL STRUCTURES**

9. No structure of any kind may be added to the mobile home without the written permission of Henry's Mobile Home Park. Any such structure shall conform the home's exterior to reasonable aesthetic standards that is applied consistently throughout the community. These aesthetic standards preclude the addition of any home made structures.

**UTILITY BUILDINGS**

10. Each tenant is entitled to one utility building per lot. No surplus material of any type shall be permitted to be stored outside or around the utility building  
Ladders are to be stored in the utility building and under no circumstances shall be hung on the exterior of the mobile home or the utility building.

**INTERRUPTION OF SERVICE**

11. Henry's Mobile Home Park will not be responsible for any interruption of water, sewer, electric, telephone, television, or any other service which is caused by conditions beyond Henry's Mobile Home Park's control and which does not arise from the negligence of Henry's Mobile Home Park.

**EXCAVATION**

12. Tenants are prohibited from excavating or digging on their home site so as to avoid damage to underground utilities.

**MOTOR VEHICLE REPAIRS**

13. Minor repairs are permitted to be done on MOTOR VEHICLES while on the manufactured home site. Major repairs requiring the removal of any major automobile parts are not permitted.

**MOTORCYCLES**

14. Motor Vehicles, and trail bikes (other than those motorcycles and/or trailbikes used as personal vehicles) shall not be driven within park property.  
No motor vehicles shall be permitted if it interferes with the right of quiet enjoyment of the other residents.

**MOPEDS**

15. Mopeds are allowed in the park so long as they have a proper muffler and they are driven slowly and quietly.

**VISITOR  
DISTURBANCES**

16. No Tenant shall make or permit any disturbing noise by himself, his family, visitors, agents, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of the other tenants.

**ELECTRONIC  
DISTURBANCES**

17. No Tenant will play upon any musical instrument or allow to be operated a phonograph television set, radio, VCR or C.D. player in the premises between the hours of 10:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy other tenants of the Park.

**SIGNS**

18. Discreet, commercially reasonable signs that do not impinge upon the residential nature of the Park will be allowed. Written permission from management is required prior to the placement of a sign on the manufactured home sites, which permission shall not be reasonably withheld. The content of any sign must be consistent with an activity which is permitted by local zoning laws and other pertinent laws.

19. A Tenant who wishes to paint any portion of the exterior of the mobile home, the trim of the same, or the shutters of the same, in any color other than the original color, shall first obtain written approval from the management of HENRY'S MOBILE HOME Park so as to preserve and continue the aesthetic appeal of the community, which permission shall not be reasonably withheld.

**MANUFACTURED  
HOME CONDITION**

20. Each Tenant shall keep his manufactured home in a good state of preservation and cleanliness.

**AUTOMOBILES AND  
VEHICLES**

21. UNREGISTERED VEHICLES: No unregistered motor vehicles including trucks more than 3/4 ton may be parked on any lot. No commercial type vehicle will be parked on the home site without the written consent of management, which shall not be unreasonably withheld. Permanent storage of vehicles is not permitted.

**PETS  
NUMBER OF PETS**

22. No more than one domestic animal that goes outside the manufactured home is permitted. Any pets are not permitted to disturb the peace and enjoyment of other tenants.

**PET  
LEASH**

23. Tenants shall be responsible for pets at all times and they must be confined to the owner's lot unless on a leash accompanied by the owner. No dog houses are permitted.

**OWNER PRESENT  
WITH PET**

24. Pets must not be tied to any stake, guideline or building outside the home, unless the owner is outside with the pet.



**SALE OF HOME**

**SALES**  
Tenant

33. Henry's Mobile Home Park sales staff will enter into a contract with any Tenant to sell their home at a 6% sales commission. This commission includes the cost of advertising, tenant approval procedures and paper work. Make arrangements at the office if you desire this service when selling your home.

**NOTICE OF SALE**

34. Written notice of an intended sale of a manufactured home site must be given to Henry's Mobile Home Park management at least 30 days prior to its execution. Management shall screen the prospective purchaser to see if the purchaser meets the currently enforceable rules of the manufactured, housing community and to determine if the purchaser provides reasonable evidence of financial ability to pay the rent and the other charges associated with the tenancy. This screening process must be completed prior to sale of the manufactured home.

**LIEN**

35. Henry's Mobile Home Park has a lien upon the mobile home and the contents thereof for proper charges due them for rental, facilities, storage, and care, and any tax assessed by reason of the mobile home having occupied space in the mobile park pursuant to M.G.L. Chapter 255, Section 25A.

**REGULATORY COMPLIANCE**

36. All radio television or other electrical equipment of any kind or nature installed or used in each mobile home shall fully comply with all rules, regulations, requirements, or recommendations of the local board and the other public authorities having jurisdiction and the Tenant alone shall be responsible for any damage or injury caused by any electrical equipment in his custody or control.

**FIREARMS**

37. No firearms or fireworks may be discharged in the Park.

**POLICE/FIRE**

38. Tenant agrees to fulfill all police and fire requirements as established by governmental authority as regards to his leased premises.

**HOOK-UPS**

39. All hookups such as water, electricity, telephone, cable t.v, etc. shall be at the Tenants expense and shall be performed by properly licensed individuals.

**INSPECTION**

40. Landlord reserves the right to enter and inspect the leased premises upon reasonable notice unless in the event of an emergency, in which case no notice is required.

**REPAIR PROTOCOL AND POLICY**

**EMERGENCY**

**Number**

41. Park tenants in an emergency may call ~~330-7231~~ or 401-617-6550  
~~330-7231~~. 401-723-0380

**NON**

**EMERGENCIES**

42. Emergencies will be responded to within twenty-four hours of the call. All non-emergency requests for repair and/or requests for inspection shall be submitted in writing to the Henry's Mobile Home Park Office. Henry's Mobile Home Park will either make the repair within two weeks or respond in person or if contact is not made will give a written response within two weeks of the written complaint if not repaired within that time. A copy of Henry's Mobile Home Park's response and of the Tenant's complaint will be put in the Tenant's folder. If the Tenant hasn't received a response or questions the reasoning of the answer, Henry's Mobile Home Park will meet with the Tenant to further resolve any questions.

I have read the above Park Rules and Regulations, I acknowledge the receipt of the same and a copy and I agree to obey them as part of my tenancy.

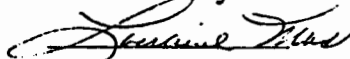
DATED: \_\_\_\_\_  
SIGNED \_\_\_\_\_

DATED: \_\_\_\_\_  
SIGNED: \_\_\_\_\_

6/5/04 6 of 8

Henry's Mobile Home Park  
868 Southampton Road  
Westfield, Ma. 01085  
Tel. 568-2286

The new Rules & Regulations of the park have been submitted to the Attorney General's office & to the Office of the Communities affairs which the certified receipts are attached to the Rules & Regulations of the Park. Neither the Attorney General or the Director of the Communities affair's Office has not taken any action with respect thereto within the period set forth in paragraph (5) of section thirty-two L of chapter one hundred and forty.

  
Lorraine Mas

**ENDER:**

Complete items 1 and/or 2 for additional services.  
 Complete items 3, and 4a & b.  
 Print your name and address on the reverse of this form so that we can return this card to you.  
 Attach this form to the front of the mailpiece, or on the back if space is not permitted.  
 Write "Return Receipt Requested" on the mailpiece below the article number.  
 The Return Receipt will show to whom the article was delivered and the date received.

I also wish to receive the following services (for an extra fee):  
 1.  Addressee's Address  
 2.  Restricted Delivery  
 Consult postmaster for fee.

3. Article Addressed to:  
 OFFICE OF COMMUNITY & DEVELOPMENT  
 100 CAMBRIDGE STREET  
 BOSTON, MA 02202

Signature (Addressee)  
 Signature (Agent)  
 Form 3811, December 1991

4a. Article Number: 7099340000035592696  
 4b. Service Type:  Registered  Insured  Certified  COD  
 Express Mail  Return Receipt for Merchandise  
 7. Date of Delivery: 3/7/02  
 8. Addressee's Address (Only if requested and fee is paid)

Signature (Agent)  
 Form 3811, December 1991  
 DOMESTIC RETURN RECEIPT

Thank you for using Return Receipt Service.

**DO NOT COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
 Print your name and address on the reverse that we can return the card to you.  
 Attach this card to the back of the mailpiece, on the front if space permits.

Article Addressed to:  
 GENERAL'S OFFICE  
 ASHURN PLACE  
 BOSTON, MA 02108-1698

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly):  
 B. Date of Delivery:  
 C. Signature: [Signature]  
 Addressee  Agent  
 D. Is delivery address different from item 3?  Yes  No  
 If YES, enter delivery address below:  Yes  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.  
 4. Restricted Delivery? (Extra Fee)  Yes  No

File Number (Copy from service label)  
 93462060395926665  
 Form 3811, July 1999  
 Domestic Return Receipt  
 102595-00-MA-0952

**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: BOSTON, MA 02202

Postage	\$ 0.80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>

UNIT ID: 0085  
 Postmark: MAR 2002  
 Clerk: KHRPCY  
 03/01/02

Name (Please Print Clearly) (to be completed by mailer)  
 OFFICE OF COMMUNITY & DEVELOPMENT  
 100 CAMBRIDGE STREET  
 BOSTON, MA 02202  
 PS Form 3800, July 1999 See Reverse for Instructions

**U.S. Postal Service CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

Article Sent To: BOSTON, MA 02108-1698

Postage	\$ 0.80
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.40</b>

UNIT ID: 0085  
 Postmark: MAR 2002  
 Clerk: KHRPCY  
 03/01/02

Name (Please Print Clearly) (to be completed by mailer)  
 ATTORNEY GENERAL'S OFFICE  
 ONE ASHURN PLACE 19TH FLOOR  
 BOSTON, MA 02108-1698  
 PS Form 3800, July 1999 See Reverse for Instructions

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