



Name(s): \_\_\_\_\_

Phone: \_\_\_\_\_

Lot No.: \_\_\_\_\_

**BRANFORD MOBILE HOMES  
P.O. BOX 935  
BRANFORD, CT 06405**

**RENTAL AGREEMENT**

**I. PARTIES**

This Rental Agreement, dated \_\_\_\_\_, 2025 is between **Branford Trailer Park Ltd Partnership** doing business as Branford Mobile Homes and [mobile homeowner(s)]

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**II. DEFINITIONS**

“You” and “yours” refers to the person (s) signing this agreement. “We,” “ours” and “us” refers to owner(s) of the Park or any person or business organization, which becomes the owner of the Park after the date of this agreement. “Park” refers to Branford Mobile Homes. “Unit” refers to your “Home.” “Home” is the mobile or manufactured home you occupy or own on the designated “Lot.” “Lot” is the numbered space in the Park that your “Home” occupies. “Term” means the period we allow you to occupy the “Lot” with your “Home”, under section VI of this Agreement.

**III. DISCLOSURE STATEMENT**

We have provided you with a written statement, before you entered into this Rental Agreement, which clearly and conspicuously disclosed the information required by Connecticut General Statutes, § 21-70 (a). You acknowledged that you signed a copy of

the disclosure statement and received a completed and signed copy of it before signing this agreement.

#### IV. LOT NUMBER AND APPROXIMATE DIMENSIONS

We rent to you, and you rent from us a space herein designated as LOT no. \_\_\_\_\_. The Lot dimensions are approximately 26.5' x 77.5' (approximately 2100 sq ft).

#### V. PERMITTED USE OF THE LOT AND HOME

The Lot you rent from us is only for the mobile home (the "Home"), manufactured by \_\_\_\_\_, Serial No.: \_\_\_\_\_, for residential use and for no other purpose without our express prior written consent. There shall not be more than one family living in each mobile home. Home shall be occupied as a residence by no more than two occupants per bedroom, which includes you. You must complete the Tenant Information Form to accompany this lease. Only individuals listed on the Tenant Information Form shall reside in the Home for 3 or more consecutive days or 3 days in a given month. Additional people not included in this information form shall not occupy the Home without prior written consent.

#### VI. TERM OF RENTAL AGREEMENT

(A) The term of this lease shall commence on the date you sign this contract through August 31 of the succeeding year. Thereafter the term of this lease shall automatically renew for 12 months commencing on the first day of September and ending on August 31, provided, however, you are not then in breach of any term or condition of this Lease and you have agreed to the greater of: i) the Rental Increase which we will provide to you in writing on or before August 1; or ii) 1.03 times your last current annual rent and in either case you have not notified us in writing on or before August 21 that the new rent is unreasonable. You will receive a renewal notice on an annual basis at that time. You have the right to occupy your home on your designated lot during the lease term provided you are in not breach of this Lease and you adhere to the Rules and Regulations, which include:

1. Pay your rent on time.
2. Pay the property tax on your home.
3. Provide us with a copy of your Title of home ownership or current mortgage lender's name, address, and policy number.
4. Provide us with proof of home ownership insurance.

(B) Your rent will include the following:

1. Water
2. Utility connections to your home
3. Weekly refuse pick-up

4. Snow removal from the main driveway
5. Lawn service

## VII. RENT AND OTHER CHARGES

(A) **Basic Rent:** You shall pay annual rent of **seven thousand two hundred dollars (\$7,200.00)** payable in monthly installments of **six hundred dollars (\$600.00)**. Your monthly rent is due on the first day of the month.

(B) **Additional Rent:** The following additional charges shall be due at the time the Rent is due, which may include:

1. Pet Fee (pre-approved for pets required).
2. Parking for more than the two vehicles allocated per residence.
3. Snow removal from deck, stairs, or parking space.
4. Lot maintenance.
5. Miscellaneous repairs to your home.

(C) **Late Charges:** If we have not received your rent payment by the tenth (10<sup>th</sup>) day of the month, you will be charged a late fee of 5% for each monthly payment that is late.

(D) **Default:** If your Monthly Rent is not paid by the tenth (10<sup>th</sup>) we may elect to terminate this Lease. Any acceptance of any installment of Monthly Rent after the tenth of any month is not a waiver of our right to terminate this lease for subsequent late payment of Monthly Rent or other breaches of this Lease. and serve you with a *Notice to Quit*.

## VIII. WHERE TO MAIL RENT AND CORRESPONDENCES

Unless we later notify you of the change of address, rent shall be sent to:

**Branford Mobile Homes**  
**P.O. Box 935**  
**Branford, CT 06405**

Complaints and problems (other than emergencies) should be reported to us in writing and sent to our mailing address or emailed to:

**[branfordmobilehomes@gmail.com](mailto:branfordmobilehomes@gmail.com)**

Our office phone number is: **(203) 488-1758**

For emergencies only, call or text: **(203) 214-4604**

## IX. SUBLETTING ASSIGNMENT

(A) You shall not sublet the Lot, the Home or any part of the Lot or Home.

- (B) You shall not assign this Agreement or any interest in this Agreement either voluntarily or by operation of the law.
- (C) You will not permit any person to move into the Home or take over your interest in this Agreement, either voluntarily or by operation of the law, without first obtaining our written consent.
- (D) You will not permit a non-resident to store or keep their motor vehicle on your Lot or the premises of this Mobile Home Park.

## X. DEFAULT

(A) Reasons for Default: You will be in default under this agreement if any of the following occurs:

1. We have not received your Monthly Rent and any other money you owe us by the tenth (10<sup>th</sup>) day of the month.
2. You break any of your promises in this agreement, or you, or any person living in your home break any of the Rules and Regulations of this Park.
3. You have not paid the Town Property Tax on your home.
4. You or any person living in your Home is convicted of a felony or a crime which is morally offensive.
5. You or any person living in your Home cause or permit a serious nuisance in the Park.

(B) Our Remedies: If you are in default, we will have the right to terminate this Agreement and to regain possession of the Lot in accordance with the Law. Our termination of this Agreement shall not prejudice any other right or remedy otherwise available to us.

1. You will pay all costs and expenses in connection with your default and enforcement of this Agreement, including:
  - a) Attorney fees, allowed by law.
  - b) Collection of overdue rent.
  - c) Repossession of the Lot or Home.
2. You will also pay us for all costs and expenses we incur in re-renting the Lot, and for all damages incurred by us because of your default, including and not limited to lost rent.
3. If we accept a payment designated as rent or if we fail to re-enter and take possession after your default, it will not be considered a waiver of our right to terminate this Agreement and pursue our remedies against you because of your default.

4. If we fail to insist upon the strict performance of any of your obligations under this agreement or if we fail to exercise any of our rights, it does not mean we have waived that obligation or right.
5. Upon non-payment of fees incurred, we retain the right to attach a lien on your home and/or remove your home from the lot through an eviction action.

## XI. GROUNDS FOR EVICTION

You may be evicted only for one or more of the following reasons:

- (A) Nonpayment of rent, utility charges, or reasonable incidental service charges.
- (B) Noncompliance by you with any statute or regulation affecting the health and safety of other residents or the physical condition of the Park.
- (C) A substantial violation of the Rental Agreement or the Rules and Regulations of the Park adopted under Connecticut General Statutes § 21-70.
- (D) Failure to agree to a rent increase at the time of your lease renewal, provided that you received written notice of the proposed increase 30 days before the end of your lease term, the increase is consistent with rents for comparable lots in the same park, and, provided we have complied with all provisions of Connecticut General Statutes § 21-80(b) (5).

## XII. RESPONSIBILITIES OF PARTIES

(A) Our Responsibilities: At all times during this agreement, we will

1. Comply with all applicable laws, regulations, and State and local codes affecting health and safety.
2. Maintain and upgrade the Park when necessary to prevent the accumulation of stagnant water and to prevent the detrimental effects of moving water.
3. Maintain the common grounds of the Park.
4. Maintain the ground at such a level that your Home will not tilt from its original position.
5. Keep each space or Lot in the Park marked in such a way that each resident will be certain of his or her area of responsibility.
6. Arrange for the removal of garbage, recyclables, and other waste incidental to the occupancy of the dwelling unit.
7. Keep any exterior area of the Park, not the responsibility of any resident, free from any species of weed and plant growth which are noxious or detrimental to the health of the residents.
8. Take responsibility for the extermination of insects, rodents, vermin and other pests that may pose a health risk to the residents, whenever infestation exists in the Park, not your responsibility, or in certain cases, the area for which you

are responsible, including the Home, if such infestation is not your fault and particularly if such infestation existed prior to when you moved in.

9. Repair and do whatever is necessary to put and keep the portion of the Park that is not the responsibility of each resident in a fit and habitable condition.
10. Maintain the Home, if you rent it from us, in a condition which is structurally sound and capable of withstanding bad weather conditions.
11. Maintain all electrical, plumbing, gas or other utilities provided by us in good working condition except during any emergency, and in an emergency, repair shall be completed within seventy-two hours, unless good cause is shown as to why the repair has not been completed.
12. Maintain all water and sewage lines and connections in good working order and, in the event of an emergency, make necessary arrangements for provisions such as service on a temporary basis.
13. Maintain the road in the Park in good condition, including snow removal from the main driveway, and provide adequate parking for two cars per residence.
14. Respect your privacy and agree to enter your Home only with your permission unless there is an emergency.
15. Allow freedom of choice in the purchase of all services pursuant to Connecticut General Statutes § 21-78.
16. Allow you to terminate this Rental Agreement if you give us a thirty (30) day notice and remove your Home when a change in the location of your employment requires a change in the location of your residence.

**(B) Your Responsibilities:** At all times during your tenancy, you will

1. Comply with all applicable laws, regulations, and codes affecting health and safety.
2. Keep your Home and rented Lot that your Home occupies in a clean and sanitary manner, free of garbage and rubbish.
3. Comply with our Maintenance Standards.
4. Keep the supplied facilities in a rented Home, including any plumbing fixtures, cooking and refrigeration equipment, electrical fixtures free of garbage and rubbish in the Home in a clean, and sanitary manner and in working condition.
5. Dispose of any rubbish, garbage and other waste material in a clean and sanitary manner.
6. Comply with all reasonable Rules and Regulations of the Park if you were notified of them when you signed the Rental Agreement.
7. Occupy the dwelling unit only as a dwelling unit.

8. Conduct yourself and ensure that your guest(s) and/or occupant(s) of your home conduct themselves in a manner that will not disturb your neighbors' peaceful enjoyment of the premises or constitute a nuisance in any way.
9. If judgement has entered against a member of the resident's household pursuant to subsection (c) of section 47a-26h of the Connecticut General Statutes for serious nuisance by using the premises for the illegal sale of drugs, you will not permit such person to resume occupancy of the dwelling unit, except with consent of the Park owner.
10. Pay the rent and all legitimate charges on time.
11. Obtain hazard and liability insurance (or renters insurance for rented Units) with limits reasonably determined by us.

### XIII. MAINTENANCE STANDARDS

- (A) Siding and skirting must be kept free of mold, mildew, and algae.
- (B) Roofs should be treated for algae and moss.
- (C) Driveways should be swept or raked and kept free of weeds.
- (D) Skirting must fully enclose the underside of the Home without holes, gaps, or openings. The only type of skirting we permit is vertical vinyl skirting which is accessible at all points of entry to maintain utility connections. The ground around the skirting must be kept clear of weeds, rocks, and excessive plant growth.
- (E) Steps, decks, and handicap ramps must be swept and clear of rubbish and accumulation. Broken boards, balusters, and handrails on steps, decks, and ramps must be repaired or replaced.
- (F) No covering such as tarps, lattice, or other material shall be attached to the home, deck, or skirting.
- (G) Storage under your home is strictly prohibited.
- (H) Broken windows, screens and blinds must be repaired or replaced. Mildew on windows must be removed. Stickers on windows removed.
- (I) Broken air conditioning units must be removed or repaired.
- (J) The size, original color or original building materials of your home, deck, or shed shall not be altered without prior written permission.

### XIV. PARKING

- (A) Your vehicles must be parked in your driveway or in front of your home, provided it does not block the main driveway.
  1. Permission is required to keep more than two vehicles on the premises, provided there is adequate space. Additional fees may apply.

2. Guests will park their vehicles in the “VISITOR” parking spaces at the front entrance of this Park.
3. During construction, snow removal, or in the event of an emergency, you may be required to move your vehicle. If we are unable to contact you, or cannot identify the owner of the vehicle, it will be towed at the owner’s expense.

(B) Your vehicles must be registered and operable.

1. You must provide us with the vehicle information: owner name and contact number, year, make, model, color and license plate number.
2. Vehicles must have a current registration and be operable. Vehicles that are inoperable for more than 14 days must be removed from the property.
3. Vehicle washing, oil changes, and automotive work are not allowed in the Park.

## XV. UTILITY LINES

You shall permit us, or someone we designate, to erect, use, maintain and repair pipes, cables, conduits, plumbing and wire in, to and through the Lot, if we consider it necessary or appropriate for the proper operation and maintenance of the Park. All such work shall be done, if possible, in such a way which will avoid interference with your use of the Lot.

## XVI. RULES AND REGULATIONS

(A) You shall comply with the Rules and Regulation which we will update from time to time, and which shall be applicable to the Park and the residents of the Park. We shall notify you in writing of any changes made. You specifically acknowledge that the Rules and Regulations now in effect, a copy of which is attached to this Agreement as Appendix A, have been brought to your attention, and that you have read through them. Reasonable exception to these Rules and Regulations may be allowed at our sole discretion, if you have good reason. Any request for an exception must be made in writing.

(B) If we are required to enforce or initiate the eviction process for violation of this Rental Agreement, you must pay all of the costs and expenses we incur, including court costs and a reasonable attorney’s fee.

## XVII. CONDITION OF THE LOT, THE PARK, AND THE HOME

You acknowledge that you have inspected the Lot and the Park and have found them to be acceptable and safe. You agree to keep and maintain the Lot and the Home in good order and repair, and in a safe and sanitary condition. You agree to allow us, or our representative, to inspect the Lot for reasons of health, safety or general welfare of the

residents of the park. Inspection of the inside of the Home shall, except in emergencies, be made only with your permission, which permission shall not be unreasonably withheld.

## XVIII. REMOVAL OF YOUR MOBILE HOME

- (A) You or your heirs have the right to remove your home from the Park. A Permit from the Town of Branford Building Department is required before removal.
- (B) You or your heirs are responsible for the monthly Lot rent until the home is removed.
- (C) You or your heirs are responsible for all costs related to the removal of the home, including but not limited to probate court (if owner is deceased), Town permits, utility disconnects and removal, asbestos and rodent abatement, and contractors' fees.

## XIX. RIGHTS AND RESPONSIBILITIES OF PARTIES IF YOU DESIRE TO SELL YOUR HOME

- (A) You or your heirs have the right to sell your Home on-site pursuant to Section 21-79 of the Connecticut General Statutes. Section 21-79 provides the following:
  1. General: We may not require you to remove your Home from the park at the time you sell it if the Home is safe, sanitary and in conformance with Building Code.
  2. “Safety and Sanitary” Standard: Your Home will be presumed to be safe and sanitary if it was constructed in accordance with any nationally recognized building or construction code or standard. However, failure to meet any such standard shall not be used as a reason for withholding approval of an on-site sale unless such failure renders the Home unsafe or unsanitary.
  3. Resale Standards: The home must have smoke detectors, and one or more carbon monoxide detectors if the home has gas-powered appliances. Furnaces must have an emergency safety switch. Utility connections must be operating correctly and compliant with applicable building code requirements. The home must be uniformly skirted with Park-approved skirting, securely attached to the home without openings or gaps to prevent access by animals or children to the undercarriage of the unit. Exterior steps and decks must meet the Town’s Building Code. The home must be free of insects, rodents, vermin, and pests, lead paint and asbestos. Sheds in disrepair must be removed or repaired. For further details refer to our Resale Standards in Appendix B.
  4. Aesthetic Standards: No aesthetic standards concerning physical characteristics such as size, color, or building materials, which cannot be changed without undue financial hardship to you, shall be applied against your Home.

5. **Prospective Purchaser:** The purchaser of your Home may become a Park resident only if the purchaser meets the Park entry requirements. The purchaser must have an acceptable credit report. We may only withhold approval for good causes as defined in Connecticut General Statutes, § 21-79(d).

(B) Procedure for Obtaining Our Approval for Resale:

1. If you or your heirs wish to sell your Home and for it to remain on-site, you must notify us in writing within thirty (30) days of your intentions.
2. We will require inspection of your home by a recognized home inspection service at our cost to ensure compliance with current Building Code. We will approve of the Home's condition for resale or deliver a written statement to you specifying the reasons why the Home is not safe, sanitary or in conformance with our Resale Standards. If you dispute our response, you may seek a declaratory ruling from the Connecticut Department of Consumer Protection, or you may attempt to correct any defects and again request approval of the Home's condition for resale upon our inspection.
3. If, for reason of financial hardship, certain repairs cannot be made by you, we may accept the new buyer on condition that they make the repairs.
4. Our statement of approval shall remain in force for six (6) months. A For Sale sign may be posted in the window of the home.
5. We will not charge a commission or fee with respect to the price realized unless we have acted as agent for you in the sale pursuant to a written consent.
6. Resale must comply with Connecticut General Statutes § 21-67a regarding the filing of Title documents on the local Land Records.
7. Until the sale closes and the home is transferred to the new buyer, you are responsible for the Lot Fee, Property Tax, and maintaining the Maintenance Standards of the home and lot.

(C) **Right of First Refusal:** If you receive a Bonafide offer to purchase your mobile manufactured home from a third party, you shall first offer the mobile manufactured home to us under the same terms and conditions as the third-party offer. We shall have fifteen (15) days to match the said offer; if we fail to notify you in writing within fifteen (15) days then you shall be free to consummate the transaction with the third party.

(D) **Unauthorized Sales:** You shall not sell your Home to anyone who has not been accepted by us as a resident in accordance with this Agreement. You agree to pay us the amount of any damage or expenses we incur because of your breach of this paragraph including but not limited to legal fees and costs in any attempt to prevent an authorized purchaser from occupying the Home or to evict an unauthorized purchaser.

## XX. CONDEMNATION; LAW PROHIBITING MOBILE HOMES

This Agreement will terminate immediately and you will remove your Home from the Park, the Lot or any important part of the Park if taken by any authority under right of eminent domain, for any public or quasi-public use, or if the use of the Lot for mobile home occupancy is prohibited by any lawful order of federal, state or municipal government, whether such taking or order is permanent or temporary. The entire award for any such taking shall belong exclusively to us. You shall have no right or claim on any part of the award.

## XXI. PARTS OF THIS AGREEMENT

If a court or another governmental authority decides that any section of this Agreement is illegal, invalid or unenforceable, that will not mean that the entire Agreement is illegal, invalid or unenforceable. You and we agree that if a court or another governmental authority decides that a section of this Agreement is illegal, invalid or unenforceable, a new section will be automatically added to this Agreement which is as similar as possible to the old section, but which is legal, valid and enforceable.

### **YOUR SIGNATURE**

By signing below, you agree to all the terms of this Agreement. You acknowledge that you have read and received a copy of this agreement, including, but not limited to the Rules and Regulations, Resale Standards and Rent Schedule, which fully disclose to you all matters required by law.

OWNER:

Branford Trailer Park Ltd Partnership

By: \_\_\_\_\_ date: \_\_\_\_\_

RESIDENT(S):

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_

## APPENDIX A

### **RULES AND REGULATIONS**

The following Rules and Regulations are applicable at Branford Mobile Homes and are intended by the Owner of the Park to make living conditions safe and pleasant for all our residents.

“We”, “ours” and “us” refers to the Owner(s) of the Park. “You” and “yours” refers to each resident or occupant.

#### **(1) RENT and PROPERTY TAX**

- 1.1 Rent is due on the first day of each month.
- 1.2 Failure to pay the rent by the tenth (10<sup>th</sup>) day of the month will result in a 5% penalty.
- 1.3 Property tax payments on your mobile home must be paid and up to date or you will be in default of our Rental Agreement.

#### **(2) YOUR MOBILE HOME**

- 2.1 You must provide us with the Year, Make, Model, and Serial Number of your home.
- 2.2 You must provide us with a copy of your Title of Home Ownership or current mortgage lender’s name, address, and policy number.
- 2.3 You must provide us with a copy of your Homeowners/Renters Insurance, naming us as an additional insured with liability limits of no less than \$100,000 and for owned Units hazard insurance for the full replacement value.
- 2.4 No mobile home shall enter the Park or remain in the Park unless it is safe and sanitary.
- 2.5 Home must have smoke detectors and if natural gas is in use, carbon monoxide detectors.
- 2.6 Utility connections, including water, sewer, and electric, are to be properly connected, insulated, and protected, before you take occupancy, and must be maintained throughout occupancy.
- 2.7 Plumbing leaks must be repaired immediately. We may shut off water to the home if significant water leaks exist until repairs can be made. You shall be liable for any charges because of your water leak.
- 2.8 Home must be free from significant defects or hazards, free from vermin and rodents and maintained according to our **Maintenance Standards**:

- 2.8.1 Siding and skirting must be kept free of mold, mildew, and algae; roofs protected from algae and moss; gutters clean from leaves and debris.
- 2.8.2 Driveways should be swept or raked and kept free of weeds.
- 2.8.3 Skirting must fully enclose the underside of the Home without holes, gaps, or openings. The only type of skirting we permit is vertical vinyl skirting which is accessible at all points of entry to maintain utility connections. The ground around the skirting must be kept clear of weeds, rocks, and excessive plant growth.
- 2.8.4 Steps, decks, and handicap ramps must be swept and clear of rubbish and accumulation. Broken boards, balusters, and handrails on steps, decks, and ramps must be repaired or replaced.
- 2.8.5 No covering such as tarps, lattice, or other material shall be attached to the home, deck, or skirting.
- 2.8.6 Storage under your home is strictly prohibited.
- 2.8.7 Broken air conditioning units must be removed or repaired.
- 2.8.8 Broken windows, screens and blinds must be repaired or replaced. Mildew on windows must be removed. Stickers on windows removed.
- 2.8.9 The size, original color or original building materials or your home, deck, or shed shall not be altered without prior written permission.
- 2.9 Awnings shall not be installed without our written permission.
- 2.10 Satellite dishes shall not be installed without our written permission and must be removed when they become obsolete, are no longer in service, or the home is sold.
- 2.11 No electrical device creating electrical overloading of standard circuits may be used or installed without permission from us, this includes the charging of electric and/or hybrid vehicles
- 2.12 Homeowners shall not cause or permit signage or anything other than holiday decorations to be hung, displayed, or exposed at or on the outside of the home or shed.
- 2.13 You must hire licensed contractors ensuring quality work on your home and compliance with Town regulations.
  - 2.13.1 No modifications, other than repairs, shall be made without first securing our written permission.
  - 2.13.2 We must approve the details of your proposed modification.
  - 2.13.3 You must supply us with your contractor's license number and insurance certificate.
  - 2.13.4 You or your contractor must obtain the required Building Permits from the Town before work can begin. Our signature is required on the application.
  - 2.13.5 You shall be responsible for any fees required by the Town to obtain your Building Permit.

2.14 You must follow our Resale Guidelines outlined in the Rental Agreement if you wish to sell your home. No home shall be sold in place unless it meets the standards for resale.

2.15 If your home is substantially damaged by fire or other causes so that it cannot be occupied, you will remove the debris and the salvage its contents or allow us to do so immediately, at your expense.

**(3) OIL STORAGE**

3.1 No oil storage is allowed in the Park.

3.2 Oil tanks for home heating are not allowed for new homes entering the park.

3.3 Oil Tank insurance is available through us and required for homes with pre-existing oil tanks.

3.4 If your pre-existing oil tank does not pass our insurance provider's inspection, you are required to replace the oil tank or correct any deficiencies at your own expense.

**(4) VACANT AND UNOCCUPIED HOMES**

4.1 No Home shall remain vacant or unoccupied for more than thirty (30) days without our express written permission.

4.2 An emergency contact number must be provided.

**(5) YOUR LOT**

5.1 Keep your lot clean, without rubbish or accumulation so our landscapers can mow the lawn.

5.2 Trim the grass close to the perimeter of your home that the landscaper will not cut to avoid damaging your skirting. Remove weeds, shrub growth, and stones prevent to damage to your skirting.

5.3 Do not store items against your home that will attract vermin and rodents.

5.4 Do not store firewood against your home, which will attract termites.

5.5 Do not store or place anything belonging to you by your neighbors' home.

5.6 Driveways should be swept or raked and kept free from weeds.

5.7 You are responsible to remove ice and snow from your driveway, steps, and deck and maintain a clear pathway to your gas or propane tank, unless provisions are made for us to do that for you. Fees may apply.

5.8 Burning of outdoor fires, including cooking grills is prohibited due to the proximity of the neighboring homes, fuel tanks, and forestry.

5.9 Clotheslines and clothes reels are not permitted.

5.10 Fences are not allowed unless approved by us.

5.11 Cabanas shall not be installed in your yard without our written permission and may only be there temporarily.

5.12 Swimming pools are not allowed.

5.13 Swing sets are not allowed unless approved by us.

**(6) SHEDS**

- 6.1 One shed, no larger than 8' x 10' is allowed per Lot.
- 6.2 A Building Permit is required before a new shed can be installed.
- 6.3 We must approve the design, dimension, and placement of the shed.
- 6.4 You are responsible for any fees required by the Town to obtain the Permit for your shed. Our signature is required on the building application.
- 6.5 No electrical service to the shed is permitted without our prior consent.

**(7) DECKS, STEPS, and HANDICAP RAMPS**

- 7.1 Decks, steps, and handicap ramps must meet building code and be in good order.
- 7.2 New decks may not exceed 8' x 10'.
- 7.3 We must approve the design, dimensions, and placement of the deck.
- 7.4 You are responsible for any fees required by the Town to obtain the Permit for your deck. Our signature is required on the building application.
- 7.5 Decks shall not be enclosed.
- 7.6 Lattice enclosures below the decks or stairs should be avoided as this will make it difficult to remove plant growth and may attract animals to nest.

**(8) GARDENS**

- 8.1 Gardens or other plantings are not permitted except in areas approved by us.
- 8.2 Your garden shall not obstruct the pathway for our landscapers to mow the lawn.
- 8.3 You will not plant or remove trees or shrubbery without our written permission.
- 8.4 It is your responsibility to weed and maintain your garden, cut it back and clean it out at the end of the growing season. If you fail to do so, we may clean it out for you, and you may be charged.
- 8.5 Vegetable gardens are not allowed due to the ongoing issue with rodents and wildlife.

**(9) TRASH AND RECYCLING**

- 9.1 Lengthy storage of trash is prohibited in or outside any Unit in such manner as to permit the spread of fire or attract vermin and wild animals.
- 9.2 Trash must be properly wrapped and placed in the appropriate containers provided by our trash removal service.
- 9.3 For recyclables, follow the guidelines from the Town of Branford for "single stream" recycling collection and place these items in the recycling container also provided by our trash removal service.
- 9.4 Store trash and recycling containers close to your home and not against your neighbor's home or on their Lot.

9.5 Bring both containers to the end of your driveway the evening before the scheduled pick-up day (i.e. Thursday evening for Friday pick-up). Return the containers by your home once trash is picked up, so your containers aren't misplaced.

9.4.2 If there is a holiday, trash will be picked-up the following day (Saturday).

9.4.3 Arrange to have large bulky items such as furniture and appliances picked up or bring them to the Town's transfer station. These items should not be left on your lot or in your driveway without first notifying us.

## **(10) VEHICLES**

10.1 You must provide us with your vehicle information and notify us of any updates.

10.2 Commercial vehicles, recreation vehicles, boats, trailers, ski mobiles, snow mobiles, and go-carts are not allowed.

10.3 No washing of vehicles is permitted in the Park per the Town's regulations due to our proximity to Inland Wetlands.

10.4 No major repairs to vehicles are permitted in the Park.

10.5 Unregistered vehicles, vehicles without license plates or vehicles that are inoperable for more than 14 days must be removed from the premises or may be towed away at the owner's expense.

10.6 The Speed Limit for all motor vehicles in the Parks is 5 mph.

## **(11) PARKING**

11.1 Permission is required to park your vehicle anywhere other than in your designated parking space.

11.2 Your visitors shall park their vehicles in "VISITOR" parking at the front of the Park, unless there is room in your driveway.

11.3 Vehicles must not block the main driveway.

11.4 You may not leave your vehicle in front of the Park with a "For Sale" sign, without prior permission and an agreed length of time.

## **(12) VISITORS, CHILDREN, and NOISE**

12.1 Your visitors must obey our Rules and Regulations.

12.2 You must notify us if you have a visitor staying for more than two (2) weeks and provide us with their vehicle information.

12.3 Children must be chaperoned and kept under control. Good behavior is expected of them.

12.4 You must be mindful of children playing in the main driveway.

12.5 You must be considerate of other residents. Disturbances are objectionable.

12.6 You shall not make or permit noise from anywhere in your lot which may disturb others.

12.7 You shall not make noise after 10:00 pm.

12.8 Revving the car engine, loud playing of radio, TV, stereo or other instruments is not allowed at any time of the day or evening.

**(13) ANIMALS**

13.1 Pets are not allowed without prior written consent. Additional fees may apply.

13.2 Certain pets or breeds of animals may not be allowed because of our insurance policy.

13.3 We require proof of license and vaccination.

13.3.1 All dogs, six months and older and living in the Town of Brantford are required to have a license and rabies vaccination.

13.3.2 Licenses expire on June 30th and must be renewed annually.

13.4 Dogs must be kept on a leash when outside of your home.

13.5 Outdoor cats must be spayed or neutered. The Animal Shelter or the Brantford Compassion Club will do this for a nominal fee.

13.6 You must pick up after your pet. If you fail to pick up after your pet, or if your pet is a disturbance, we may require you to remove the animal from the Park.

13.6 Breeding of animals on the premises is not allowed.

13.7 Feeding feral cats, birds, squirrels, and other wildlife is strictly prohibited due to the potential for some animals to seek shelter under the mobile homes and cause significant damage.

**(14) TAG SALES AND AUCTIONS**

No tag sales, auctions or other public sales are permitted in the Park.

**(15) FOR SALE SIGNS**

15.1 "For Sale" or similar signs may not exceed 12"x12" and may be placed inside the window of the Home.

15.2 A "For Sale" sign, not exceeding five (5) square feet, together with the unit number for sale may only be posted at the entrance to the Park, with our permission.

**(16) VIOLATION OF RULES AND REGULATIONS**

16.1 If you fail to comply with our Rules and Regulations, we will give you a written notice. If you have not responded within 72 hours with your intentions to take care of the problem within 30 days of the written notice, we may take action or perform these duties for you.

16.2 If we do so, you will pay the cost of the repairs or removal.

16.3 If it is an emergency, we may do this work immediately or arrange to have this work done by a specialist and you will be responsible for the costs incurred.

16.4 If we are required to enforce the Rules and Regulations against you or if we evict you because of a violation of the Rules and Regulations, you must pay all of the costs and expenses we incur, including court costs and reasonable attorney's fees.

**(17) WRITTEN RENTAL AGREEMENT:**

- 17.1 Each adult resident must sign a written rental agreement in accordance with Section 21-70 of the Connecticut General Statutes before occupying the mobile home lot.
- 17.2 You must abide by all reasonable obligations imposed on residents by the current Park Rental Agreement whether or not you have signed the agreement.
- 17.3 Neither you nor the Park Owner may rent a Home or Lot until a written rental agreement has been signed by you and the Park Owner.
- 17.4 You should not purchase a mobile manufactured home without first contacting the Park Owner.

A more detailed description of these obligations may be found in the Rental Agreement.

**YOUR SIGNATURE**

By signing below, you have read the Rules and Regulations which fully disclose to you all matters required by law.

I/We acknowledge receipt of a copy of the above Rules and Regulations.

RESIDENT(S):

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_

## APPENDIX B

### **RESALE STANDARDS**

NOTICE: Upon written notification by Resident, or their heirs, to Owner of intention to sell, Owner may ask for an inspection to be made of the home and lot for compliance with these Resale Standards, Maintenance Standards, as well as the Rules and Regulations.

All necessary repairs and improvements as a result of the aforesaid inspection shall be completed and the home re-inspected before said home is offered for sale.

The standards for all mobile homes being offered for resale within the Park are:

1. No mobile home will be allowed to enter the Park or resold on the lot, unless it is safe and sanitary and meets existing resale and maintenance standards.
2. All home must have smoke detectors, and one or more carbon monoxide detectors if the home has gas-powered appliances.
3. All furnaces must have an emergency safety switch.
4. All homes must be uniformly skirted with Park approved skirting, securely attached to the home without openings or gaps to prevent access by animals or children to the undercarriage of the unit.
5. Steps and decks must meet current Building Code. Steps must be set at all exterior doors of the home.
6. Sheds in disrepair must be removed or repaired.
7. The home must be in good repair and free of insects, rodents, vermin, pests, etc.
8. Only pre-approved sheds are allowed.
9. Only pre-approved porch enclosures are allowed.
10. All utility connections must be operating correctly and compliant with applicable building code requirements.
11. All applications for Lot leases within the Park must meet the requirements of the Rules and Regulations of the Park, which are applicable to all residents.
12. Resident has the obligation to ensure that the buyer demonstrates the financial ability to pay the Lot fee on which the home is located.
  - a. The application for Lot rental must be completed by the prospective buyer at the main office.

- b. An acceptable credit report from a credit rating bureau shall be necessary before the application can be approved. Applicant shall be required to pay the costs of the credit report.
- c. As part of the prospective buyer's application for Lot lease, other occupants, pets, vehicles, etc., shall be in accordance with the Park's Rental Agreement and Rules and Regulations.

13. Total occupancy shall not exceed two (2) persons per bedroom.

14. All resale must comply with Connecticut General Statues Section 21-67a regarding the filing of Title documents on the local Land Records.

#### **YOUR SIGNATURE**

By signing below, you have read the Resale Standards which fully disclose to you all matters required by law.

I/We acknowledge receipt of a copy of the above Resale Standards.

RESIDENT(S):

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_

\_\_\_\_\_ date: \_\_\_\_\_