**Toy’s Manufactured Housing, Inc.**

**Family Owned and Operated for Over 50 Years**

**Addison Estates**

Rochester, New Hampshire

55+ Community

**Park Rules and Regulations Highlights**

Toy’s Manufactured Housing, Inc. strives to maintain an attractive, aesthetically pleasing community and environment to all of our current and future residents. The intentions of these rules and regulations are not intended to be restrictive, but are provided to protect your investment in your living environment. The rules and regulations are firmly and fairly administered and ensure continuity of the entire community.

1. All homes shall be maintained in good condition and repair. The exterior of all homes shall be clean, free from rust and corrosion, kept neat, and properly painted at all times.
2. Except for instances covered by the manufacturer’s warranty, homeowners shall be responsible for repairs to all above ground services to homeowner’s manufactured unit, including connections to all utilities and valve connections under their manufactured home. Heat tapes are the homeowner’s responsibility and shall be installed and properly maintained.
3. Homeowner’s shall be responsible for maintaining their entire lot year round. This shall include seasonal mowing, aeration, fertilizing, weeding, trimming and adequate watering.
4. No unregistered and/or “junk” vehicles shall be permitted on park property. Such vehicles shall be towed/removed at the homeowner’s expense.
5. Visiting minors/adult guests shall not exceed thirty consecutive days of visitation per household.
6. The residential speed limit for all vehicles shall not exceed 20 MPH on park streets (weather permitting).
7. Only quiet, domesticated indoor pets shall be permitted in park. Prior, written consent of park owner must be obtained. Dogs and cats must be spayed or neutered and have current rabies vaccinations. Dogs are limited to no more than 20 pounds. However, special provisions will be made for authorized service animals upon written approval.
8. All homes shall be occupied by legal owner(s) and shall not be sublet, rented or occupied by others, in the absence of legal homeowner.
9. Currently, park rent is $450.00 per month. Rent is due on the first of every month. There is a five day grace period. All rent not received after the fifth day shall be subject to a $25.00 late fee. There is a $35.00 fee for all returned checks.
10. Park rent includes; homeowner’s site, snow plowing, salting and sanding of park streets, 24 hour answering service, curbside weekly trash pickup, water, sewer, storage area for motor homes, campers, and boats (upon availability), and individual keyed mailboxes located in entrance mail house.