

Twin Pines and Tanglewood Mobile Estates

70 Pleasant Hill Road
Hollis Center, Maine 04042

207-727-3242
Fax: 207-727-6900

Rent & Fees

- ☐ There is a \$340.00 non-refundable entry fee to any new resident of the park.
- ☐ There is a \$260.00 non-refundable administrative fee to any new resident of the park.
- ☐ All rent is due by the first of the month. As of July 1, 2011, rent is:
 - ☐ Tanglewood, Hollis - \$245.00 per month
 - ☐ Twin Pines, Waterboro - \$225.00 per month
- ☐ Rent not received in the office by the 15th of the month is subject to a late fee of up to 4% of the total rent, currently:
 - ☐ Tanglewood, Hollis - \$9.80 per month
 - ☐ Twin Pines, Waterboro - \$8.80 per month

Utilities

- ☐ No one is allowed near any well.
- ☐ Trash pick up:
 - ☐ Tanglewood, Hollis - Trash pick up will be on TUESDAY. Curb side pick up of household trash only. Trash will need to be out in front of your lot by 6 A.M. Lots on Sneb Street take trash to Cape Road/ RT#117.
 - ☐ Twin Pines, Waterboro - You must get a yearly dump sticker from the Waterboro Town Office. Then take your trash to the dump on Bennett Hill Road.

Pets (Effective 08/01/2012)

- ☐ NO NEW DOGS OVER 20LBS.
- ☐ Existing dogs are grandfathered from this rule until they are sold, given away or pass away.
- ☐ Newly added dogs, up to 20lbs fully grown, are allowed with a rent addendum of \$50 per month, for that dog as long as it lives at the residence.
- ☐ One cat allowed per home.
- ☐ Any pet that disturbs other residents of the park will be removed from the park.
- ☐ Any dog must be on a leash and under the control of the owner.

Appearance and Groundskeeping

- ☐ All lots must be attractively maintained, lawns mowed regularly.
- ☐ Watering of lawns, washing cars, filling pools, will NOT be allowed when the water supply of the park may be in danger because of lack of rain.
- ☐ All cars must be parked in designated parking areas for each home.
- ☐ No unregistered vehicles will be permitted to be stored on any tenant's lot.
- ☐ There will be no working on any vehicle in the park; this includes changing of oil in said vehicle. The park is not a vehicle repair station.
- ☐ No unregistered recreational vehicles: snowmobiles, ATV'S (three and four wheelers) motorcycles/ dirt bikes, go carts, etc. Shall not be ridden or stored in the park. The park is not a place to ride any recreational vehicle. If you do not understand this clause please call the management.
- ☐ All homes must be properly skirted with vinyl skirting, color to compliment the home.
- ☐ There will be no underground tanks allowed.
- ☐ No fences shall be erected on any lot without prior written approval by the Park owners.

Only split rail fences shall be allowed, except for medical reasons in the sole discretion of the Park owners.

- Any alterations to your lot of any kind shall receive prior written approval of the Park owners.

Residents, Guests, and Conduct

- No additional person's other than registered residents shall reside in your home.
- A mobile home may not be sublet or rented. If you are not living in your home it shall be removed from the park. (Effective 06/01/1996)
- All noise must be kept at a subdued level. No excessive noise will be allowed at any time.
- Drunkenness on park property will not be permitted.
- Any tenant who causes damage to park property shall be required to make full restitution.

Moving

- All charges must be paid to the owner before a mobile home can be removed from the park, and at least a 30 day notice given prior to removal from the park. If the tenant removes his/her mobile home the management reserves the right to take full possession of the lot.
- If you sell your mobile home it must be removed from the park.

Miscellaneous

- The management reserves the right of access onto any lot at all times for the purpose of inspection and utility maintenance.
- The management reserves the right to evict anyone who speaks in a derogatory manner of this park or any resident therein, or who refuses to comply with all rules as provided herein.
- The cost of any building permit, permit of occupancy, or other compliance with any legal requirements relating to the tenants mobile home shall be paid by the tenant.
- If you have any complaints and/or recommendations, please discuss them with the management and not your neighbor.
- The owners and/or management absolve themselves from all liability or responsibility pertaining to loss by fire, theft, accident, or other causes what so ever.

I have read all of the rules and regulations and agree to adhere to each and every one of them.

Signature of Adult Residents:

Mailing Address:

Telephone Numbers:

Park Manager: Rebecca L. Bowley

Owner: Robert M. Hanson

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