

Tri-Park Cooperative Housing Corporation
93 Mountain Home Park, 42 Village Drive
Brattleboro, VT 05301
802-257-4877

RULES AND REGULATIONS

The lessee, members of the lessee's household, and invitees shall abide by the following rules and regulations:

- (1) Radios, televisions, stereos and any other noises must be kept at reasonable sound levels at all times. Quiet hours are 10:00 p.m. to 8:00 a.m.
- (2) Lawn mowers, power saws, and other noisy power equipment must not be used before 8:00 a.m. or after dark, except for snow removal.
- (3) Watering of lawns and flowerbeds is permitted by hand nozzle only.
- (4) Firearms or fireworks cannot be discharged on Park property.
- (5) Tri-Park *will not allow* any open flame burning of any kind from any resident of the park. Barbecue grills with proper grating and covers are allowed. Any other form of burning receptacle must be approved by management and on file in the office.
- (6) All garbage must be stored in an obscure location. If garbage is placed out the night before pickup, it must be placed in a commercial container; garbage bags can only be placed out the morning of pickup. All trash containers should be removed from curbside by the evening of trash day.
- (7) Space around and under the home must be kept neat and free from rubbish. Abandoned, unused or rusting objects are not permitted on any lot. All accessory structures must be kept in good repair and storage areas (under home, sheds, etc.) must be equipped with doors.
- (8) The lessee must obtain the lessor's written permission before installing any swimming pool with a capacity in excess of 100 gallons. Any installed pools must conform to the Town of Brattleboro regulations, be kept in a clean and presentable condition and filled by outside vendors. Lessee must provide proof of liability insurance to the lessor. Lessee and lessor agree that the lessor will not be responsible for any liability to lessee regarding pools and lessee further agrees to indemnify lessor for any resulting liability.

- (9) Lessees will not keep any animals in the park without first notifying the lessor. No animals will be allowed as invitees in the park. Permitted animals can be kept only if the lessee abides by the following terms and conditions:
- (A) All animals must be registered with the Tri-Park Office (breed, name, color, description);
 - (B) Animals must be in compliance with Town Ordinances and regulations regarding registration; all animals must be inoculated against rabies;
 - (C) Outside animal shelters will be allowed with prior consent of the Tri-Park Board of Directors; shelters must be kept in good repair;
 - (D) Animals must be kept in the home at night;
 - (E) Dogs must be leashed and/or under the owner's control and kept on the owner's lot at all times;
 - (F) If a lessee chooses to walk their dog, the lessee will promptly clean up all droppings and dispose of such in their own trash receptacles;
 - (G) Animals which create neighborhood problems (incessant barking, etc.) or are not kept in accordance with Tri-Park or Town of Brattleboro regulations must be promptly and permanently removed from the Park;
 - (H) Under no circumstances will animals be left outside when the household is unattended;
 - (I) Farm animals are not allowed to be kept in the Parks.
- (10) No unlicensed motor vehicle operator will be allowed to drive on any Park property.
- (11) No licensed drivers will operative any vehicle, motorcycle or bicycle over 25 miles per hour in Mountain Home Park, or 15 miles per hour in either Glen or Black Mountain Parks.
- (12) Abandoned, unregistered or uninspected vehicles (or motorcycles) are not permitted in the Park and can be removed by lessor at the vehicle owner's expense.
- (13) Parking will be in the areas designated by lessor. Under no conditions are vehicles to be parked on lawns, common grounds or roadways unless specified or approved by the management or Tri-Park Board of Directors. Vehicles parked or broken down in roadway entrance or exit areas must be removed within 2 hours time or lessor will remove the vehicle at the vehicle owner's expense. Vehicles of non-residents left in common areas or roadways for a period exceeding 24 hours without the permission of the management or Board of Directors; will be removed by lessor at the vehicle owner's expense.
- (14) Major vehicle repairs, such as the pulling or rebuilding of engines, transmissions, etc., are not to be made on Park property.
- (15) Damage to paved parking areas caused by leaking gas or oil from motor vehicles shall be the responsibility of the lessee.
- (16) Snowmobiles, trail or dirt bikes, and ATVs cannot be operated on Park property other than to load and unload onto a trailer.

- (17) Overnight parking or any vehicle beyond $\frac{3}{4}$ ton capacity is not allowed unless prior permission has been obtained from lessor.
- (18) Any bicycle operated in the park after dark must have a light and rear reflectors, or the rider must carry a flashlight. Bicycles must obey all park traffic control signs and regulations, and must be in compliance with Town of Brattleboro ordinances. Stunt riding is not permitted.
- (19) Sliding is not permitted on any road in the Parks.
- (20) Roller skating and roller blading must be confined to the flat and open areas of the Parks.
- (21) Satellite dishes (no larger than 36") may be allowed on leased lots that can accommodate them without (1) interfering with the natural landscape (no clearing or cutting trees); (2) encroaching on neighbors' lots, or (3) causing an aesthetically unappealing site due to location. Anyone wishing to install a satellite dish must have some idea of placement area, then apply in writing for permission to the Park Management on a Satellite Installation Form. Any satellite dishes measuring 18" or smaller are allowed to be installed on the mobile home or shed, when appropriately needed. Certified professionals must do all installations and all dishes must be well grounded.
- (22) Clotheslines: There are several types of designs which are acceptable, including wooden 4x4 construction, T-bar and umbrella, however, under no circumstances should laundry be hung between or from structures to trees.
- (23) Oil tank storage shall be limited to one tank of 275 gallons to be placed above ground on a concrete pad. Any existing double-tank set up shall be grandfathered until one or both tanks need to be replaced.
- (24) All building permit applications must be approved by the Tri-Park Board of Directors after being reviewed by the Maintenance Manager; then forwarded to the Town of Brattleboro Planning Department for issuance before any construction is started.
- (25) All outdoor construction not requiring a building permit must be reviewed by both the Maintenance Manager and the Tri-Park Board of Directors prior to any project activity. This rule includes but is not limited to fences, pitched roofs, etc.
- (26) Any planned lot or home improvements (construction, etc.) must be completed within 3 months of the start of construction.
- (27) Lot lines are determined and set by the Tri-Park Board of Directors, taking into consideration information provided by the Maintenance staff and maps acquired from Mr. Ferguson.

A GUIDE TO THE PROCESS FOR DEALING WITH VIOLATIONS:

If you are experiencing problems with neighbors, please try to handle them in the following manner. Remember that we are a housing cooperative and each leaseholder has certain rights and responsibilities:

- 1) Pretend that you *own* the land on which your mobile home sits. If you were having a problem with a neighbor's dog, illegal driving habits, or ongoing noise, etc., whom would you call?
 - a) The neighbor? Maybe try and discuss the problem like two rational parties and come to a satisfactory agreement; it's quite possible that the neighbor doesn't realize that the problem exists. In the event that the problem is a domestic dispute or other potentially violent situation call the Brattleboro Police Department at 257-4976 or call 911.
 - b) If, after talking to the neighbor, the problem still exists, call the local authorities; as a taxpayer, these agencies are here to resolve problems and settle disputes. Many of our rules and regulations are written in accordance with the Brattleboro Town Ordinances.
- 2) If you are experiencing a problem that the local authorities cannot enforce, please try speaking to the party in question and then contact the Tri-Park Office Manager at 257-4877.
- 3) The chart below gives you an idea of what agencies should be contacted:

Problem with rule(s) #:	Contact:
1, 2, 4, 5, 10, 11, 12, & 16	Brattleboro Police Department at 257-7946 Note: For motor vehicle violations/suspicious behavior, be sure to get make, model, license plate number, and physical description.
9.B, E, G	Animal Control Officer at 257-7946 To include suspected animal abuse or neglect, stays/ lost/found animals.
21 Permit Violation	Building Inspector / Deputy Health Officer C/O Town of Brattleboro at 254-4541
3, 6, 7, 8, 9, 13, 14, 17, 18-27	Tri-Park Office / Board of Directors at 257-4877 and all other violations should be reported after local authorities have been contacted.

We thank you for your cooperation and understanding and ask that you also review your lease for rules that may not have been included on this publication.

Tri-Park Board of Directors

My (Our) signature below acknowledges that I (We) have read and understand these rules.

_____ Date: _____

_____ Date: _____