

RIVER'S EDGE ESTATES
RULES AND REGULATIONS

Owned and Operated By:

EVERETT ASHTON, Inc.
P.O. Box 391
188 Water Street
Exeter, NH 03833
Tel. 603-772-7676

Reprinted with Revisions:
August 1, 2025

IMPORTANT NOTICE REQUIRED BY LAW

THE RULES SET FORTH BELOW GOVERN THE TERMS OF YOUR RENTAL AGREEMENT WITH THIS MANUFACTURED HOUSING PARK. THE LAW REQUIRES ALL RULES OF THIS PARK TO BE REASONABLE. NO RULE MAY BE CHANGED WITHOUT YOUR CONSENT UNLESS THIS PARK GIVES YOU 90 DAYS ADVANCE NOTICE OF THE CHANGE.

SUBJECT TO THE TERMS OF ANY WRITTEN LEASE AGREEMENT, YOU MAY CONTINUE TO STAY IN THIS PARK AS LONG AS YOU PAY YOUR RENT AND ANY OTHER LAWFUL CHARGES, FOLLOW THE RULES OF THE PARK AND APPLICABLE LOCAL, STATE AND FEDERAL LAW, DO NOT DAMAGE PARK PROPERTY AND DO NOT REPEATEDLY BOTHER OTHER TENANTS IN THE PARK. YOU MAY BE EVICTED FOR NON-PAYMENT OF RENT, BUT ONLY IF YOU FAIL TO PAY ALL RENT DUE WITHIN THE 30 DAYS AFTER YOU RECEIVE NOTICE THAT YOU ARE BEHIND IN YOUR RENT.

YOU MAY ALSO BE EVICTED FOR NOT FOLLOWING THE RULES OF THIS PARK. BUT ONLY IF THE RULES ARE REASONABLE, YOU HAVE BEEN GIVEN WRITTEN NOTICE OF YOUR FAILURE TO FOLLOW THE RULES, AND YOU THEN CONTINUE TO BREAK THE RULES. YOU MAY NOT BE EVICTED FOR JOINING A TENANT ORGANIZATION.

IF THIS PARK WISHES TO EVICT YOU, IT MUST GIVE YOU 60 DAYS ADVANCE NOTICE, EXCEPT IF YOU ARE BEHIND IN YOUR RENT, IN WHICH CASE ONLY 30 DAYS NOTICE IS REQUIRED. THE EVICTION NOTICE MUST GIVE YOU THE REASON FOR THE PROPOSED EVICTION.

YOU HAVE THE RIGHT TO SELL YOUR HOME IN PLACE TO ANYONE AS LONG AS THE BUYER AND HIS HOUSEHOLD MEET THE RULES OF THIS PARK. YOU MUST NOTIFY THE PARK IF YOU INTEND TO SELL YOUR HOME FAILURE TO DO SO MAY MEAN THAT THE BUYER WILL BE REQUIRED TO MOVE THE HOME FROM THE PARK.

COPIES OF THE LAW UNDER WHICH THIS NOTICE IS REQUIRED, RSA 205-A, MAY BE OBTAINED FROM THE CONSUMER PROTECTION AND ANTITRUST BUREAU OF THE ATTORNEY GENERAL'S OFFICE, 33 CAPITOL STREET, CONCORD, NEW HAMPSHIRE 03301 OR MAY BE ACCESSED FROM THE GENERAL COURT WEBSITE FOR THE STATE OF NEW HAMPSHIRE.

We wish to assure the residents of River's Edge Estates that we share your interest in maintaining and improving the quality of your living environment. These guidelines are reasonably designed to assure that every member of the community will enjoy quality residential living in a peaceful and quiet atmosphere.

As one of the few "family" communities in the area, residence in River's Edge Estates is in the greatest demand. Many of the guidelines for living, such as those for example regulating automobile operation and pets, are promulgated to insure as best we are able the health and safety of all residents, particularly children. Guidelines regarding use of the premises are designed to ensure the right of all community residents to the peaceful and quiet enjoyment of their homesite. The guidelines are designed also to improve the aesthetic appeal of the homesites. The appearance of the entire community as well as its reputation in the community affects your investment in, and the resale value of, your home.

The application fee of \$125.00 covers the costs of a credit and background check, site inspection, and for the successful applicant, personal interview, execution and notarization of all documents including the deed, park approval form and waiver of homestead form. It is non-refundable. Prospective residents should check with park management to be certain they have a copy of the latest park rules.

We ask that you familiarize yourself with these guidelines which we strictly enforce within lawful limits. Rent, water and taxes must be paid when due. We ask that everyone register via email and cell-phone with RentCafe. Once tenancy is established you will be sent an invitation to RentCafe. This will permit you to pay rent and to receive important notices and emergency notifications. Overdue rent, taxes and other utility payments will not be tolerated and may result in prompt commencement of eviction proceedings. The monthly rent in the community effective June 1, 2025 is **\$575.00**.

The management is pleased that you have chosen to live here and hope that your residence will be long and rewarding. We ask that you observe these rules and respect the rights of your neighbors.

All calls should be made to 603-772-7676.

Sincerely,
EVERETT ASHTON, INC.

A handwritten signature in black ink, appearing to read 'Mark H. Tay', is written over a horizontal line.

By: _____
Mark H. Tay, President

RIVER'S EDGE ESTATES RULES AND REGULATIONS

RENT AND TAXES

- 1.1 The rent is due and payable in advance on or before the first day of each month.
- 1.2 Payment for rent and charges is preferred to be made electronically through the RentCafe portal. Rent checks should be made payable to “River's Edge Estates” and addressed to:

River's Edge Estates
P. O. Box 391
Exeter, NH 03833
- 1.3 If the current payment is returned for insufficient funds or for any other reason, unless the resident can prove bank error, he or she shall be subject to a late fee and shall be assessed an additional charge of twenty-five (\$25.00) dollars to help defray the charges we are assessed by the banks and other handling costs because of the “bad” check.

Where a resident has check returned two times for insufficient funds during a twelve-month period, unless the resident can prove bank error, management may at its option decline to accept personal checks for the duration of the tenancy.

- 1.4 Resident is required by law to pay property taxes on the unit. In the event management is required to pay City property taxes for any reason, said payment(s) shall be added to rent and management may proceed against resident to recoup said payment(s) plus all costs. Rent is due and payable for so long as the home remains on site.
- 1.5 In the event a demand for rent, eviction notice or similar notice for non-payment of rent is served a charge equivalent to liquidated damages as specified by New Hampshire Law (currently \$15) shall be assessed against the resident's account and added to rent due. Service of a Landlord/Tenant Writ for any reason will result in the assessment of costs including sheriff's fees, court entry fees and attorney's fees (or a liquidated damages fee of up to \$500 in lieu of Attorney's fees and an additional \$500.00 for a second and each subsequent court appearance involving the same Writ at management's discretion) against the resident's account, in the event management prevails. A dismissal of the Writ by management and/or a judgment for management on any agreement entered into by the parties and filed with the court shall permit the assessment of such costs and fees.
- 1.6 Late charges shall be imposed on any account, for which any balance is due as of the fifteenth (15th) day of the month and added to and be considered as rent. Late charges in the amount of 10% of the monthly rent charged shall be assessed on a monthly basis, for each month where there is an outstanding balance as of the fifteenth (15th) day of that month. In order to avoid late charges, payment of the full balance due must be **received** at the mailing address no later than the fifteenth (15th) day of the month for which it is due. All payments received on a delinquent account are first applied to the arrearage.
- 1.7 Any charges assessed to a resident(s) account pursuant to these rules shall be considered additional rent be added to and made a part of rent.

TENANCY

- 2.1 Only individuals properly registered will be recognized as residents of our park. The owner of the manufactured housing must be a resident of the park and must be listed as the taxpayer and owner on the rolls of the city tax collector. Each adult resident must provide a current valid email address and current cell-phone number to management. Any changes in residency must be reported immediately.
- 2.2 Manufactured housing may not be leased, sublet or occupied by anyone other than the owner and immediate family without prior written permission of the management, which permission shall not be unreasonably withheld. Appurtenant structures, whether temporary or permanent, shall not under any circumstances be leased, sublet or occupied by anyone as living quarters.
- 2.3 Residents may sell their home in the park directly or through an agent. Residents must provide written notification of their intent to move or remove the home from the park at least 30 days prior to doing so, and must provide written proof that all City taxes and rent have been paid to the manufactured home transporter.
- 2.4 A prospective resident (including any sublessors and subtenants) must complete the standard application form together with payment of a non-refundable \$125.00 application fee. The application fee must be paid by bank or certified check for the application to be processed. The applicant(s) agree by applying that management may check credit through a credit report agency and all references provided. The application fee covers the cost of credit and background check. There is no charge for document preparation, interview, deed signature, and final processing. The applicant(s) should request at the time of application current rules of the community. The park is a residential community. This community does not permit commercial operations. As such, no sale or other conveyance of manufactured housing to a commercial entity or to any individuals acting as a straw or otherwise purchasing for the purpose of re-sale (commonly referred to as "house flippers") or leasing shall be approved. Any such sale or conveyance will require the removal of the manufactured housing from park property. If it becomes apparent after such a sale has been approved by management which was based upon false information provided, or a failure to disclose material information, on or in connection with any application, no subsequent sale of the unit on park property shall be approved. The sale of manufactured housing to an individual already owning manufactured housing in the park will not normally be approved, unless the currently-owned unit is to be sold.
- 2.5 The prospective resident must be interviewed personally by an agent of the management prior to approval and must agree to abide by the rules of the park and complete a waiver of homestead form prepared by management prior to occupancy. The prospective resident must also complete the park registration form and the animal registration form if appropriate, prior to occupancy.
- 2.6 Management reserves the right to approve in writing any new residents including sublessors and subtenants and their households. This reservation of right shall be vigorously preserved. All agreements to sell in place are contingent upon park approval

of the buyer in accordance with park rules and applicable New Hampshire law. RESIDENTS ARE ADVISED TO ADD A PROVISION THAT ANY AGREEMENT TO SELL IS CONTINGENT UPON PARK APPROVAL OF THE PROSPECTIVE PURCHASER. Approval shall not be unreasonably withheld. Prospective residents must have a satisfactory credit history and references and demonstrate an ability to meet the current rules of the park in the judgment of management. Failure to inform management of a change in occupancy is a breach of these rules and may subject the owner and occupants to commencement of court proceedings. All adults, whether or not approved by management, are subject to Park Rules, and are jointly and severally responsible for the payment of rent and charges by virtue of their occupancy. The acceptance of any such payment from an unapproved adult DOES NOT OPERATE TO ESTABLISH A TENANCY.

- 2.7 A security deposit equivalent to one month's rent shall be paid prior to entry into the park. Any changes in residency require the payment of security by a resident from whom the security deposit had not previously been collected.
- 2.8 Prior approval must be obtained for households containing more than two adults. The number of persons occupying the premises shall be based upon Federal, State and local standards based upon the number of bedrooms. An additional charge equal to 10 per cent of the gross monthly rent charged shall be due per person for each household containing more than two adults in accordance with New Hampshire law.
- 2.9 Management shall act on an application within ten (10) days from its receipt together with the application fee.
- 2.10 In the event approval is given, the manufactured housing deed complete in all respects except for the park owner's approval should be forwarded to the main office at 188 Water Street, P. O. Box 391, Exeter, NH 03833. The seller or real estate agent should allow at least ten (10) days prior to the proposed closing date for the process to be completed and the properly executed deed returned.
- 2.11 The seller and/or real estate agent must allow time for credit checks and for completion of the approval process. Management will not accept any responsibility for a failure of due diligence on the part of the seller and/or real estate agent.

ANIMALS

- 3.1 Neutered dogs or cats are permitted. The following breeds of dogs are not permitted under any circumstances: Rottweilers, Dobermans, Chows, Pitbull Terriers, German Shepherds, and mixed breeds of the same or breeds similar in appearance or temperament. No breed of dog with an average full-grown weight exceeding 80 lbs. shall be permitted. No other animals are permitted except as outlined in Rules 3.8 & 3.10. Any violation of the pet rules may subject a resident to a penalty of up to ten (\$10.00) dollars per month after 30 days' notice; and to commencement of eviction or other court proceedings.

- 3.2 “Beware of Dog” or similar signs are prohibited. If an animal is dangerous, it does not belong in the park.
- 3.3 All animals must be registered with Park Management. All dogs and cats must be licensed by the City of Concord as required by law. Failure to register or license an animal may subject it to removal from the park. Failure to register or license an animal shall constitute a violation of these rules and grounds for commencement of eviction proceedings. Animals taken in on a “temporary” basis for more than seven consecutive days, or more than 14 days during a twelve-month period, must be registered with, and approved by management.
- 3.4 Any animal disturbing the peace and quiet of other park residents must be removed from the park. Any animal that attacks another animal or that is otherwise menacing or frightening to others is subject to removal from the park. Any animal that bites or claws any person for any reason is subject to removal from the park. A barking dog, if complained of in writing by three or more residents, will be grounds for commencement of eviction proceedings if after notice the violation is not cured.
- 3.5 No dog or cat shall be permitted to roam freely through the park. Dogs and cats must be kept indoors unless on a leash or otherwise properly restrained and accompanied by a responsible person. Residents are responsible to clean up after their animals and must have with them proper implements for doing so. Animals may not be tied up outside unsupervised at any time. Any animal roaming freely shall be presumed to be a stray and may be removed from the park. Animals must not be allowed to relieve themselves in other people’s yards or in common areas.
- 3.6 Prior rules regarding animals will be enforced insofar as they are still applicable to current residents.
- 3.7 If guests should arrive with domesticated animals, it is the resident’s obligation to make certain that the visiting animal is restrained in accordance with these rules so as not to disturb the residents of the park.
- 3.8 Under no circumstances shall a resident feed or provide shelter for a stray animal. No wild, barnyard or any other animal is permitted except for pets such as tropical fish, birds, hamsters, gerbils that remain inside the home.
- 3.9 All City ordinances and New Hampshire Statutes regarding animals are applicable in the community. Any violation of the same after notice may subject the resident to eviction proceedings. Residents owning dogs must obtain a policy of homeowners insurance and must furnish evidence of such coverage to management, upon request. Failure to obtain such coverage may require removal of the animal from the park, or other enforcement action.
- 3.10 This rule does not apply to service dogs [which management does not consider to be pets] and emotional assistance animals where the park owner will consider a reasonable-accommodation request to this rule on an individual basis from a resident in order to

afford that resident the full enjoyment of the premises in compliance with federal and state fair housing laws. Animals with a vicious propensity either inferred by breed or by individual history or which otherwise pose a threat to the health and safety of other residents, which interfere with the peace and quiet of other residents, will generally not be permitted. To the extent not inconsistent with this rule 3.10, and Federal and State law, the forgoing Section 3 rules shall apply to all residents and guests with animals.

MANUFACTURED HOUSING, LOTS AND ACCESSORIES

- 4.1 Sewer systems must be treated with care. Do not flush paper towels, cigarettes, grease, bacon fat or cooking oil, sanitary napkins, “flushable wipes” (even if advertised as safe for septic systems) or other foreign substances into the system. A unit’s wastewater system must be connected to park infrastructure. Use toilet tissue which is not harmful to septic systems. Use only biodegradable detergent soap.
- 4.2 Water and sewer is a valuable resource and is supplied by the City of Concord and billed directly to the resident. Resident is responsible for the prompt payment of water and sewer bills. A resident’s failure to pay a water and sewer bill in full by its due date shall be a violation of park rules and subject the resident to eviction proceedings. Any payments that may be made by management on behalf of the resident to the City of Concord for water and sewer usage shall be added to and made a part of rent and be immediately due and payable by the resident and subject to late fees as provided herein with respect to late payment of rent. Resident shall bear all court costs and attorney fees incurred by management for any eviction or other proceedings related to a resident’s non-payment of municipal water and sewer bills (whether paid by management or not) which shall be added to and made a part of rent due. Resident agrees to the terms of the water and sewer usage indemnity appended to a made a part of these rules. Nothing in this rule shall obligate the park to pay resident’s water bill.
- 4.3 Management’s responsibility for the sewer and water systems ends at the point that the pipes emerge from the ground. Management’s responsibility for electrical service ends at the point that the wires emerge from the ground into the home. Management is not responsible for line freeze-ups occurring under or within the home and beyond the point where the pipes come out of the ground. It is the resident’s responsibility to ensure that his own water pipes are properly insulated and heat-taped to prevent winter freeze-ups. Heat tape should be checked frequently. The manufactured housing owner must make certain there are no running toilets or dripping faucets. **DO NOT TRICKLE WATER IN THE WINTER MONTHS TO PREVENT FREEZEUPS AS THIS WILL RESULT IN YOUR SEPTIC SYSTEM FREEZING.** The winter preparations notice, appended to these rules, is incorporated into, and made a part of, these rules by reference Resident must notify management of any problems they may be experiencing with utility services promptly. **MANAGEMENT WILL NOT BE RESPONSIBLE FOR ANY SERVICES BY VENDORS CONTRACTED BY RESIDENT WITHOUT PRIOR AUTHORIZED APPROVAL FROM MANAGEMENT.**
- 4.4 Attractive skirting of vinyl or aluminum only is permitted. Clapboard, homosote or plywood will not be permitted. Skirting must be completed within 90 days after entrance

or after the frost has left the ground. Dilapidated skirting will not be acceptable and must be replaced upon notification. A sample of skirting material should be shown to management's authorized representative prior to its installation for approval. Units and accessories must be kept in good repair and freshly painted where appropriate.

- 4.5 Any additions of sheds, porches, steps or other alterations of homes or new construction require 30 days advance written approval. Any such additions must be performed in a manner resulting in a neat appearance. ***Awnings and carports are not permitted.*** Clapboard or particleboard showing as an exterior finish will not be allowed. Homosote construction and crinkled plastic siding or roofing is not permitted. Shed size is limited to 8' wide x 12' long x 8' height unless prior written permission is granted. Homes and any additions to the home must be kept in good repair, be properly painted, sided and free from mold and other unsightly conditions; additions and repairs must be completed within a reasonable time as specified by management not to exceed 30 days.
- 4.6 Swimming pools are prohibited except for portable children's pools pre approved by management and in conformity with City of Concord ordinances. Trampolines, basketball hoops, volleyball and badminton nets, and horseshoe pits are prohibited. Fences between lots or other similar boundaries are prohibited without prior written approval of management. Chain link fences will generally not be approved. Any fence must be easily removable as management reserves the right to bring heavy equipment onto home sites to effect repairs or to place manufactured housing on sites within the community. Management shall not be responsible for repair or replacement of any fence required to be removed for repair to utilities or replacement of manufactured housing.
- 4.7 Installation of wood stoves must be approved by local Fire Department officials. Creosote and mold stains must be cleaned off a unit if and when they appear. **Campfires, fire-pits or other outside open-flame fires are not permitted. Commercially-manufactured cooking grills are permitted.**
- 4.8 Only reel-type or T-bar clotheslines are permitted. Lines strung from one point to another such as from tree to tree are not permissible.
- 4.9 Heating fuel storage tanks must be kept in good appearance and must be freshly painted black. Alternatively, tanks may be completely enclosed by a stockade fence. Heating fuel tanks must be removed and properly disposed of by the resident in the event the home is removed from the park. Failure to do so may result in the resident's being billed for removal and disposal costs. It is the resident's responsibility to ensure that his/her oil tank is in good working order and that no oil is spilled on the ground. Clean up costs for spilled oil and preventive maintenance performed by management will be billed to the residents at prevailing rates. It is the resident's responsibility to comply with all State and local requirements regarding oil tanks and proper set up. Storage of hazardous and other waste such as household trash, aluminum cans, bottles, automotive by-products, tires, batteries, car parts, gasoline cans etc.. stoves, refrigerators and water heaters is prohibited. It is the resident's responsibility to dispose of these items properly as well as any other items improperly stored on home sites as may be designated by management with notice to the resident. Management will bill resident for removal of these items

including disposal costs in accordance with charges set forth in rule 4.10 below as well as storage fees. Storage fees may be assessed in accordance with rules 4.10 and 5.8. Management will bill resident for removal of these items including disposal costs in accordance with charges set forth in rule 4.10 below as well as storage fees. Storage fees may be assessed in accordance with rules 4.10 and 5.8.

- 4.10 Lots must be kept neat, clean, uncluttered and mowed. It is the resident's responsibility to properly dispose of grass clippings, pine needles, trash and other debris. Failure to do so may result in management's performing lot clean up at the residents' expense, upon five (5) days written notice, at a charge of \$50.00 per half-hour per man with a minimum \$50.00 charge plus actual costs. The failure to keep a homesite neat, clean and uncluttered and mowed will result in the assessment of a \$75 monthly charge. Improperly stored trash may result in an immediate assessment of \$75. Any charges incurred by management for pest control on lots with accumulated trash, including accumulated garbage inside a unit or shed, will be assessed to the resident. Pest control activities on adjacent lots may be charged to the offending resident.
- 4.11 No signs or advertisements shall be displayed in or on any mobile home except for a commercially reasonable "For Sale" sign not to exceed 216 square inches. No signs shall be permitted to be displayed on the lot including any real estate agent's sign without the prior written permission of park management. Real estate agents must notify management for each home they list. Management may remove any unapproved sign. It will then be made available to the resident or real estate agent for a reasonable time after which it will be disposed of.
- 4.12 Any home damaged by fire or other occurrence, which has an unsightly external appearance or is rendered uninhabitable shall be removed from the park at the resident's expense after thirty (30) days of notice from park management. For any home which is required to be secured and/or removed by management because of fire, unsightly appearance or abandonment resident will be liable for the cost of materials and labor at the rate of \$50.00 per half-hour with a \$50.00 minimum and/or out-of-pocket expenses paid to third-party contractors. Rent and charges shall continue to accrue for so long as the home remains on site.
- 4.13 Shrubs, bushes or trees once planted on the manufactured housing lot shall not be removed. Residents shall not dig into the soil in the park without first obtaining consent of management. This is to prevent interference or damage to underground utility and septic systems. State law requires a call to "Dig Safe" prior to digging into the soil.
- 4.14 Management reserves the right to approve the entry of all homes into the park. No twelve-foot-wide manufactured housing shall be permitted entry nor shall any doublewide or modular homes be permitted entry on the lot without prior written approval. Any resident or prospective resident wishing to place a new or used home onto a lot must first secure written approval of park management after providing all necessary details including photographs of the unit. No unit heating with other than natural gas shall be permitted entry into the park. The resident or prospective resident is responsible for obtaining all necessary permits and for the cost of all site work including lot preparation,

set-up and installation of the unit and accessories as well as any service upgrades required to electrical or other utility systems.

- 4.15 Curbside trash pickup is provided by the City of Concord and subject to City rules and regulations.
- 4.16 **Management reserves the right to enter upon any homesite at any reasonable time to inspect the homesite and utilities and to effectuate repairs; resident is deemed to consent to such entry. MANAGEMENT WILL UNDER NO CIRCUMSTANCES PAY FOR OR BE RESPONSIBLE FOR SERVICES BY INDEPENDENT CONTRACTORS CONTRACTED FOR BY RESIDENTS WITHOUT SPECIFIC PRIOR APPROVAL BY MANAGEMENT IN WRITING.**

AUTOMOBILES

- 5.1 The speed limit is 20 miles per hour unless otherwise posted. Vehicles must be operated at a safe speed at all times. Excessive speed, unlicensed operation, reckless operation, drunken driving or any other vehicular conduct endangering the health and safety of other park residents is prohibited. Any operation of a motor vehicle contrary to New Hampshire laws shall be deemed a violation of these rules. Park roads and streets are considered to be open to the general public and vehicular operation thereon is subject to the provisions of RSA 265:1 et seq. All operators of vehicles on Park property are deemed to consent to Police enforcement of statutory rules of the road.
- 5.2 No unregistered or inoperable vehicle shall be permitted within the park. An unregistered vehicle shall be considered to be inoperable. No more than two registered and inspected personal motor vehicles are to be kept in the park unless specific written permission is given. Quiet mufflers are required including on motorcycles. **For each unregistered vehicle or vehicle beyond the allotted number there shall be a monthly storage charge of \$75 assessed against the resident's account on a continuing basis until such vehicle is removed, which charge shall be added to rent.**
- 5.3 Trucks larger than a pick-up or van may not be left in the park overnight unless they are used for construction within the park, or service within the park property. Campers, boats, ice sheds, tents or other structures are prohibited on the homesite without written approval of management. **A storage charge of \$75 per month shall be assessed against the resident's account for each item on the homesite stored without prior permission.**
- 5.4 Damaged and unsightly vehicles, vehicles on blocks, and any property that is leaking fluids that are damaging the parking surfaces or creating an environmental hazard are prohibited and must be removed from the park. Resident will have at least seven (7) days written notice prior to removal or otherwise as provided by statute. Resident shall be liable for all towing moving and storage costs. No vehicle, boat camper, trailer or other structure may be parked or placed on a homesite, as travel over a homesite may cause damage to utilities. Management reserves the right to have any such vehicle, boat, camper, trailer or structure removed from the park in the event of resident inaction and

the resident will be billed costs and at the rate provided in rule 4.10 as well as towing and storage charges charged by third-parties. The Park will not be liable for any damage caused during the removal and storage of the vehicle or property except for its gross negligence. Repair to any damage caused by the resident's or guests' conduct shall be billed to the resident. In addition to the remedies set forth herein any violation of this rule may subject the resident to a \$75 monthly charge which will be added to rent and continue to be imposed until the resident demonstrates that the violation has been abated. **Any vehicle, boat, camper, trailer or unapproved structure or property stored in the yard or at the rear of a homesite shall result in assessment of storage fees of \$75.00 per month.** It is presumed that any property which contains gas and/or oil parked or stored in the yard or at the rear of the homesite creates an environmental hazard.

- 5.5 Residents shall not overhaul, paint or repair any vehicle in the park. Because of environmental concerns, oil or fluid changes in the park are prohibited. Any damage to park property including damages caused by leakage from vehicles or other property shall be repaired by resident at resident's expense. If resident fails to do repairs, management shall bill the cost actual or estimated of such repairs to resident's account which shall be added to the rent.
- 5.6 Residents shall not operate mini-bikes, snowmobiles, all-terrain vehicles, go-carts or other such recreational vehicle on park roads or on park property. Operation of such vehicles may constitute a hazard to pedestrians, especially children. A violation of this rule may result in assessment of a \$75 charge.
- 5.7 Vehicles must be parked off the street to allow for snow removal. Vehicles may not be parked at unoccupied homesites nor may they be parked close to or overhanging the road. Violators may be towed at their expense. A violation of this rule may result in assessment of a \$75 charge.
- 5.8 Receipt of more than three notices for violation of these rules shall constitute grounds for commencement of eviction proceedings. **Any storage or other charges herein shall be added to and be considered additional rent. Any storage or other charge herein may be immediately assessed after a visual inspection by management.**

CONDUCT

- 6.1 Residents are responsible for the conduct of all members of their household. All items on a homesite should be picked up and neatly stored and should never be left in the street; nor should residents and their guests play in the streets. Residents are, likewise, responsible for the conduct of their guests and are responsible for any damage done by members of their household or guests.
- 6.2 Violations of New Hampshire Law or City Ordinances, affecting the health and safety or quiet enjoyment of other residents shall constitute grounds for eviction. Violations of these rules shall constitute grounds for commencement of eviction proceedings.

- 6.3 Residents shall not conduct any commercial activity within the park without prior written permission from the management. Baby-sitting services, day-care services and schools are not permitted. This rule shall not be construed so as to prevent baby-sitting on an individual family basis.
- 6.4 Relatives, friends or other individuals who are to remain or who do, in fact, remain longer than thirty (30) days in the aggregate in the park must receive written permission from management which permission shall not be unreasonably refused and must register as guests. No individual shall become a resident of the park without prior management approval and completing the required formalities.
- 6.5 Resident agrees there shall be no loud parties or noise or other conduct that disturbs the peace and quiet of other residents. Residents who repeatedly bother other residents shall be subject to court process including eviction proceedings.
- 6.6 Any conduct which endangers the health and safety of any inhabitant of the park or of any person on park property will be grounds for eviction. Interference with snow removal operations is an example of such conduct, as well as interference with police, fire and other services. Vehicles parked at the edge of a driveway or on the road impede snow-plowing operations and are an example of such interference. Because of the limited area in the Park for placement of snow during the winter months management reserves the option of utilizing all areas of the park including portions of a home site reasonably necessary for the accumulation of snow. Management shall not be responsible for damage to resident's homesite unless caused by the negligence of management, its servants, agents or employees. No items shall be placed on a home site within 5 feet of the edge of the roadway or driveway during snow season.
- 6.7 Any conduct which threatens the health and safety of any servant, agent or employee of management or interference with management's maintenance, and operation of the community may subject a resident to court process including eviction proceedings. Verbal threats of any kind and other abusive, harassing or intimidating conduct by a resident or guest towards any servant agent or employee or another resident as well as the use of obscene language is prohibited and may subject a resident to court process including eviction proceedings. However, management will not generally interfere in private disputes between residents.

GENERAL

- 7.1 **Severance:** If any term or provision of these rules or the application thereof to any person, property or circumstance shall to any extent be invalid or unenforceable, the remaining terms and provisions shall not be affected thereby, and each term and provision of these rules and regulations shall be valid and enforceable to the fullest extent permitted by law. The use of captions in these rules is for ease of use only and shall not be utilized in interpreting any provision of these rules.

- 7.2 Waiver: One or more waivers of any term or provision of these rules and regulations shall not be construed as a waiver of a further violation of any term or provision and the consent or approval of management to any act requiring management's consent or approval shall not be deemed a waiver or render consent or approval unnecessary to any subsequent similar act. Failure of management to give notice of a violation of these rules shall not under any circumstances be construed as consent or approval. Waiver, consent or approval must be in writing and signed by an agent of management to be binding on management.
- 7.3 Notices: All notices and correspondence to residents shall be sent via email directly or through the resident portal, or otherwise served in accordance with New Hampshire law. An adult member of the household must be properly registered on the resident portal to facilitate payment and to permit email notification. We encourage residents to register their cell-phone on the portal for SMS emergency notifications. At management's option, notices may be sent via USPS first-class mail and/or delivered to the site. All notices to management should be mailed, postage prepaid, to 188 Water Street, P. O. Box 391, Exeter, New Hampshire 03833, delivered or otherwise given in accordance with New Hampshire law. The "important notice required by law" attached hereto is incorporated herein by reference and made a part hereof.
- 7.4 Management may be reached during normal business hours at 603-772-7676. Emergency requests for service may be left at any time by calling 603-772-7676 and leaving a message that includes your name, residence address, description of the problem and a RETURN TELEPHONE NUMBER. Management's local agent authorized to contract for emergency repairs is Norman Roux Landscaping, LLC, P.O. Box 10010, Concord, NH 03301.
- 7.5 Complaints and requests for service of a non-emergency nature must be in writing and sent to the Main Office.

TO BE COMPLETED AT TIME OF INTERVIEW

RELEASE OF HOMESTEAD RIGHTS

I/We, _____, sometimes called the "tenant" which word and the pronouns referring thereto shall mean the singular or plural of any gender, (as the context may require) for consideration hereby releases unto Everett Ashton, Inc., or assignee (hereinafter sometimes called the "park owner") all rights of homestead he/she/they may have in the manufactured housing unit to be situated at _____, Concord, NH 03301 all as provided by local, state, or federal law in the event the park owner shall exercise its rights of sale pursuant to RSA 450:1, RSA 478:44, RSA 382-A:9, RSA 205:A and to any other provision of law as may be amended from time to time.

In witness whereof the undersigned executed this _____ day of _____, 20____.

Witness

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

Notary Public/Justice of the Peace

TO BE COMPLETED AT TIME OF INTERVIEW

WATER/SEWER INDEMNITY

I/We, _____, residents or prospective residents of a manufactured housing unit located in River's Edge Estates manufactured housing community, Concord, New Hampshire, having been duly sworn, hereby acknowledge:

1. Water (and sewer) is provided by the City of Concord, metered to and billed to the resident of the manufactured housing directly by the City of Concord. I/we agree to take prompt steps prior to residency in River's Edge Estates to establish an account with the water department in my/our names.
2. I/we have read all park rules and specifically rules 4.2 and 4.3 and all other rules related to water/sewer usage and our obligations.
3. Among those obligations is to pay my water and sewer bill promptly in full and prior to its payment becoming delinquent. I am also responsible for the payment of all late charges and other administrative charges imposed by the City of Concord.
4. If any lien is recorded, or threatened to be recorded, against park property by the City of Concord for my/our water and sewer usage I/we will immediately cause the same to be removed by bonding the same, by payment or by any other process or manner which will effectively remove any and all such liens from said property.
5. I/we hereby jointly and severally agree to indemnify and hold the park owner harmless of and from any and all loss, cost, damage and expense of every kind, including attorneys' fees, which said park owner shall or may suffer or incur or become liable for directly or indirectly, out of such water and sewer usage by me/us on account of any such lien or liens or claim or claims by the City of Concord in connection with the park owner's enforcement of its rights under this water/sewer indemnity.
6. I/we understand and agree that this indemnity does not preclude the park owner from seeking other lawful action including the commencement of eviction proceedings and any other court proceeding the associated costs for which including attorney's fees I/we agree to be and shall be liable. All such costs and fees shall be added to and considered additional rent.

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this ____ day of _____, 20__.

Notary Public/Justice of the Peace

River's Edge Animal Registration Form

* A photograph of each animal must be attached *

Address: _____

I. **Dogs**

Breed _____	Full Grown Wgt. _____	Age: _____	Color: _____
Neutered? Yes No			

Breed _____	Full Grown Wgt. _____	Age _____	Color: _____
Neutered? Yes No			

Additional Identifying Description: _____

Is your dog licensed by the City of Concord? Yes _____ No _____

II. **Cats**

Breed: _____	Age: _____	Color: _____	Neutered? _____	Yes	No
			Declawed?*	Yes	No
Breed: _____	Age: _____	Color: _____	Neutered? _____	Yes	No
			Declawed?*	Yes	No

* Please note: Declawing is not required by rules.

Additional Identifying Description: _____

III. **Other Animals**

Description: _____	Age: _____	Color: _____	Neutered? _____	Yes	No
			Declawed?	Yes	No

DATED: _____ Signed: _____

This form must be fully completed. Any question not checked "yes" or "no" will be taken as a "no" response. A space left blank will be taken as "none."

APPLICATION FOR RESIDENCY IN RIVER'S EDGE ESTATES

Name (Adults) APP. _____ CO.APP. _____

Social Security #'s APP. _____ CO.APP. _____

Dates of Birth APP. _____ CO.APP. _____

Telephone #: _____ Email Address: _____

CELL PHONE CARRIER: _____

Co-App Telephone #: _____ Email Address: _____

Children: How many? _____ Name _____ Age _____ Name _____ Age _____
Age _____ Name _____ Age _____ Name _____ Age _____

Other Members Who Will Occupy Home _____

Animals _____ Description _____ (include breed).

Home: Make _____ Year _____ Size _____

From Whom Purchased: _____

Cars: Make & Model 1. _____ Year _____ License# _____

Make & Model 2. _____ Year _____ License# _____

Present Address(Street, City/Town, State, Zip) _____ How Long there: _____

Reason for Leaving: _____ Phone# _____

Prior Address: _____ How Long there: _____

Reason for Leaving: _____ Email Address _____

Serviceman: Yes _____ No _____ Rate _____ Rank _____ Where stationed _____

Present Employer: App. _____

Address _____ Years at Present Employment _____ Phone # _____

CO.APP Employer: _____

Address _____ Years at Present Employment _____ Phone # _____

Landlord References: Provide name and telephone #1. _____

2. _____ 3. _____

Date Entrance Desired _____ Space/Lot# _____ Intended Length of Stay _____

Personal References 1. _____ 2. _____

In Emergency Notify: Name _____ Address _____

Phone _____ Nearest Living Relative Name and Relation: _____

Address _____ Phone# _____

I/We agree to abide by all written and printed rules of River's Edge Estates.

Signature of APP. _____ CO.APP. _____

DO NOT WRITE BELOW THIS LINE

Remarks: _____ Date: _____

River's Edge Estates

Tel: (603) 772-7676

P.O. Box 391

Fax: (603) 772-7898

Exeter, NH 03833

GUEST APPLICATION FORM

PLEASE PRINT CLEARLY

This application form must be completed by adult individuals residing in a home not owned by them. Please note that prior permission of the park is required for a guest staying longer than 30 days pursuant to RSA 205:A-2,VIII, (b). You may need the assistance of the homeowner(s) to complete this form, please attach additional sheets if necessary. Pets must be separately reported by the homeowner.

LOT # AT WHICH YOU CURRENTLY ARE VISITING OR RESIDING _____
NAME(S) APPEARING ON MANUFACTURED HOME DEED _____

YOUR FULL NAME(S) _____

SOCIAL SECURITY #(S) _____ TELEPHONE & EMAIL _____

DATE OF BIRTH _____ MARITAL STATUS _____ DATE YOUR VISIT BEGAN ____/____/____

CURRENT PERMANENT (OR LAST)ADDRESS _____

CITY _____ STATE _____ ZIP _____

LENGTH OF TIME AT CURRENT (OR LAST) ADDRESS _____

PRESENT LANDLORD OR MORTGAGE HOLDER _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

AMOUNT OF RENT/MORTGAGE _____ TELEPHONE # _____

ARE YOU RETIRED? _____ INCOME _____

IF NOT

NAME OF EMPLOYER _____ TELEPHONE # _____

EMPLOYER ADDRESS _____

CITY _____ STATE _____ ZIP _____

DATE HIRED _____ POSITION HELD _____ INCOME _____

BANK _____ ADDRESS _____

CHECKING ACCOUNT # _____ SAVINGS ACCT. # _____

OTHER INDIVIDUALS ACTUALLY RESIDING AT THIS MOBILE HOME:

(1) _____ Relationship
(2) _____ Relationship
(3) _____ Relationship
(4) _____ Relationship

AUTOMOBILE INFORMATION

(1) MAKE _____ MODEL _____ YEAR _____

LICENSE PLATE # _____ STATE _____

REGISTERED OWNER _____

(2) MAKE _____ MODEL _____ YEAR _____

LICENSE PLATE # _____ STATE _____

REGISTERED OWNER _____

RELATIVES TO CONTACT IN CASE OF EMERGENCY NAME

RELATIONSHIP _____ TELEPHONE # _____

ADDRESS _____ CITY _____ STATE _____

NAME _____

RELATIONSHIP _____ TELEPHONE # _____

ADDRESS _____ CITY _____ STATE _____

Any Additional Information You Wish To Share? If yes, please explain: _____

The undersigned individual(s) applies for lot rental and represents that all statements made in this application are true for the purpose of obtaining approval to reside in **River's Edge Estates**.

I/We authorize the companies, agencies, and persons named above to provide information to the agent of **Rivers Edge Estates** regarding my/our financial and character references as resident. Verification of information may also be obtained from a recognized credit reporting agency. I/We have reviewed park rules and agree to abide by them. I/We further understand and agree that my/our residency in the park for a period of 30 days may establish a tenancy at will between me/us and management. My/our residency is subject to approval by the park if for 30 days or longer. Whether or not my/our application to reside in **Rivers Edge** is approved, I/We understand that **all adult occupants, (whether signing below or not) shall be constructively bound by the park rules by virtue of their occupancy and shall jointly and severally be responsible for the payment of rent and other charges when due in addition to the titled owners of the home.**

SIGNATURE OF APPLICANT _____ DATE _____

River's Edge Estates

Everett Ashton, Inc.

P.O. Box 391

Exeter, NH 03833

Tel: (603) 772-7676

Fax: (603) 772-7898

Winter Preparations—Keep This List Handy

With winter just around the corner we want to remind residents to review rules relative to your responsibilities for preparation for winter:

- Please **check heat tapes**—put your hand on the heat tape to be certain it is warm—sometimes the light is on but it is not functioning. Ensure the shut-off valve under your home and the pressure reducing valve are properly taped and insulated. Continue to check throughout the winter;
- Please be certain your **skirting is secure with no gaps** and that **water pipes are fully insulated** and protected from the elements;
- **Locate** the meter pit and **the park water shutoff** to your home in your or your neighbor's yard **and mark it** or ask your neighbor to; keep it clear from snow and ice; your plumber may need to access it in the event of an emergency (please request a locator sketch if you are unsure);
- **Check the shut off valve under your unit** to ensure it is working. The park is not responsible for repair or replacement of the shut-off or the pressure reducing valve.
- Contrary to what you may hear in the media **DO NOT ALLOW WATER TO TRICKLE**. Your sewer pipes are likely to freeze and back up and you will not be able to use your facilities;
- During extreme cold, **open kitchen and bathroom cabinet doors** to allow heat to circulate;
- **Check** your home **for water leaks** frequently **and** promptly **have them fixed**. These may range from toilets leaking to broken water pipes. **IF YOU HEAR RUNNING WATER WITH NO FAUCETS OPEN DO NOT IGNORE IT;**
- **If you hire** someone to do this work, **give him/her this notice**. **You are responsible** if he/she does not do this work properly as well any other steps you are responsible for under our rules;
- **If you leave your home** for any extended period, you must properly **winterize it**, or make other arrangements to be certain that your home is heated and the pipes are checked on a daily basis;

DON'T WAIT!; Your failure to take these simple precautions may cause you a great deal of inconvenience and may result in expensive repair costs.

I/We hereby certify that the information given on the application and all forms is true and that I/We have received a copy of the Park Rules issued August 1, 2025 and Agree to abide by them. (ALL Adults Must Sign) **If you do not understand any provision of these rules seek the advice of a competent attorney prior to signing.**

Dated: _____

