



**Rules for land renting at Domaine Shefford Clark/Rte 112**

*The rules of the Domaine are an integral part of the lease.*

**1 SITE OVERVIEW :**

1.1 The tenant has noted the condition of the premises and he is deemed to have taken possession of the land in good condition.

**2 RENT PAYMENT :**

2.1 The tenant must pay the monthly cost of his rent by cheque to the landlord on the first day of each month.

2.2 Any cheque returned by the financial institution will incur a penalty of \$25.00 as an administration fee.

**3 PEACEFUL ENJOYMENT OF THE PREMISES:**

3.1 The tenant must behave himself in such a way as not to disturb the normal peaceful enjoyment of the other tenants of the Domaine.

3.2 The tenant must not engage in any noisy activity in his mobile home or on the rented land. Loud music is also prohibited at all times.

**4 SECURITY ET INSSURANCE :**

4.1 The tenant will be required to comply with the regulations of the fire department and the health department of his municipality as well as the requirements of the insurers.

4.2 Tenants recognize their obligation to insure their mobile home against fire, theft and civil liability. The landlord of the land cannot be held responsible for accidents that could occur to residents and their visitors, damage to their property or theft at the site.

4.3 The speeding limit on the road leading to the rented land is limited to 20 km per hour.

**5 WINTERIZATION :**

5.1 You must proceed with the winterization under your house skirt. You should make sure to check under your home that everything is compliant to avoid freezing the pipes on your property which could lead to freezing the water and sewer pipes of the entire mobile home park. You must have a working heating wire around your pipes and turn it on before low temperatures. A supplementary heater to keep the temperature at about 10 degrees Celsius must also be installed.

5.2 It is important to close the water and the valve of your hose on the side of your house before November 15th.

5.3 If you leave the country for the winter season, you must close and empty your water line to avoid freezing your water pipes.

5.4 In order to be protected, your home must have a non-return valve.

5.5 In the event of a water and/or sewer pipe freeze and we are required to perform work on your property, you will be responsible for all costs related to the work performed.

5.6 The installation of a carport is permitted as long as it is under the municipal regulation. If the municipality does not have regulation, it must be installed only from November 15<sup>th</sup> and be withdrawn by April 15<sup>th</sup> at the latest.

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**6 MODIFICATIONS TO LEASED LAND :**

- 6.1 The tenant may not alter the land in any way.
- 6.2 The landlord may give permission to the tenant to expand his mobile home, but it needs to be a written permission. Any verbal agreement is useless and has no effect. A hand-drawn plan must be provided for this purpose, all in accordance with the municipal regulation.
- 6.3 Only one shed is allowed. The establishment of the shed and its size must comply with municipal regulations.
- 6.4 No concrete or cement may be poured by the tenant on the grounds for patio, terrace, sidewalk or driveway.
- 6.5 The tenant's parking space may not be altered in any way.
- 6.6 The installation of swimming pool and spa of any kind is prohibited on the land without the written authorization of the landlord.
- 6.7 If the tenant contravenes one of the above-mentioned items, the landlord may return the premises to their original condition at the tenant's expense.
- 6.8 If the landlord is required to make repairs to the tenant's driveway and it is paved, the rehabilitation of the asphalt will be at the tenant's expense.
- 6.9 The Domaine contains expensive underground services, it is therefore forbidden to proceed with any digging without the prior authorization of the landlord. In addition, heavy vehicles are not allowed on the ground.

**7 PROHIBITIONS :**

- 7.1 Animals: We tolerate that the tenant keeps 2 cats and 1 dog of less than 15 pounds. These must be always kept on a leash outdoors or kept on fenced land. It is forbidden to leave your pets outside for a whole day. The tenant will have to pick up the feces of his animals daily and immediately during walks.
- 7.2 Drugs: It is strictly prohibited to produce, sell and/or traffic any drug, legal or otherwise. The use of any legal or medically prescribed drug will be tolerated if it does not cause discomfort to other tenants by its smoke or odours. Under no circumstances can the tenant grow cannabis inside the mobile home or on the land.
- 7.3 Sewers: The tenant must ensure that all waste discharged into the sewers is degradable and does not contravene the proper functioning of the sewer system, including and without limiting the generality of the above, no condom, tampon, sanitary towel, cigarette butt, diaper, wet towel, sanitizing or sanitizing wipe, dental floss and/or cooking grease should not be disposed of in the sewer. This waste could block pumps and cause sewer backups. Any costs related to sewer problems caused by a tenant's negligence would be charged back to all tenants at the time of the lease renewal as authorized by law.
- 7.4 Water: It is forbidden to water your lawn, to use a watering system, to clean your parking, to wash your vehicle more than once a month, to fill a pool or a spa. It is allowed to water your flower beds with a watering can only. You can wash your exterior coating once a year.
- 7.5 No new installations using oil for heating, for a fireplace or for a hot water tank are permitted.
- 7.6 Mechanical: No mechanical activity, dent removal, engine wash will be tolerated on the Domaine due to the environmental risks caused by such activities.
- 7.7 Open-pit fires are permitted in accordance with the regulation of the municipality. However, they must be done safely and be in the back yard of your mobile home.
- 7.8 Fireworks are prohibited.

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## MULTI DOMAINES

7.9 The leased land shall be used only for residential use and no other use shall be tolerated.

7.10 The installation of a new fence is not permitted on the lands without written permission from the landlord.

### 8 MAINTENANCE AND BREAKAGE :

8.1 Each field must be well maintained and there must be no waste left on the front or back of the field. All unclean land will be maintained by the landlord at the tenant's expense

8.2 The tenant will be responsible for the maintenance and cleaning of the property. He must also mow his lawn regularly.

8.3 Maintenance, cutting and pruning of trees must be done by (or at the expense of) the tenant. You must obtain written permission from the landlord to plant, cut or alter a tree. If the tree is diseased, infested with insects and/or poses a security threat, the landlord will assess the action to be taken following reception of photos and he will decide if removal of the tree at the landlord's expense is required.

8.4 The tenant agrees to adequately maintain his mobile home to keep its value and to avoid the accumulation of waste.

8.5 In the event of a breakage caused by the tenant and/or any person under his responsibility (including the guests), the tenant shall repair, replace or pay for the incident or breakage at his expense by an article of the same nature and quality.

8.6 It is mandatory for a tenant with a heating oil tank to request a licensed installer to perform a full inspection of the oil tank each year and to have the systems specifically checked for proper operation and leak detection. In the event of an oil leak from its tank, the tenant will be responsible for the cost of decontaminating the land. The tenant must therefore properly insure himself to cover this risk.

### 9 PARKING :

9.1 Parking on the street is not permitted on a permanent basis.

9.2 The tenant agrees to take charge of the snow removal of his parking spaces and that this be done in such a way as to prevent the snow from being placed on the street.

9.3 The landlord assumes no responsibility for any damage or loss caused by fire, theft, collision or any other mischief caused to said vehicles or their contents.

9.4 A tenant may not park or store a trailer, motorized vehicle (RV), boat or commercial truck on his property unless he has obtained written authorization from the landlord to do so.

### 10 RECYCLING & WASTE:

10.1 The tenant is responsible for his bins (waste, recycling and composting), he undertakes to drop them off himself at the edge of the public road, **before 7 am, the morning of the day of the removal or after 8 pm, the day before. Empty bins must be removed no later than 8:00 pm on the day of collection.**

10.2 All waste must be placed in bags. All waste must be disposed of in a clean manner.

10.3 For the disposal of large objects, the tenant must take the necessary measures to dispose of them.

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**11 MOBILE HOME SALE, LEASE BREAK, DEPARTURE :**

11.1 In the event of the sale of your home, you must inform your buyer that he will have to complete a rental application. There is a \$55.00 fee, refundable on the first month of rent. No refund for a credit investigation with which we do not proceed. The tenant may not proceed with this sale, for any reason whatsoever, before obtaining the written approval of the Landlord following the credit investigation and signing of the rental agreement if applicable. The new Tenant will thus become a beneficiary of a rental agreement with the Landlord, with all its rights and obligations, including the monthly payment of the land.

11.2 The moving of a mobile home to install it on the Domaine must be done according to the requirements previously discussed with the landlord in order to properly position the mobile home, parking and outbuilding. All costs related to the preparation of the ground, moving, installation of the mobile home, connection of sewers, connection of water supply, electricity or other are at the expense of the tenant.

11.3 The moving of a mobile home to leave the Domaine must be done according to the requirements previously discussed with the landlord. All costs relating to the redevelopment of the ground, moving, disconnection of sewers, disconnection of water supply, electricity or other are at the expense of the tenant.

**12 RIGHT OF PASSAGE :**

12.1 The landlord and his representatives reserve the right of way on the leased land and under the houses to carry out urgent repair, inspection, or improvement work, without prior notice. You may be charged for the work performed if the problem arises from your responsibility.

**13 TENANT CONTACT INFORMATION:**

13.1 Tenants will need to notify the landlord of any changes to their telephone number.

**14 COMPLAINTS AND COMMENTS :**

14.1 Any complaint from a tenant must be written, sent to [administration@multidomaines.ca](mailto:administration@multidomaines.ca) or by mail to our offices. We reserve the right to consider complaints made in other ways than in writing.

X

Tenants

X

Date

X

Tenants

X

Date

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