



Rules for Lot Rental at the Domaine Morin-Heights

1. CONDITION OF PREMISES

1.1 The lot tenant declares having inspected the premises and is deemed to have taken possession of the lot in good condition.

2. RENT PAYMENT

2.1 The monthly rent must be paid to the landlord on the first day of each month, by cheque or pre-authorized debit. Any returned cheque or pre-authorized debit, or any late payment, will result in a \$25.00 administrative fee.

3. PEACEFUL ENJOYMENT OF THE PREMISES

3.1 The lot tenant must behave in a way that does not disturb the normal peaceful enjoyment of other lot tenants (art. 1860 C.C.Q.).

3.2 No noisy activities are allowed in the mobile home or on the lot. Loud music is also prohibited at all times.

4. SAFETY AND INSURANCE

4.1 The lot tenant must comply with the municipal fire and health service regulations, as well as insurance requirements.

4.2 The lot tenant is required to insure their mobile home (fire, theft, civil liability, soil contamination). The landlord disclaims any responsibility for accidents, damages, or theft.

4.3 The maximum speed allowed on the roads leading to the lots is 20 km/h. **SPEED KILLS.**

5. WINTERIZATION

5.1 The lot tenant must winterize the underside of the mobile home (insulation, working heat tape, and auxiliary heating).

5.2 Water and the hose valve must be shut off before November 15.

5.3 In case of extended absence abroad, the lot tenant must shut off and drain the water line.

5.4 A backflow valve is mandatory to protect the home.

5.5 A car shelter is only permitted according to applicable municipal regulations. Otherwise, it may only be installed as of November 15 and must be removed by April 15.

6. MODIFICATION TO THE RENTED LOT

6.1 No modifications to the lot are allowed without written authorization.

6.2 Any request for an extension must be made in writing with a plan and in accordance with municipal regulations.

6.3 Only one shed is allowed (location and dimensions must comply with regulations).

6.4 Pouring concrete or cement (patio, terrace, sidewalk, driveway, etc.) is prohibited.

6.5 The parking area cannot be modified.

6.6 Pools and spas are not permitted.

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- 6.7 In case of non-compliance, the landlord will restore the premises at the lot tenant's expense.
- 6.8 Any repair of an asphalted culvert is the responsibility of the lot tenant.
- 6.9 No excavation or passage of heavy vehicles without prior authorization from the landlord.

7. PROHIBITIONS

- 7.1 Animals: Maximum of 2 cats and 1 dog under 20 lbs. Must be kept on a leash or in a fenced yard. Cleanup of excrement is mandatory. In the case of repeated complaints, the tenant must part with the animal in question.
- 7.2 Drugs: Production, sale, or trafficking is prohibited. Consumption is allowed if it does not disturb others. Cultivation of cannabis is strictly prohibited.
- 7.3 Sewers: Only biodegradable materials may be flushed. No hygiene products, cigarettes, grease, etc. Repair costs caused by negligence will be billed to all lot tenants.
- 7.4 Water: Lawn watering, washing driveways, cars (more than once a month), or filling pools/spas is prohibited. Only manual watering cans and one annual siding wash are allowed.
- 7.5 No new oil-based installations (heating, fireplace, water heater) are permitted.
- 7.6 No auto repair or bodywork activities are tolerated.
- 7.7 Open fires are only allowed according to municipal regulations, in the backyard and under safe conditions.
- 7.8 Fireworks are prohibited.
- 7.9 The lot may only be used for residential purposes.
- 7.10 No fences may be installed without written approval.
- 7.11 The circulation of recreational vehicles (ATVs, dirt bikes, snowmobiles, etc.) is prohibited.

8. SUBLETTING

- 8.1 Written authorization is required. The landlord will evaluate the subtenant through a credit check (\$95.00 non-refundable fee).
- 8.2 In case of repeated complaints, the sublease may be terminated with two months' notice.
- 8.3 The lot tenant remains responsible for their subtenant.

9. MAINTENANCE AND DAMAGE

- 9.1 The lot must be kept clean. Otherwise, maintenance will be done by the landlord at the lot tenant's expense.
- 9.2 The lot tenant is responsible for weeding, mowing, and general cleaning.
- 9.3 Pruning, felling, or cutting trees requires written authorization from the landlord and a municipal permit.
- 9.4 The mobile home must be maintained to preserve its value.
- 9.5 The lot tenant is responsible for repairing any damage caused by themselves or their guests.
- 9.6 If there is an oil tank, an annual inspection is mandatory. In case of a leak, decontamination costs are the lot tenant's responsibility.

10. PARKING

- 10.1 Street parking is permanently prohibited.
- 10.2 Snow removal from parking spaces is the responsibility of the lot tenant and snow may not

be dumped onto the street.

10.3 The landlord disclaims all responsibility for damage to vehicles.

10.4 The lot tenant may park or store a trailer or RV on the rented lot, ensuring it is parked on the side of the house and does not extend past the front of the house. The lot tenant must also comply with city regulations.

11. RECYCLING AND WASTE

11.1 Bins must be placed at the roadside before 7 a.m. or after 8 p.m. the evening before and brought back the same day before 8 p.m.

11.2 Garbage must be bagged and disposed of properly.

11.3 Bulk items must be managed by the lot tenant.

12. SALE, DEPARTURE, LEASE BREAK

12.1 In the event of selling your home, you must inform your buyer that they must complete a rental application. The fee is \$95.00 (non-refundable). The tenant may not proceed with the sale for any reason without obtaining written approval from the landlord, following a credit check and signature of the rental agreement, if applicable. The prospective lot tenant will then become the holder of a rental agreement with the landlord, with all rights and obligations, including monthly rent payment.

**Any sale, listing, or advertisement of the mobile home (including through a real estate broker or by the owner directly) must be preceded by prior notice to the landlord in order to obtain information regarding the rental process and the applicable lot rent. The lease may not be assigned or transferred. Any new occupancy of the lot requires the execution of a new lease at the rent in effect at the time of approval.*

12.2 The relocation of a mobile home to the Domaine must comply with prior arrangements with the landlord, to properly position the home, parking, and shed. All costs related to land preparation, moving, mobile home installation, sewer and water connections, electricity, or others are the lot tenant's responsibility.

12.3 Moving a mobile home out of the Domaine must also comply with prior arrangements with the landlord. All related costs (land restoration, disconnection of sewer and water, electricity, etc.) are at the tenant's expense.

13. IN CASE OF FIRE

13.1 The lot tenant must continue to pay rent even if the home becomes uninhabitable.

13.2 Emergency water shut-off costs are the tenant's responsibility.

13.3 An environmental assessment must be conducted at the tenant's expense to prove the soil is not contaminated.

13.4 The lot must be restored (cleaning, leveling, seeding, etc.).

14. SEWER BACKUP

14.1 The lot tenant is responsible for the pipes under their home.



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14.2 In case of a backup, first check insulation, auxiliary heating, and consult neighbors to determine whether the issue is isolated to your address before contacting Multi Domaines.

15. LACK OF WATER

15.1 The tenant is responsible for connecting to the water system. Before contacting Multi Domaines, they must check the heating, insulation, main valve, and clean the filters. They must also ensure their own water lines are working properly before requesting any intervention.

16. RIGHT OF ACCESS

16.1 The landlord or their representatives may access the lots or go under the homes to carry out urgent work, without prior notice. Charges may apply if the cause is attributable to the lot tenant.

17. CONTACT INFORMATION

17.1 The lot tenant must notify the landlord of any change in phone number or email.

18. COMPLAINTS AND COMMENTS

18.1 Complaints must be sent in writing to: administration@multidomaines.ca or by mail.

Signature of the representative of Multi Domaines Inc. (acting as manager and authorized representative of Investissement Éric Lachapelle Inc.) and date of signature

Signature of the lot tenant and date of signature

Signature of the lot tenant and date of signature

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