



Rules for Lot Rental at Domaine Saint-Sauveur

The Domaine rules are an integral part of the vacation rental agreement in accordance with articles 1890 to 1895 of the Civil Code of Québec.

1. PROPERTY INSPECTION

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

2. RESIDENCY STATUS

2.1 The tenant agrees not to reside on site continuously and must provide a permanent address other than the address of the Domaine, as no permanent residency status is granted to occupants. The use of the lot must be strictly for seasonal and recreational purposes.

3. RENT PAYMENT

3.1 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 late payment, will incur a \$25.00 administrative fee.

4. PEACEFUL ENJOYMENT OF THE PREMISES

4.1 The tenant must behave in a way that does not disturb the peaceful enjoyment of other tenants (Art. 1860 C.C.Q.).
4.2 No noisy activity is allowed in the mobile home or on the lot. Playing loud music at any time is also prohibited.

5. SAFETY AND INSURANCE

5.1 The tenant must comply with fire and health regulations from municipal authorities, as well as insurance requirements.
5.2 The tenant is required to insure the mobile home (fire, theft, civil liability, soil contamination). The landlord declines all responsibility for accidents, damages, or theft.
5.3 The speed limit on roads leading to the lots is 8 km/h. SPEED KILLS.

6. WINTERIZATION

6.1 The tenant must winterize the underside of the mobile home (insulation, working heat tape, auxiliary heating).
6.2 Water and the hose valve must be shut off before November 15.
6.3 In case of extended absence abroad, the tenant must shut off and drain the water line.
6.4 A backflow valve is mandatory to protect the home.
6.5 A car shelter is only permitted according to applicable municipal regulations. Otherwise, it may only be installed from November 15 and must be removed by April 15.

Votre futur est ici

administration@multidomaines.ca
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7. MODIFICATIONS TO THE RENTED LOT

- 7.1 No modification to the lot is permitted without written authorization.
- 7.2 Any extension request must be made in writing with a plan and in compliance with municipal regulations.
- 7.3 Only one shed is allowed (location and dimensions must comply with regulations).
- 7.4 Pouring concrete or cement (patio, deck, walkway, parking, etc.) is prohibited.
- 7.5 The parking space cannot be modified.
- 7.6 No pools or spas are allowed.
- 7.7 In case of non-compliance, the landlord will restore the premises at the tenant's expense.
- 7.8 Any repair to a paved culvert is the tenant's responsibility.
- 7.9 No excavation or passage of heavy vehicles is allowed without prior authorization from the landlord.

8. PROHIBITIONS

- 8.1 Animals: Maximum of 2 cats and 1 dog under 20 lbs. Must be leashed or kept on a fenced lot. Cleaning up after them is mandatory. In case of repeated complaints, the tenant must part with the animal in question.
- 8.2 Drugs: Production, sale, or trafficking is prohibited. Consumption is allowed if it does not disturb others. Cultivation of cannabis is strictly prohibited.
- 8.3 Sewers: Only biodegradable materials may be disposed of. No sanitary products, cigarettes, grease, etc. Repair costs due to negligence will be charged to all tenants.
- 8.4 Water: Lawn watering, driveway or car washing (more than once/month), filling pools/spas is prohibited. Only manual watering and one annual siding wash are allowed.
- 8.5 No new oil installations (heating, fireplace, water heater) are allowed.
- 8.6 Mechanical or bodywork activities are not permitted.
- 8.7 Open fires are only allowed per municipal regulation, in the backyard and under safe conditions.
- 8.8 Fireworks are prohibited.
- 8.9 The lot may only be used for residential purposes.
- 8.10 No fences may be installed without written approval.
- 8.11 The use of recreational vehicles (ATVs, motocross, snowmobiles, etc.) is prohibited.

9. SUBLETTING

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

10. MAINTENANCE AND DAMAGE

- 10.1 The lot must be kept clean. Otherwise, maintenance will be performed by the landlord at the tenant's expense.
- 10.2 The tenant is responsible for weeding, lawn mowing, and general upkeep.
- 10.3 Tree pruning, felling, or cutting requires written authorization from the landlord and a municipal permit.
- 10.4 The mobile home must be maintained to preserve its value.

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10.5 The tenant is responsible for repairing any damage caused by themselves or their guests.

10.6 If an oil tank is present, an annual inspection is required. In case of leakage, decontamination costs are the tenant's responsibility.

11. PARKING

11.1 Street parking is permanently prohibited.

11.2 Snow removal from parking areas is the tenant's responsibility, without dumping into the street.

11.3 The landlord declines any responsibility for vehicle damage.

11.4 The tenant may park or store a trailer or RV on the rented lot, ensuring it is parked on the side of the home and does not extend past the front. Municipal regulations must also be followed.

12. RECYCLING AND WASTE

12.1 Bins must be placed curbside before 7:00 a.m. or after 8:00 p.m. the evening before and brought back in the same day before 8:00 p.m.

12.2 Waste must be bagged and disposed of properly.

12.3 Large items must be handled by the tenant.

13. SALE, DEPARTURE, LEASE TERMINATION

13.1 In the event of a sale, the buyer must be informed that they must submit a rental application. The fee is \$95.00, non-refundable. The current tenant cannot proceed with the sale for any reason without the landlord's written approval, which follows a credit check and the signing of a lease agreement. The proposed new tenant will thus become the leaseholder with all associated rights and obligations, including monthly lot payments.

**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.*

13.2 Moving a mobile home onto the Domaine must comply with prior discussions with the landlord to properly position the mobile home, parking, and shed. All costs related to land preparation, moving, mobile home installation, sewer and water connections, electricity, or other works are the tenant's responsibility.

13.3 Moving a mobile home out of the Domaine must comply with prior discussions with the landlord. All costs related to land restoration, moving, sewer and water disconnections, electricity, or other works are the tenant's responsibility.

14. IN CASE OF FIRE

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

14.2 Emergency water shut-off fees are at the tenant's expense.

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14.3 An environmental assessment must confirm that the soil is not contaminated.

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

15. SEWER BACKUP

15.1 The tenant is responsible for the pipes under their home.

15.2 In case of a backup, first check insulation, auxiliary heating, and consult neighbors to see if the issue is localized before contacting Multi Domaines.

16. LACK OF WATER

16.1 The tenant is responsible for connecting to the water supply. Before contacting Multi Domaines, they must check heating, insulation, main house valve, and clean filters. The tenant must ensure their water lines are working properly before requesting intervention.

17. RIGHT OF ACCESS

17.1 The landlord or their representatives may access the lots or go under the homes to perform urgent work, without notice. Costs may be charged if the issue is caused by the tenant.

18. CONTACT INFORMATION

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

19. COMPLAINTS AND COMMENTS

19.1 Complaints must be submitted in writing to the following address:
administration@multidomaines.ca or by mail.

Signature of the representative of Multi Domaines Inc. and date of signature

Signature of land tenant and date of signature

Signature of land tenant and date of signature

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