

Briggs Family Enterprises Inc.

Fishhook Mobile Home Park

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November 20, 2020

RE: State updates to Landlord/Tenant Code
Update to Park Lease
Update to Park Rules and Regulations
Water Usage/Treatment

Dear Resident:

Park management was recently informed that the landlord tenant code was updated in August of 2019. We regret we were not aware of the changes/modifications the State made to the code and we are notifying you now of those upgrades/changes. We have posted to the Park Website the new Landlord/Tenant code under the notices tab at WWW.FishhookMHP.com.

With the changes to the Code we thought it would be prudent to update our lease and park rules and regulations. *This **DOES NOT** mean we are changing the lot rent amounts you currently pay each month under the previous agreements. Your lot rent **WILL** remain the same in calendar year 2021.*

We will be bringing by, to your homes, the new lease agreements, Rules and Regulations. These must be reviewed by you 90-days before your current lease expires. There are some changes you need to be aware of and its best you review these documents closely before we ask you to sign the new lease and for the park Rules and Regulations. WE will post these generic new documents on our website, as well under the notices tab.

No matter your current lease renewal date we are getting these out to everyone now and soliciting comments. The *CODE lease agreement) cannot be changed* and the items noted in the code have been incorporated in to the lease as we are required to do. After your review, we will then ask each of you to sign, initial and date the appropriate areas of the document and return just those pages back to us in the prepaid envelope. *The information and changes in the Exhibits, rules and regulations will not affect you until the renewal date of your lease. For those of you in who have leases renew in January/February/March of 2021, these changes will not take effect until 2022. That information is noted on each document in your package.*

I have listed some of the line items you should be aware of but encourage you to read the entire package of documents as soon as possible. The items are as follows:

- I. The Lease Rental Agreement
- II. Exhibit "A-1" has been added and it pertains to fees for various violations of the park rules.
Some of these are:
 - a) Dogs with a license and shots record /Dogs without license and/or shots record
 - b) Cleanliness of the outside of the home i.e. grass, algae build up, flower beds
 - c) Parking
 - d) Guest visitor policy

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Code, Rules and Regulations Cont.:

- III. Exhibit "G" Fishhook Mobile Home Park Rules and Regulations
- IV. Exhibit "I", Standard's for Manufactured Homes. New homes, Resell in the park, Homes currently in the park

I encourage each of you to review the entire package and if you have questions, please contact me as soon as is possible. I know I will be getting comments about dogs so let me try and answer these now.

If a "notice" is sent, with supporting documentation, to you about a fee noted in exhibit A-1 you have 5 days to correct the violation. An example is: If you have a dog living in your home that is not licensed nor had its shots, you have 5-days to prove to management you have gotten the dog licensed and its shots. The violation is dismissed. Another example is: if you have a licensed dog, with shots, in your home and documentary evidence is presented to management a fee will be assessed for possessing a dog in your home in violation of park rules for that month. You have 5 days to remove the dog and the fee will be vacated. If you pay the fee the dog can stay for the month the violation occurred. If the dog is found to be in your home the following month, a new fee will be assessed and the 5 days to remove the dog will begin again. You make the decision to keep paying the fee if you keep the dog. This is not a lot rent increase but a fee for violation of the park rules concerning dogs.

I again want to thank each of you for taking the time to read these documents and comment on the information contained within them. We strive to make Fishhook Mobile Home Park the best in the State and that you be proud of the environment you live. That requires each resident of the park to maintain their home and rented land in the best possible condition.

Should you have any questions concerning these documents and/or changes, please contact me by email or phone listed above.

The last item I wish to raise is water usage in the park. The number of gallons used per month has increased by almost 45000 gallons per month. While that does not seem like a lot it is a lot when you look at water treatment costs per month. We were changing out the water treatment resin at about every 15 days and it is now occurring at about every 12 days. This change out cost approx. \$650.00 each time our treatment provider comes to the park and changes out the resin. What does this mean?

If the current water usage trend continues, there will be a lot rent increase in calendar year 2022. We do not meter the water to your homes but each homes usage does affect your neighbor's potential future lot increase.

Sincerely,

Robert I George Jr.
Manager Fishhook MHP

Cc; Board of Directors
Resident's files