

COMMUNITY RULES
LEE OAK COOPERATIVE, INC.

A RESIDENT OWNED COMMUNITY

Owned and operated by LEE OAK COOPERATIVE, INC.

180 ROBERTS RD
BARRINGTON, NH 03825

INTRODUCTION

We wish to welcome you to our community. It is our desire to provide a pleasant, attractive and affordable place for people to live. All communities need some form of regulations to accomplish this goal. The Rules of this community are not intended to be unnecessarily restrictive but are meant to help provide you a safe and tranquil environment. The future value of your manufactured home rests, to a great degree, on our community's appearance and its reputation at large.

THE LEE OAK BOARD OF DIRECTORS

SEPTEMBER 2025

IMPORTANT NOTICE REQUIRED BY LAW

THE RULES SET FORTH GOVERN THE TERMS OF YOUR RENTAL AGREEMENT WITH THIS MANUFACTURED HOUSING PARK. THE LAW REQUIRES ALL RULES OF THIS PARK 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 NONPAYMENT OF THE RENT, BUT ONLY IF YOU FAIL TO PAY ALL THE RENT DUE WITHIN 30 DAYS AFTER YOU RECEIVE WRITTEN NOTICE THAT YOU ARE BEHIND IN THE RENT.**

YOU MAY ALSO BE EVICTED FOR NOT FOLLOWING THE RULES OF THE 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 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 THE 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.

COPY OF THE LAW UNDER WHICH THIS NOTICE IS REQUIRED, RSA205-A, MAY BE OBTAINED FROM THE CONSUMER PROTECTION AND ANTI-TRUST BUREAU OF THE ATTORNEY GENERAL'S OFFICE, 33 CAPOTOL STREET, CONCORD, NH 03301 OR MAY BE ASSESSED FROM THE GENERAL COURT WEBSITE FOR THE STATE OF NH.

I. GENERAL RESPONSIBILITIES**1) The Cooperative is responsible for :**

- All underground utilities
- Snowplowing of Roads
- Maintenance of Roads and Common Areas
- Trees that are diseased, dangerous or damaged as identified by a licensed arborist hired by the Lee Oak Cooperative
- Utility Poles (if applicable)
- Enforce Community Rules

2) The Homeowner is responsible for:

- Hooking up the home to the utilities and maintaining connections
- Upkeep of their lot
- The care, maintenance and snow removal of their own walkways and driveways
- Obeying the Community Rules
- Payment of Lot Rent on time
- Prominently displaying the Street Number on the Front of the home for emergency location (911)
- All State or Local Taxes on the home. You may not remove your home unless all taxes are paid and a copy of the permit from the local Governing body allowing the removal of the home is given to the Co-op.
- Trash Removal
- Removal of Healthy trees and or tree limbs may be removed at the Owners Expense

3) All homeowners are liable for damages, injury or loss incurred in their homes and on their lots.

HOMEOWNERS ARE STRONGLY URGED TO CARRY **HOMEOWNERS INSURANCE** AND IS REQUIRED IF YOU HAVE A FIRE PIT AND/OR A DOG. These requirements are set out further in the Community Rules.

4) Discharge of Firearms, BB guns, archery equipment, paint ball, fireworks and any other dangerous weapon is strictly prohibited. THIS IS A SAFETY ISSUE!

5) These rules apply to Homeowners, Members, non-members and/or occupants of a home. All Members or non-members, shall be responsible for making sure ALL occupants, guests, and invitees, including but not limited to ALL CONTRACTORS, or SUB_CONTRACTORS providing service to a home **FOLLOW THE RULES.**

II. OCCUPANCY

- 1) Throughout the Community Rules ANY referral to Member/Homeowners/Resident refers to ALL homeowners, Members, non-members and/or occupants of a home.
- 2) All Housing units are to be Owner occupied. **NO** rentals or sub-leases are allowed. In order to promote the safety of the homeowners and make a fair distribution of services, **the Maximum number of individuals allowed in a home is four (4)**
- 3) All lot rents are due on the first (1st) day of the month. There is a **\$20.00** late charge fee for rent postmarked after the 5th (5th) day of each month. Late fees are considered additional rent hereunder.
- 4) Cash is NOT acceptable for payment of rent. A returned check fee will be assessed **\$25.00** over the current bank fee per check. NO re-deposits will be made. **Non-members will pay One Hundred (\$100.00)** above the prevailing Member lot rent.
- 5) Any Homeowner wishing to sell or remove their home from the Lee Oak Cooperative is required to give a thirty (30) day written notice of intent to the Board of Directors. Failure to give notice can result in 30-day additional lot rent.
In either case, the homeowner is responsible for advising any potential buyer of the requirement to join the Cooperative as a condition of allowing the home to remain in the community.

For a period of thirty (30) days following the delivery of the Notice to the Board, IF the resident receives more than one offer for the same price upon the same terms and conditions and one of the said offers is from a lower-income family or individual, the resident shall accept the offer from the lower-income family or individual. Provided that the Board may authorize the sale to someone other than a lower-income family or individual at the request of the selling resident in the case of a sale to a family member or where the delay in selling would pose an unreasonable hardship for the selling resident.

A lower-income family or individual shall be defined as a family or individual whose total income does not exceed 80% of the median income in the country as determined by the U.S. Dept of Housing and Urban Development and published in the Federal Register.

If the Co-operative is owed money by the resident, the Board of Directors will sign a deed (within 15 days as required by RSA 477:44) as requested but may insist that the deed be transmitted directly to the Escrow or Closing agent with a Notice of Lien (pursuant to RSA 205-A:4-a) on the residents home for those

amounts due and owing the Cooperative. The deed should only be recorded upon payment to the Cooperative of all outstanding balances due the Cooperative, if not the BUYER will be on notice of the lien and the Cooperative may collect it against the home despite the transfer.

The following shall apply in ALL situations where Fannie Mae holds an Eligible loan on the home in this cooperative:

- Notwithstanding any other Bylaw provision, the purchaser of a Manufactured Home who acquired title at a foreclosure sale conducted by the holder of an “Eligible Loan” (as defined by RSA 205-A:4-a) , or directly from the holder of an Eligible Loan, shall be exempt from any “low Income” requirement.
- Notwithstanding rights of the Cooperative under RSA 205-A:4-a or other law, any holder of an Eligible Loan which is actively pursuing the right to foreclosure or which has acquired title to the Manufactured Home by purchase itself at a foreclosure sale or by deed in lieu of foreclosure, and which has paid or is paying the Cooperative rent and other charges owing by a Member under an Occupancy Agreement, shall not be required to advance more than Six (6) months of Rent and other charges and the Cooperative's lien rights, as to amounts owing to it by the Member under the Occupancy/Agreement or otherwise, shall be subordinate to the rights of the holder of an Eligible loan, and the amounts owing to the Cooperative shall only be paid out of the excess proceeds, if any, available transfer of the Manufactured Home to a third party, and after all amounts outstanding under the Eligible Loan, including repayment of advances of monthly rent and other charges have been Paid in Full.

a) For Sale Homes

- i) The letter will contain the Agents name, telephone number, email and address
- ii) The asking price and the names, email, telephone number and address of any party having signed a Purchase and Sales Agreement
- iii) An Inspection of the lot will be conducted in compliance with RSA 205:A-2:f

b) For Removal of Homes:

i) All taxes assessed against the home, all lot rent, fees and assessments are to be paid in full.

ii) A copy of the permit to remove the home is given to the Board of Directors prior to removal.

iii) The lot is to be cleared of any trash, debris and hazards, i.e. stairs falling apart, outbuildings in disrepair, broken glass etc.

iv) The Homeowner MUST provide the Cooperative with a copy of PROOF OF INSURANCE from the contractor/contractors listing the Cooperative as an additional named insured on the certificate of Insurance from ALL contractors and sub-contractors PRIOR to the commencement of the on-site work.

c) For Homes to Be Moved In

i) The Co-op Member is required to get written approval from the Board of Directors prior to moving in/or delivery.

ii) The Board of Directors reserve the right to inspect and view any used homes before moving the unit into the community

iii) NO homes older than 20 years old.

iv) If required by Local, State or Federal regulations, the age and condition of the home must first be approved by the regulating authority.

v) All work must meet the minimum standards set by the State of NH Manufacturing Housing Installation Standards Board, RSA 205 D:20, part 603

vi) The homeowner must provide the Cooperative with a copy of proof of insurance Listing the Cooperative as ADDITIONAL NAMED INSURED for All contractors and Sub-contractors prior to the commencement of the on-site work.

5) Only those in-home businesses that DO NOT create additional traffic, noise or odor or the unreasonable use of water and/or septic to the community are allowed.

6) Septic systems are NOT used for disposal of GREASE, CONDOMS, FEMININE NAPKINS, TAMPONS, CHILDRENS TOYS, PERSONAL WIPES, DIAPER WIPES, KITTY LITTER, NON-BATHROOM TISSUES, PAPER TOWEL OR BIO-HAZARD MATERIALS.

As a Coop Member, you are an owner of our systems and premature failure of the leach beds is a costly expense that could increase our rent. IF the damages are found to be due to the

homeowner's failure to follow this RULE, the Homeowner may be responsible for the ENTIRE cost of the repair.

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NO RV HOOK UPS OR DUMPING

- 6) It is the responsibility of the homeowner to provide for securing the home's water lines from leakage or freezing especially in the winter months. The standard method is Heat Tape. The Member is required to inspect the plug and Heat tape each year in the Fall.
- 7) The Cooperative reserves the right to shut off the water at any home where there is a leak until such time as a repair is made. IF the damage to the Co-ops property and/or infrastructure are found to be due to the Member's failure to follow this Rule, the Member may be responsible for the ENTIRE cost of the repair.
- 8) Members must notify the Board of Directors IF THERE ARE ADDITIONAL OCCUPANT IN THEIR HOME that exceeds thirty (30 days) In all cases, the total number of occupants shall NOT exceed the Cooperatives establish **occupancy limits four (4) adults.**

The Board of Directors REQUIRES an OCCUPANCY AGREEMENT to be filled out, modified as needed, to **LIST ALL NEW** residents as an occupant, but not to sign as a Member. Each additional adult (**over 18 yrs of age**) must be screened using the Co-op's Criminal Background Criteria (as supplied by the Management Company). A FEE accompanies the form and must be paid by the member or additional occupant. This Rule does not pertain to a family member who are away at school and come home for Summer/ school breaks and or family members with special needs, that are not able to be on their own. IT DOES, however, apply to family members, friends, etc. who move back home after being out of the park.

9) All members are RESPONSIBLE for the ACTIONS of their occupants, guests, invitees, members of their household and their pets, whether occupants or just visiting the Member -Community Rules apply to ALL. (Also see non-interference Rule within the Park)

10) Adults, children, pets and members are NOT to be on the lots or property of others, UNINVITED,

11) Residents and guests will conduct themselves in a reasonable manner so as not to disturb others. Public drunkenness or impairment is STRICKLY PROHIBITED.

THIS IS A DRUG-FREE COMMUNITY. USE, SALE OR GIVING/TRADING/SHARING OF ILLEGAL DRUGS TO OTHERS IN THIS COMMUNITY IS PROHIBITED AND MAY BE CAUSE FOR IMMEDIATE EVICTION AND /OR EXPULSION

12) A minimal noise level from Radios, Electronic equipment, vehicles, motorcycles, lawnmowers, fire pit gatherings and parties are expected at all times. **QUIET hours are 10PM to 7AM**

13) The Members own and is responsible for all repairs and maintenance of any above ground fuel storage tanks (AST) on Members lot. All ASTs must follow the National Fire Protection _____ initial

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Ass. Chapter 31, State Fire Code and the Best Management Practices as published by the New Hampshire Department of Environmental Services. (DES) and incorporated herein by reference as fully set forth herein. Any tank not in compliance shall be brought into compliance. Any tank not brought into compliance with such standards within the time given is a written notice from the Cooperative Board of Directors may be replaced at the expense of the homeowner and such expenses may be collected and assessed in the same manner as rents under RSA 205-A:4-a.

III BUILDINGS AND STRUCTURES

- ALL homes need to be maintained in good condition, skirted, clean, neat and properly painted or stained in a manner in keeping with the general appearance of the community.
- Accessory buildings, porches and decks are to be kept painted or stained and in GOOD repair, so the appearance of the home and lot are attractive overall.
- Concrete blocks are not acceptable as stairs. All outside doors must have stairs with hand railings on opening side and in accordance with the towns building codes.

4) Only ONE (1) wooden or metal building is permitted. (reasonable accommodation can be **requested** to the board for additional storage structures)

A) Regulation sheds are 12ft x 12ft. However, if a member has space on their lot, they may request a larger shed, NOT to exceed 12ft x 16ft per RSA205. Members must submit minor building forms to the Board and apply for the appropriate permit through the Town of Barrington (if required by Zoning laws)

B) Roof is pitched

C) Doors and windows on the shed must stay in good repair and are able to be closed

D) If the Member's lot allows the space between neighbors, a mobile/removable structure (plastic shed/ Hoop house etc. can be REQUESTED (use the Minor building permission form) to the Board of Directors. The Board shall consider each application on a case-by-case basis taking into account all relevant factors such as structure's location, septic location, underground plumbing, wiring, etc and the impact to the immediate location, including neighboring lots.

5) ALL buildings, additions, porches, sheds, towers, decorative fences, children's play facilities and decks are to have PRIOR WRITTEN permission /approval by the Board of

Directors, who must sign the request. Said structures are to comply with the Town Building codes and Federal and State regulations. Members are required to present a plan for any of the above structures, showing details of the structure and the location on the lot. A copy of the Town's building permit (if required) is to be given to the Board of Directors **BEFORE** work begins, which will be placed in the Members File. The Board shall consider each application on a case-by-case basis taking into account all relevant factors such as structure's location, septic location, underground plumbing, wiring, etc and the impact to the immediate location, including neighboring lots.

6) CARPORTS - ONE (1) or Two (2) SECURED, SHINGLE OR METAL ROOF MAY BE REQUESTED (use the minor building request) to the Board of Directors. They must be structurally sound and secured to footings. Said structures are to comply with the Town Building codes and Federal and State regulations (if required) Members are required to present a plot plan for any of the above structures. The plan does not have to be drawn to scale but must provide sufficient information for the Board of Directors to adequately review the application. A copy of the Town's building permit if required) is to be given to the Board of Directors BEFORE the work begins, which will be placed in the Members File.

The Board shall consider each application on a case-by-case basis taking into account all relevant factors such as structure's location, septic location, underground plumbing, wiring, etc and the impact to the immediate location, including neighboring lots.

7.) Pools and Trampolines are strictly prohibited. Small Baby wading pools- no more than 18 inches high will be allowed. The Member should have Homeowners Insurance, containing \$300,000 limit of liability.

8) Commercial signs are NOT allowed

9) A Commercial "FOR SALE" sign or a "FOR SALE BY OWNER" sign may be posted on the lot when the home is for sale.

IV) SITES

- Freestanding clotheslines are permitted in the back yard.
- Stringing lights between trees/sheds and homes IS NOT PERMITTED
- Rubbish removal is the homes responsibility. Rubbish is to be kept in closed containers designed for that purpose and out of sight if possible
- Yards are to be kept neat and free of debris.
- Lawns are to be kept trimmed and mowed- If a lot is neglected, the Cooperative reserves the right to have the Lot cleaned and mowed. The Cooperative reserves the right to have the clean up or mowing performed at the Member's expense.
- Appliances, large containers, motors, auto body parts, tools, building supplies, chemicals, drums, tires, other discarded items MAY NOT BE LEFT on the

Members lawns or around the home. No furniture of any kind except lawn furniture may be kept outside the home

- NO burning of leaves and rubbish etc. Is NOT permitted
- Gas and Charcoal grills are permitted but **permanent** fireplaces and barbeque pits are NOT permitted. This Rule does not supersede any and all applicable fire codes.

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* Small Fire Pits are allowed (3ft diameter) and have specific Rules and Regulations to follow. Members must apply for the Fire Pit form from the Town, in person or online, fill it out and return it to Barrington Fire Dept., along with our Fire Pit

- form. After approved, supply a copy to the Board of directors **YEARLY**, along with a copy of your Homeowners Insurance showing a liability limit of at **\$300,000 minimum**.
- At least one Adult over the age of 21 yr must e present during the ENTIRE time a pit is in operation and there must be a working hose and/or fire extinguisher visible and easily reached. Fires must be doused with water or sand at the end of each fire. Fires are NOT allowed to "BURN THEMSELVES OUT".
 - Fences may be used for decorative purposes only.
 - NO HIGHER than Four (4) feet. NO lot perimeter fences

Board of Directors have final approval on fences

Use the Cooperative's MINOR BUILDING PERMIT form and submit form to the Board of Directors for PRIOR approval and signature. Which will be kept in the Members File.

The Board shall consider each application on a case-by-case basis taking into account all relevant factors such as structure's location, septic location, underground plumbing, wiring, etc and the impact to the immediate location, including neighboring lots.

- The use of the lot by the Member shall NOT interfere with the Cooperatives' ability to perform any upkeep and maintenance of the community infrastructure. ASK BEFORE you dig or plant. Flowers and bulbs are acceptable. We do not want Invasive species (Example: purple loosestrife) The Cooperative has a short list of Invasive plants listed on the Web. You can find the Total list on line. <https://www.agriculture.nh.gov> (please see insert list of common invasive plants)
- Dig Safe Rules apply

- **Prior written approval of the Board of Directors requesting planting and replacement of ALL trees and shrubs required, to avoid lot line problems and septic issues.**

V. VEHICLES

- UNREGISTERED/UNINSPECTED MOTOR VEHICLES ARE NOT ALLOWED IN THE COMMUNITY.
- Members who have unregistered/uninspected vehicles will be notified by the Board of Directors; Members will have thirty (30) days to eliminate the problem or remove the vehicle from the community. The Cooperative reserves the right to have the vehicle removed at the Member's expense.

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- NO MAJOR vehicle repairs to be performed in the Community
- Tire changes and minor repairs (windshield fluid or Oil change), may be performed. (using precaution oil mat under)
- **Parking spaces are assigned to each home. NO parking on lawns due to septic and pipelines.** Upon Members REQUEST, the Board of Directors may be able to accommodate for some areas additional spaces once septic, pipes etc. Are established.
- Parking during the day is allowed on the street as long as it does NOT block vehicles passing on the main road; snow plowing or Emergency vehicles.

IT IS THE MEMBERS RESPONSIBILITY for excess family/guests' vehicles parked on the street during winter to clean up the area pf the street if a parked vehicle deters a CLEAN sweep by our Snow- Plowers.

- Motorized trail bikes, ski-mobiles, go-carts and all terrain vehicles are NOT to be used within the Community. Motorized vehicles are restricted to paved roads.
- There is to be NO drag racing or inappropriate use of any vehicles in the community.
- **THE SPEED LIMIT IN THE PARK IS 15 MPH.** Stop signs and yield signs shall be strictly adhered to.
- Boat, campers, RV's small commercial vehicles and other oversized vehicles may be parked and/or stored in the driveway or a designated space **with the prior written approval of the Board of Directors.**
- Tractor Trailers are strictly prohibited from parking in the Community
- No vehicle over 15,000 GVW will be allowed to park within the park. Upon written request vehicles over 15,000 GVW may be allowed to park in the excess space near the Sand pit/Mail House are (any previous permissions given are null and void)

VI ANIMALS

While the Board of Directors of this Community understand that animals are personally pleasurable and important, NOT everyone likes the same pet. The following Rules are intended to create a healthy environment for everyone. If there are not reasonable rules regarding pets, non-pet owning residents can have their property and home ownership rights infringed upon.

The Cooperative recognizes the following regarding Dogs specifically.

- ONE DOG UNDER 50LBS PER HOUSEHOLD (UNLESS given accommodation for Service Animals by the Board of Directors)

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- The Cooperative restricts certain breeds of Dogs, which from an insurance standpoint are considered HIGH RISK to eliminate the risk of higher insurance premiums and/or denial of insurance all together.
- The following FULL breed or combination breeds **WILL NOT BE PERMITTED** in the Community: PIT BULLS; ROTTWEILERS; DOBERMAN PINSCHERS; MALAMUTES, HUSKY TYPE (INCLUDING SIBERIAN) CHOWS AND WOLF HYBREDS.
- **PERMISSION FOR A DOG MUST BE PRE-APPROVED AND REGISTERED WITH THE BOARD OF DIRECTORS BEFORE BRING THE DOG INTO THE PARK.**
- A PET APPLICATION MUST BE COMPLETED AND SUBMITTED TO THE BOARD OF DIRECTORS (PHOTO OF THE DOG- only once —RABIES VACCINATION every 3 Yrs--**TOWN REGISTRATION AND PROOF OF HOMEOWNERS INSURANCE WITH A MINIMUM LIABILITY LIMIT OF \$300,000 yearly**
- **ALL approved Dogs must have a collar or harness with identification including the owner's name, address and phone number as it pertains to All animals per the ADA**
- **These Pet Rules apply to Service and ESA Dogs to the extent they are not inconsistent with the Federal or State Law. Members must still seek permission for a Service or ESA Dog with the Board of Directors using the**

Coop's Pet registration form and file a request for a Reasonable Accommodations in accordance with Federal Law.

- **For further information on Service and ESA Dogs regulations refer to HUD's Guidance, ADA and FHA.**
- **The Cooperative has the right to request an updated LMHP (licensed medical health provider) letter every 2 years.**
- **NO AGGRESSIVE BEHAVIOR-** Any dog that has a history of aggressive behavior or has bitten someone **WILL NOT BE APPROVED** and therefore prohibited within the Parks perimeter.

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- Any Dog that has been **previously approved** but becomes aggressive, bites, attacks another Member, child, guest, worker or another animal must be removed from the Park by the Member and/or resident in whose home the pet lives (or visits)
- **The local Animal Control Officer will be contacted FOR ANY BITES AND ATTACKS**
- If the Member and/or resident does not remove the Dog/animal within ten (10) days, The Cooperative reserves the right to have the animal removed at the Member's expense.
- Dogs **MUST** be on a leash at ALL times. A dog being walked must be on a leash and under control of a responsible person able to control said animal.
- Leashes cannot be more than **20ft** in length
- Residents **MUST CLEAN UP SOLID WASTE FROM THEIR ANIMALS IMMEDIATELY ANYWHERE WITHIN THE PARK.** LOTS ARE RENTED FROM THE COOPERATIVE, MAKING PICKING UP DOG WASTE OFF YOUR LOT IMPARTITIVE. DOG WASTE CONTAINS TOXINS AND PARASITES THAT STAY IN THE GROUND FOR YEARS.
- FINES WILL BE AS FOLLOWS: **1ST OFFENSE \$50** **2ND OFFENSE \$100**
3RD OFFENSE DOG MUST BE REMOVED FROM THE PARK

- BARKING DOGS – PETS LEFT UNATTENDED and creating a nuisance are not allowed and will NOT be tolerated. Dog Barking for period of 15 minutes or more will be in violation of Community Rules. Barking dogs must be brought inside the home immediately. **Dog Training may be requested for the animal.** Repeat barking violations will result in further action to be pursued against the dog's owner/ or the Member in whose home the dog lives in; including removing the dog from the Community permanently. If the owner does not comply within 10 days of such action,
- The Cooperative reserves the right to have the animal removed at the Member's expense if Member /resident does not comply with the Boards request for proper compliance within 10 days

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- Cats other pets and strays : No pets or stray animals may ever be FED outside of the manufactured home at any time. (Inside cats recommended due to the variety of
- Wild animals within the Park --- Fisher cats, bears, fox, skunks, racoons, coyotes, Bobcats, deer, turkeys etc)
- The following animals may NOT be kept as pets within the community at any time: Farm animals (cows,pigs,goats, chickens, roosters, geese and other animals commonly kept on a farm) As well NO wild animals in question is claimed to be domesticated by the owner. (IE: raccoons, alligators, crocodiles, BIG cats etc)
- Any animal without a collar that identifies the animals owner will be viewed as a stray and will be subject to removal from the community by having the animal conveyed to the local animal shelter or humane society.
- Dogs or other pets of all guests or invitees visiting Members are required to comply in full of the Rules governing pets including PROHIBITED breeds.
- Members are responsible for any damages caused by their own pets as well as any visiting pets belonging to a guest of the Member.
- Inhumane treatment of any animal on Cooperative property will not be tolerated and reported to the proper authorities.

- If complaints are submitted to the Board or Management company the Resident/Member will get only two (2) warnings. IF the problem still exists, the Member may lose their Membership and a \$100 fine will be assessed monthly to the Members lot fee.
- No zip lines
- Lead lines cannot be over 20 ft and must stay within the Members property plot lines
- Dogs must be able to be controlled and excepting of other animals upon interception
- No electric fences
- No dog houses
- Cooperative recommends Obedience training for Dogs

UPON AN INCIDENT INVOLVING A VETTED ANIMAL, THE COOPERATIVE AND INSURANCE COMPANY HAS THE AUTHORIZATION TO CHECK PRIOR HISTORY FOR BITING OR ATTACKING PEOPLE, ATTACKING OTHER ANIMALS OR DAMAGING PROPERTY USING INSURANCE CLAIMS, RECORDS OF PUBLIC SAFETY, LAW ENFORCEMENT OR OTHER REGULATORY AGENCIES.

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Non-domestic felines, non-human primates, venomous or poisonous animals, caiman, alligators, crocodiles, bears, wolfs, jackals, fox, coyotes, any dangerous form of animal or any other hybrid of these animals are NOT allowed within the Cooperative community or your home.

VII REQUEST FOR REASONABLE ACCOMMODATIONS

- Residents may apply for an exception to the Community Rules VI (Animals) for the purpose of complying with Federal and State Laws regarding Service Animals, Emotional Support Animals (ESA). The resident or person on behalf of the resident must submit
 - I) Identify the type of animal
 - II) Be accompanied by documentation from a licensed professional that demonstrates that the person on whose behalf the Request is being submitted has a disability and that the animal in question will provide some type of necessary support.
- The Board may request additional information after receiving the Request, consistent with the Federal and/or State Law. The request for Reasonable

Accommodation will be heard by the Board of Directors at the next regular scheduled Board meeting after receipt of the request and any other information requested.

- Any exception that is granted by the Board shall be limited to the person on whose behalf the Request is submitted and to the animal identified in the Request and is subject to revocation at the sole discretion of the Board, if such revocation is consistent with Federal and State laws.

VII) ATTORNEY'S FEES AND COSTS

- IN THE EVENT ANY LEGAL ACTION IS COMMENCED BY THE COOPERATIVE TO COLLECT PAST DUE RENT, TO EVICT FOR ANY REASON, THE MEMBER MUST PAY THE LEGAL FEES AND COSTS INCURRED BY THE COOPERATIVE. THESE FEES AND COSTS WILL BE PAID BY THE MEMBER, EVEN IF THE EVICTION IS TERMINATED OR CANCELLED BY THE COOPERATIVE.
- The Legal fees would also include all such fees and cost incurred in connection with a Supreme Court Appeal filed by the Member. The legal fees and costs incurred by the Cooperative shall be due and payable by the Member in accordance with these Community Rules.

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- In the event a legal action is commenced against the Cooperative by a Member and the Cooperative prevails in said action or the action is withdrawn by the Member, the Member shall be required to reimburse the Cooperative in defending such action. In no event shall the Cooperative be responsible for paying the Members legal fees. This is justified since the homeowner is a Member of the Cooperative and a partial owner of the Cooperative. The term legal action shall include any civil action brought before the Court of Law and any action or claim brought before the Board, administrative agency or other such body.

IX) SEVERABILITY

Should any Rule or part of a Rule, to be found illegal, invalid and/or unenforceable, in whole or in part, by a court of competence jurisdiction or authorized local, state or federal agency, the remaining Rules, or the remaining part of the Rule affected by the invalidity, shall be unaffected and shall remain fully enforceable.

X) LIABILITY AND INDEMNITY

The Member and his or her family Member, guests and invitees (collectively, "the Homeowner") shall indemnify and hold the cooperative, its Board of Directors, Members,, representatives, and agents (collectively, "the Cooperative") from any and all liability, loss and damage, including but not limited to, bodily injury, illness, death or property damage which the Cooperative becomes legally obligated to pay, including reasonable attorney fees and court costs, as result of claims, demands, judgements or cost against the Cooperative arising out of the Homeowners' use or occupancy of the homeowners' lot or any Cooperative property, including but not limited to, park, street and roads, caused by or arising from the negligence, fault or liability of the Homeowners or third parties, whether such negligence, fault or liability is sole joint or several.

The Homeowners' indemnification obligation hereunder shall include, but not limited to, any and all liability, loss and damage arising from (I) the installation, use or maintenance of above ground fuel-storage tanks and any and all hazardous waste claims associated with the same; (II) the keeping of pets and (III) the installation, use or maintenance of plumbing, gas, water, steam or other pipes or sewage, or the bursting, leaking or running of any pipe, tank, washstand, water closet or waste pipe or electrical lines, in, above, liable to homeowners for any liability, loss and damage arising from the acts or omissions, whether negligent or intentional, of other homeowners/occupants, members and their family members, guests and invitees. The Homeowners shall pay for all expense, damage, occasioned by the stopping of waste pipes or overflow of water, and from any and all

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damages not occasioned by reasonable wear and tear, caused by homeowner's improper use thereof. Nothing herein shall be deemed to release the Cooperative from its intentional or grossly negligent acts or omissions.

The Cooperative shall not be responsible for claims or damages that may be caused by the re-entering and taking of possession by the Cooperative of the Homeowner's lot or house, as the case may be, under these rules and regulations or the laws of the State of New Hampshire regarding evictions.

LEE OAK COOPERATIVE INC. RULES

Total 17 PAGES APPROVED ON ___9___/___27___/___2025___

Month/ day/ year

BY THE MEMBERSHIP

The foregoing is a true and Accurate account, attested by

____CARRIE LEMIEUX____Date
___9___/___27___/___2025___

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LEE OAK COOPERATIVE 180 ROBERTS RD, BARRINGTON NH 03825

Amendment III to LEE OAK COOP Community Rules 9/27/205

Motion and Voted by Membership

PARK VOTE PASSED 9/27/2025 ON DOGS AS PETS

Breeds and Weight (Max 50lbs) of animal

Dogs must get along with other dogs in the Cooperative

Copy of Homeowners Insurance yearly, showing Effective dates and Liability of minimum \$300,000

If needed, Obedience training documentation for the Animal may be required

BOARD reserves the right to Request follow up with the MEMBER AND ANIMAL if deemed necessary.

A resident may apply for an exception to Community Rules VI (Animals) for the purpose of complying with Federal and State law regarding SERVICE animals, assistant animals and emotional support animals. The resident or a person on behalf of the resident must submit:

- (1) Identify the type of animal requested
- (2) Be accompanied by documentation from a licensed professional that demonstrates that the person on whom the request is submitted has a disability and that the animal in question will provide some type of necessary support.

The Board may request additional information after receiving the request, consistent with Federal and/ or State law. The request for reasonable Accommodation will be heard by the Board of Directors at the next regular meeting after receipt of the request and any other information requested by the Board of Directors. Any exception that is granted by the Board shall be limited to the person on whose behalf the Request is submitted and to the animal identified in the request and is the revocation at the sole discretion of the Board, if such revocation is consistent with Federal and State law.