

**Cranberry Mobile Home Park**  
**Rules and Regulations**  
Updated – January 2025

All reasonable means have been taken to ensure that your residency is pleasant and enjoyable. Our rules and regulations are published to contribute to everyone's safety and privacy.

All tenants and occupants of the park are subject to all the terms and conditions of their Tenancy Agreement and the Rules and Regulations set forth herein. Additionally, all residents and their guests must observe rules that may be posted in the park.

1. **Mobile Home Site of Each Tenant.** Mobile homes and sites shall be attractively maintained by the Tenant and shall comply with all applicable laws, ordinances, and regulations of the Province, District and Municipality as are from time to time amended. Any additions or alterations to the mobile home require a building permit and the written permission of the landlord before commencement of any work. No alterations or changes by the tenant to the site ground level are permitted.
  - a. **Landscaping, fencing, additions, sheds:** Any fencing, plants shrubs or trees that are present now or are added in the future are and remain the responsibility of the tenant and must be maintained by the tenant at the tenant's cost (i.e., pruning of trees, cleanup of storm blow downs). Removing or adding to the fencing, shrubs and trees on the site requires the prior written permission of the Landlord.
    - i. Fences must be no higher than 4ft, use proper square fence posts and 1" x 4" pickets are preferred. Paint should coordinate with mobile home colour.
    - ii. An addition on a mobile home must be finished in vinyl siding to match or coordinate with existing building.
    - iii. A shed is preferred to be sided in matching vinyl as well, or if wood, painted to match/coordinate with existing building.
  - b. **Clothes Drying:** Clothes drying is permitted on the mobile home pad only on an umbrella type clothesline/dryer in an inconspicuous location. Pole location must be approved to avoid damage to utilities.
  - c. **Services:** Tenants must ensure that the water lines, pipes, and taps have thermostatically controlled electric heat tape strapped securely in place over the entire exposed length. Tenants are responsible for the expense of replacing or servicing water, sewer, electrical or television connections, if necessary, because of negligent or improper use by tenants. To protect underground utilities, check with management prior to digging any holes.
  - d. **Inspection and Repairs:** Landlord may enter upon the premises during reasonable hours with 24 hours notice, or at any time during an emergency, to inspect with regard to enforcement of these rules, or to erect, use, and maintain pipes and conduits in and through the premises as the landlord may deem necessary or desirable, and to take all material into and upon the premises as may be required.
  - e. **Barbecues:** Outdoor barbecues in proper containers are allowed. No other fires of any kind are permitted.
  - f. **Firewood:** If your home has a permitted wood heating system installed, firewood must be stored in a discreet area in your yard or in a woodshed.
2. **Guests.** The tenant assumes full responsibility for their guest conduct and behaviour and will be held liable for all damages caused by them that occur in the park. Persons under 18 are not allowed in the recreational areas without an accompanying adult. No vehicle or tent camping is permitted on a mobile home site. **All Guests that stay longer than 7 days are deemed to be park Occupants, and all Occupants must be approved by management.**
3. **Pets.**
  - a. All pets require prior approval by management. A separate Pet Policy, available from the Manager, must be completed prior to animals being brought into the park.
  - b. For the comfort of all park residents, pets that are noisy, unruly or who cause complaints will have to be removed from the park.
  - c. Dog owners must have a fenced area for their pet within the limits of their site rental area.
4. **Extended Absences:** Tenants planning to be away for more than 10 days must inform the landlord of such absences and ensure that they have provided for rent payments if their absence falls within a rental payment period. The tenant must arrange for maintenance of their lawn and home site.
5. **Vehicles:** Pedestrians and bicycles have the right of way. The speed limit in the park is 10 km per hour. Exceeding the speed limit is dangerous and the limit shall be enforced. Noisy vehicles, motorcycles, snowmobiles, hot rods, ATV's, dirt bikes or other disturbing conveyances are not allowed in the park. Only 2 licensed and operational vehicles shall be permitted per site parking area. Unlicensed vehicles are not allowed on the park streets or on lawns at any time. (This means that if you have a broken-down vehicle, it cannot be stored on the property).

