



Black Bear Village Cooperative

Black Bear Village Cooperative Community Rules

Black Bear Village Cooperative, Inc.

A Resident-Owned Community, Owned and operated by: Black Bear Village Cooperative, Inc.

Introduction

We wish to welcome you to our community. We desire to provide a pleasant, attractive, and affordable place for people to live. All communities need some form of regulation to accomplish this goal. The rules of this community are not intended to be unnecessarily restrictive but are meant to help provide you with 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 in the community at large.

- The Board of Directors



Black Bear Village Cooperative

IMPORTANT NOTICE REQUIRED BY LAW

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

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

COPIES OF THE LAW UNDER WHICH THIS NOTICE IS REQUIRED, RSA 205-A, MAY BE OBTAINED FROM THE CONSUMER PROTECTION AND ANTITRUST BUREAU OF THE ATTORNEY GENERAL'S OFFICE, 33 CAPITOL STREET, CONCORD, NEW HAMPSHIRE 03301 OR MAY BE ACCESSED FROM THE GENERAL COURT WEBSITE FOR THE STATE OF NEW HAMPSHIRE.



Black Bear Village Cooperative

I. GENERAL RESPONSIBILITIES

1. The cooperative is responsible for:
 1. All underground utilities
 2. Snowplowing of roads
 3. Maintenance of roads and common areas
 4. Trees
 5. Utility Poles
 6. Enforce the Community Rules of the co-op.
 7. Sewer and Water that are below-ground
 8. Maintenance of driveways, retaining walls, electric meter boards, walkways, and stairways to units but not including those attached to the unit.
 9. Resolve disputes over lot lines.
2. The homeowner is responsible for:
 1. Trash removal
 2. Hooking up the home to utilities and maintaining connections above ground.
 3. Upkeep of their lots mowing, raking, and cleaning
 4. Snow removal of their walkways and driveways
 5. Obeying Community Rules
 6. Payment of lot rent on time
 7. Prompt payment of assessed Town of Conway property taxes.
 8. Prominently displaying the street number on the front of the home for emergency location (911)
 9. 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 removal of the home is given to the co-op.
 10. The care and maintenance of decks, stairs, sheds, and garages
3. All homeowners are liable for damages, injury, or loss incurred in and on their homes. Homeowners are mandated to carry homeowner's insurance.
4. Discharge of firearms, BB guns, archery equipment, paintball guns, fireworks, and any other dangerous weapon is strictly prohibited. This is a life safety issue!



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II. OCCUPANCY

1. All housing units are to be owner-occupied. No rentals or sub-leases are allowed, except as specified in the Cooperative's Bylaws. To promote the safety of the homeowners and make a fair distribution of services, the maximum number of adults allowed per bedroom is two.
2. All lot rents are due on the first (1st) day of the month. There is a twenty-dollar (\$20.00) late charge for rent received after the seventh (7th) of each month. Late fees are considered additional rent hereunder.
3. Cash is not acceptable for payment of rent. A returned check fee will be assessed five dollars (\$5.00) over the current bank fees per check. No re-deposits will be made. Non-members of the BBVC, Inc. will pay an additional \$25.00 per month for the lot fee.
4. Any homeowner wishing to sell or remove their home is required to give thirty (30) days' written notice of intent to the Board of Directors. Failure to give notice can result in 30 days of additional lot rent. In either case, the homeowner is responsible for advising any potential buyers 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 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 county as determined by the U.S. Dept. of Housing and Urban Development and published in the Federal Register. If the Cooperative 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 (according to 205-A:4-a) on the resident's 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 to 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 a home in this cooperative:

1. 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.



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2. 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 foreclose, or which has acquired title to the Manufactured Home by purchase itself at a foreclosure sale or by deed in place 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 amounts owing to the Cooperative shall only be paid out of the excess proceeds, if any, available after 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 sales of homes:**
 - i) The letter will contain the agent's name, telephone number, and address.
 - ii) The asking Price and the names, telephone numbers, and addresses 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 is given to the Board of Directors before removal;
 - iii) The lot is to be cleaned of any trash, debris, and hazards, i.e., stairs falling apart, outbuildings in disrepair, broken glass, and oil tanks.
 - iv) The homeowner must provide the Cooperative with a copy of proof of insurance for all contractors and subcontractors before the commencement of on-site work.
 - d.) **For homes to be moved in:**
 - i) The Board of Directors requires written approval of all new and used homes before delivery; homes to be moved in may not be more than 20 years old.
 - ii) The Board of Directors reserves the right to inspect and view any used home before moving into the community; the Board of Directors reserves the right to reject any home due to age or conditions inconsistent with community standards.
 - iii) If required by local, state, or federal regulations, the age and condition of the home must first be approved by the regulating authority.
 - iv) All work must meet the minimum standards set by the State of NH Manufactured Housing Installation Standards Board, RSA 205 D:20, part 603.
 - v) The homeowner must provide the Cooperative with a copy of proof of insurance for all contractors and subcontractors before the commencement of on-site work.
5. Only those in-home businesses that do not create additional traffic, noise, exterior storage of equipment and supplies or odor, or the unreasonable use of water, sewer, and/or septic to



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the community are allowed.

6. Septic systems are not to be used for disposal of grease, condoms, feminine napkins or tampons, children's toys, diaper wipes, diapers, non-bathroom tissue, or bio-hazard material. As a co-op 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 a clue to the homeowner's failure to follow this rule, the homeowner may be responsible for the entire cost of the repair.
7. It is the responsibility of the homeowner to provide for securing the home's water lines from leakage, especially during the winter months. At this time, the standard method is heat tape. Heat tape must be installed properly from the water meter to the home. The cooperative reserves the right to shut off the water at any home where there is a leak until a repair is made. If the damage to the co-op's property and/or infrastructure is 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.
8. Notify the Board of Directors if there are any additional occupants in your home that exceed thirty (30) days. In all cases, the total number of occupants shall not exceed the Cooperative's established occupancy limits. The Board of Directors requires an Occupancy Agreement to be modified as needed to list the new resident as an occupant, but not to sign as a party. Each additional adult (18+) Occupant must be screened using the co-op's Criminal Background Criteria.
9. All homeowners are responsible for the actions of their guests, Members of their household, and their pets. Community Rules apply to all guests and invitees, as well as the homeowner's household.
10. Adults, children, pets, and their guests are not to be on the lot or property of others, uninvited.
11. Residents and guests will reasonably conduct themselves so as not to disturb others. Public drunkenness is strictly prohibited. This is a drug-free Community. Use, sale, or giving of illegal drugs to others in this community is prohibited and may be cause for immediate eviction and/or expulsion.
12. A moderate noise level from radios, electronic equipment, vehicles, and parties is expected at all times. Quiet hours are from 10:00 PM to 7:00 AM
13. The Homeowner owns and is responsible for all repairs and maintenance of any above-ground fuel-Storage Tank (AST) on the Member's lot. All ASTs shall comply with the National Fire Protection Association 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 if 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 in a written notice from the



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The Cooperative Board of Directors may be replaced by the Cooperative 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

1. All homes need to be maintained in good condition, skirted (vinyl or ventilated T1-11 plywood, no plastic sheathing), clean, neat, and properly painted or stained in a manner in keeping with the general appearance of the community.
2. 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.
3. Concrete blocks are not acceptable as stairs. All outside doors must have stairs with hand railings per the town's building code.
4. Only one utility building is allowed. Metal buildings are permitted. Any new structure is to comply to the following standards:
 - May not exceed 200 sq feet.
 - Must be on a concrete pad.
 - The roof is pitched, maximum height of peak is 14'
 - Doors and windows stay in good repair and can be closed.
 - Must obtain written permission (approval) from the Board of Directors and a building permit, where applicable from the Town of Conway.
5. All buildings, additions, porches, sheds, towers, children's play facilities (must provide proof of liability insurance annually), antennas, and decks are to have prior written approval by the Board of Directors, and a town building permit, when applicable. Homeowners 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 is to be given to the Board of Directors before work begins, which will be placed in the homeowner's file.
6. Pools, trampolines, and basketball hoops are strictly prohibited!! Kiddie pools of up to 18" in depth are allowed. Proof of liability insurance must be provided. Children must always be supervised. Any damage caused by such pools must be repaired at the resident's expense.
7. Hot tubs are permitted but for insurance and safety purposes they must be fenced covered and locked. Fencing around a hot tub must be limited to the area immediately surrounding the hot tub. Proof of liability insurance must be provided,
8. Commercial signs are not allowed.



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9. A commercial "for Sale" sign or a "For Sale by Owner" sign maximum size of 432 square inches may be posted on the lot when homes are for sale.
10. Political signs relative to elections may be posted per lot with a maximum size of 432 square inches. Signs may not be placed prior to 30 days before the Election Day and shall be removed within 24 hours following the election.

IV. SITES

1. Only clotheslines of the rotary, umbrella, collapsible type and with a solid base in the ground or retractable (must be retracted when not in use). Prior written permission of the board of directors is required, and the location specified by the board of directors must be complied with, to avoid potential damage to water and sewer lines.
2. A. Rubbish removal is the homeowner's responsibility. Bagged rubbish is to be kept in closed containers designed for that purpose and out of sight if possible. Rubish to be picked up by a vendor must be placed outside in the morning. Not the night before.
B. Temporary dumpsters are allowed with Board approval and regulation.
3. 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 paid for at the owner's expense. All firewood must be neatly stacked and not left in a pile on the grass/driveway.
4. Appliances, large containers, motors auto body parts, tools, building supplies, chemicals, drums, tires, and other discarded items may not be left on lawns or around homes. No furniture of any kind except for lawn furniture be kept outside the home.
5. Outside burning of leaves, rubbish, etc. is not permitted. Temporary gas fire pits, Chimeneas and charcoal/gas grills are permitted. Permanent fireplaces, barbecue and fire pits are not permitted. This rule does not supersede any applicable fire codes. Fire permits must be in the homeowner's name and in their possession.
6. Fences may be used for decorative purposes only and no higher than three feet (3 ft.). No lot perimeter fences are allowed. Any fence requires prior, written approval of the Board of Directors.
7. The use of the lot by the homeowner will not interfere with the cooperative's ability to perform any upkeep and maintenance of the community infrastructure.
8. Prior written approval by the Board of Directors for planting, trimming, and replacement of all trees and shrubs is required. DIG SAFE regulations apply.
9. Any voluntary repairs, improvements, or physical changes to the lot's access stairway, access walkway, driveway, or retaining wall require prior approval by the Board of Directors.



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V. VEHICLES

1. Unregistered motor vehicles are not allowed in the community. Vehicle repair or fluid changing is not to be performed in the community. Tire changes and minor actions such as adding windshield fluid are permitted.
2. Parking spaces will be allocated to each home. The size of paved areas determines the maximum number of vehicles parked at each site. Parking is restricted to pavement only. Additional parking for guests, if driveway is filled, is in the parking lot at the Community Center; but must notify the Board of Directors. Daytime parking is allowed on the streets from April 1 to November 1. Street parking is prohibited from November 1 to April 1. Overnight street parking is not allowed at any time.
3. Motorized trail bikes, skimobiles, go-carts, and all-terrain vehicles are not to be used in the community.
4. There is to be no racing or inappropriate use of any vehicles in the community.
5. The speed limit is fifteen miles per hour (15 MPH).
6.
 - a. Boats, campers, RVs, and snowmobile trailers may be kept in paved driveways during the season while in use; during the offseason or while not in use, boats, campers, RVs, and snowmobile trailers must be removed from your driveway. Registered vehicles/trailers are never allowed to be parked on your lawn.
 - b. Utility trailers may be kept at the home on the paved driveways.
7. Tractor trailers are strictly prohibited from parking in the community.

VI. ANIMALS

While the Members of this community understand that animals are personally pleasurable and important, not everyone likes the same pets. The following rules are intended to create a healthy environment for everyone.

1. Domestic pets are allowed in this community. All domestic pets are required to have proper immunizations and licensing per the Town of Conway code.
2. Farm animals, including but not limited to, cows, chickens, horses, sheep, goats, pigs, and the like, and wild or exotic animals, may not be kept or raised on Cooperative property as pets-or for any other reason.
3. These dogs are prohibited:
 - a. Any dog with a history of aggressive behavior or biting.
 - b. Any animal that is on a list of prohibited pets, as provided by the co-op insurance company.
4. Dogs shall not be left unattended at any time or left outside at night. Doghouses, outdoor cages, and other enclosures (other than carrying containers) intended to house or contain any pet or other animal are strictly



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- prohibited. Whenever pets are outside the home, they must be kept on a leash.
5. All cats should be kept inside of the home. The only exceptions are those cats that were permitted to roam free before the co-op acquired the community.-
 6. All solid waste from pets is to be picked up by the owner immediately and disposed of properly.
 7. Residents may apply for an exception to the "VI. Animal section of the Community Rules" by submitting a Request for Reasonable Accommodations.

VII. REQUESTS FOR REASONABLE ACCOMODATIONS

Where the situation warrants, residents may apply for an exception to Community Rules by submitting a written Request for Reasonable Accommodation to any Member of the Board of Directors. The request for Reasonable Accommodation will be heard by the Board of Directors at the next regularly scheduled Board Meeting. Any exception that is granted by the Board shall be subject to revocation at the sole discretion of the Board.

VIII. 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, or any other reason, the homeowner must pay all legal fees and costs incurred by the cooperative. These fees and costs will be paid by the homeowner, even if the eviction is terminated to cancelled by the cooperative. The legal fees would also include all such fees and costs incurred in connection with a Supreme Court Appeal filed by the homeowner. The legal fees and costs incurred by the cooperative shall be considered additional rent for the unit in question, and this additional rent shall be due and payable by the homeowner in accordance with these Community Rules. In the event. a legal action is commenced against the Cooperative by a homeowner and the Cooperative prevails in said action or the action is withdrawn by the homeowner, the homeowner shall be required to reimburse the Cooperative in defending such action. In no event shall the Cooperative be responsible for paying the homeowner's 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 a Board, administrative agency, or other such body.

IX. SEVERABILITY

Should any Rule, or part of a Rule, be found to be illegal, invalid, and/or unenforceable, in whole or in part,

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by a court of competence and jurisdiction 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 Homeowner and his or her family members, 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 a result of claims, demands, judgments or costs against the Cooperative arising out of the Homeowners use or occupancy of the Homeowner's lot or any Cooperative property, including but not limited to, park streets and roads, caused by Of arising from the negligence, fault or liability of the Homeowner or third parties, whether such negligence, fault Of liability is sole, joint or several. The Homeowner's indemnification obligation hereunder shall include, but not be 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 pet(s) 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, upon or about Homeowner's lot or Cooperative property. The Cooperative shall not be liable to Homeowner for any liability, loss and damage arising from the acts to omissions, whether negligent or intentional, of other homeowners/ occupants, Members, and their family members, guests, and invitees. The Homeowner shall pay for any expense, damage, or repair occasioned by the stopping of waste pipes or overflow of water, and from any and all 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.

Black Bear Village Cooperative, Inc. Community Rules

Total 12 pages- Approved on 6/26/19

By the Membership

For

Against

The foregoing is true and accurate account, attested by,

Christina Paiva, Secretary

142 for
4 Against



Black Bear Village Cooperative

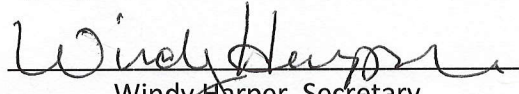
Black Bear Village Cooperative Inc, Community Rules

Total 12 pages- Approved on 5/18/2024

By the Membership

42 For
11 Against

The foregoing is true and accurate account, attested by,


Windy Harper, Secretary