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February 8, 2012

Mr. Rotten Resident
111 Main Street Lot 1
Mainway, Ohio 44444

No Trespass Letter

Mr. Rotten Resident:

As the legal representative of _____, I am informing you that this letter serves as a Legal Notification of No Trespass onto the property of the _____ Mobile Home Park, a private community owned by _____ Inc.

You are hereby notified that you are no longer permitted access to _____, a private community, due to legal proceedings that have been filed against you and judgment obtained against you. Your legal rights to residency were terminated as of March 17, 2011 and your right to access was terminated as of March 22, 2011. Attached is a copy of the order of eviction issued by the court.

Please be advised that your further presence within the _____ Mobile Home Park may result in the filing of criminal charges against you as a trespasser and any violation of this No Trespass Letter will be acted upon immediately.

If you have any questions, direct them to me at the number above.

Sincerely,

Elizabeth J. Birch, Esq.
Attorney for MHP

HOT TUB Waiver and Rules

I/WE, _____, will have and maintain a hot tub on my premises at Lot _____ for health purposes.

I/WE acknowledge that the use of hot tubs can be dangerous and may result in injury or damages as a result of its use by family, friends, neighbors, guests, agents and invitees. I/WE understand that we are solely responsible for the use of all activities, injuries and damages that result from the use of the hot tub on our premises.

I/WE are legally responsible for all persons who use the hot tub on our premises and for damages and injuries resulting from use of the hot tub, whether the use is unsupervised or not and whether the use is known to us or not. We are aware that children and adults may enter the hot tub without our permission. We agree to be liable and responsible for all use of the hot tub.

We understand that the hot tub must be secured behind a four-foot locked fence at all times and secured at all times when not in use. The hot tub can only be located on a deck or porch.

I/WE understand that we are required to maintain the hot tub in a clean and orderly manner. I/We understand that we will clean the hot tub of any debris that forms, including but not limited to leaves, sticks and branches and any other debris. I/WE understand that if any part of the hot tub breaks, that these parts will be replaced within seven days of notification by Park Management or I/WE will remove the entire hot tub system.

I/WE UNDERSTAND THAT WE ARE SOLELY RESPONSIBLE AND LIABLE FOR THE HOT TUB, ITS USE, ALL RESULTING INJURIES AND DAMAGES AND ITS MAINTENANCE.

Date

Resident

Date

Resident

APPLICATION STANDARDS – Suggested Criteria

- 1 In writing unless an accommodation is requested and approved
- 2 18 year or older
- 3 Prior rental history or proof of home ownership and provide proof of the same
- 4 Photo identification
- 5 Social security number and/or driver's license
TIN OR Passport
- 6 Utility bills for the past two months with your name and previous residential address displayed
- 7 Written proof of monthly income for each resident of the home
- 8 Authorization for permission to obtain a credit report
- 9 Authorization to perform a background check on you and adult members of the household –a record of a criminal conviction may be grounds for denial of the application

Previous rental references – a negative rental reference may be grounds for denying the application.

Signature: Advise that truthful and full responses to each answer on the resident application – a dishonest response is grounds to deny the full application.

You must provide proof of title unless renting a home within the community.