

## Maintenance and Repairs

The responsibilities of both the homeowner and the mobile home park management will be described in the rental agreement. In general, a homeowner will be responsible for keeping the mobile home and the home site up to the standards set by the park rules and regulations. Major park landscaping projects are the responsibility of the park management. **When unsure, read your lease.**

When homeowners do not keep their mobile home and their site up to the standards described by the park rules and regulations, the park management can either:

1. If the homeowner has failed to maintain the site as required, do the maintenance themselves and bill the tenant for the reasonable costs incurred, or
2. If the homeowner has failed to maintain the mobile home or the site as required, give the notice of intent to evict the homeowner.

See C.R.S. §38-12-212.3(3)(b).

Park management is responsible for the cost of maintenance and repair of:

1. Sewer and utility service lines owned and provided by the park
2. Buildings and structures provided by the park for the use of the residents
3. Park premises. Premises means existing facilities, including furniture and utilities, the common-area grounds and any other amenity provide for the use of all homeowners.

The park cannot require a park resident to assume these costs.

See C.R.S. §38-12-212.3(1) and (2).

Park residents *can* be required to pay for the repair of damage caused by the resident to park property or the property of other residents. C.R.S. §38-12-212.3(3)(a).