

(C) IN ANY ACTION TO RECOVER GRATUITY, THE COURT SHALL AWARD:

- (1) A DOUBLE AMOUNT OF THE GRATUITY; AND
- (2) THE COURT COST.

8A-105.

IF A RESIDENT PURCHASES A MOBILE HOME FROM ANOTHER RESIDENT, AN OWNER SHALL OFFER THE RESIDENT A NEW WRITTEN LEASE FOR THE REMAINDER OF THE LEASE THEN IN EXISTENCE, BUT IN NO EVENT, FOR A PERIOD OF LESS THAN ONE YEAR.

8A-106.

AN OWNER MAY ONLY RESTRICT THE [[INSTALLATION]] INSTALLATION, SERVICE, OR MAINTENANCE OF ANY ELECTRIC OR GAS APPLIANCE IN THE RESIDENT'S MOBILE HOME OR ANY INTERIOR OR EXTERIOR IMPROVEMENT IN OR TO THE MOBILE HOME, IF IT IS IN VIOLATION OF:

- (1) THE APPLICABLE LAW; OR
- (2) ANY RULE.

8A-107.

(A) AN OWNER ONLY MAY EVICT A RESIDENT FOR:

- (1) NONPAYMENT OF RENT;
- (2) VIOLATION OF A FEDERAL, STATE, OR LOCAL LAW THAT IS DETRIMENTAL TO THE SAFETY AND WELFARE OF OTHER RESIDENTS IN THE PARK; OR
- (3) REPEATED VIOLATION OF ANY RULE OR PROVISION OF THE LEASE.

(B) AN OWNER SHALL DELIVER TO THE RESIDENT A WRITTEN NOTICE OF THE VIOLATION AT LEAST 30 DAYS BEFORE THE DATE HE IS REQUIRED TO VACATE THE PREMISES.

8A-108.

(A) AN OWNER ONLY MAY INCREASE A PARK FEE OR CHANGE ANY RULE IF HE DELIVERS TO EVERY RESIDENT A NOTICE IN WRITING, OF THE INCREASE OR CHANGE, AT LEAST 30 DAYS BEFORE THE EFFECTIVE DATE OF THE INCREASED PARK FEE OR CHANGED RULE.

(B) IF AN OWNER FAILS TO NOTIFY EVERY RESIDENT AFFECTED BY THE INCREASE AS PROVIDED BY SUBSECTION (A) OF THIS SECTION, HE MAY NOT COLLECT FROM HIM THE INCREASED AMOUNT OF THE PARK FEE.

8A-109.