

# Rules & Regulations

June 1, 1991

## 1. INTRODUCTION

Our Rules and Regulations have been developed as a basis for good relations within Cal-Hawaiian Mobile Estates. The spirit behind these guidelines is in the Golden Rule: *“Do unto others as you would have them do unto you.”* We trust we will have your complete cooperation not only to keep park standards high and to maintain a happy and friendly atmosphere, but also to assure each resident a maximum of convenience and comfort.

**The following Rules and Regulations are a part of your Rental Agreement.** Please read the Rules and Regulations carefully and keep them on file as they constitute a binding agreement between you and the Park Owner. The management will interpret and enforce these Rules and Regulations in a reasonable manner.

## 2. USE OF FACILITIES

Residents and guests have the right to use the homesite and Park facilities only if they comply with these Rules and Regulations and the other provisions of the Park’s residency documents. Owner will attempt to promptly, equally and impartially obtain the cooperation and compliance of all residents with respect to the Rules and Regulations and other conditions of residency. Resident recognizes, however, that Owner’s ability to obtain compliance is dependent upon a number of factors, including the cooperation of all residents and their guests. Resident agrees, therefore, that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Owner and each Resident individually. Resident agrees that he is not a third party beneficiary of any other agreement between Owner and any other Resident in this Park.

## 3. PARK PERSONNEL

Owner shall be represented by a Resident Manager and a management company who are vested with all the legal right and authority to enforce the Rules and Regulations on behalf of Owner. Any reference herein to the term Ones shall include and may be interchanged with the Resident Manager and Owner’s management company, partners, directors, representatives, officers, employees, and agents.

## 4. NO AGE RESTRICTIONS.

California-Hawaiian Mobile Estates is a community with no minimum age requirements for residency.

**5. GUESTS.**

A. All guests must register with the Owner if they stay with a resident more than a total of twenty (20) consecutive days or a total of thirty (30) days in a calendar year (hereinafter called: "grace period"). If a guest/s stays beyond the grace period, resident will be charged a guest fee for each month following the expiration of such grace period. The additional charge shall be due and payable on the day after the expiration of such grace period and shall thereafter be due on a monthly basis, paid in advance. However, no such charge will be imposed if the guest is a member of resident's immediate family as defined in the Mobilehome Residency Law or if the resident is living alone and wishes to share his or her mobilehome with one (1) person pursuant to California Civil Code Section 798.34(b). Each guest must complete an application for tenancy, be approved by Owner and execute all other residency documents before any additional person, other than the ones listed on the last page of the Rental Agreement, shall be permitted to reside with a resident for a period greater than the grace period.

B. Resident agrees to acquaint all guests with the conditions of tenancy of the Park, including but not limited to the Park's Rules and Regulations. Resident is personally responsible for all the actions and conduct of his or her guests.

C. Owner reserves the right to determine whether the Park's recreational and other facilities can accommodate all the resident's and their guests and therefore, Owner may refuse any guest access to said facilities if the guest's presence would reasonably detract from the use and enjoyment of these facilities by other residents and guests who are then using the facilities.

D. A guest is permitted to use the recreational facilities only while accompanied by resident over 18 years of age.

E. If resident will not be present, then no guests may occupy or otherwise use resident's mobilehome without Park Owner's consent. If a guest has received approval by Owner, such guest may be permitted to occupy the resident's mobilehome and use the recreational facilities.

**6. MOBILEHOME STANDARDS.**

A. Mobilehomes. In order to upgrade the quality of the Park and to ensure construction and installation standards, all incoming mobilehomes must be:

- 1.) New models of the current year which have not been previously occupied.
- 2.) The maximum allowable home size permitted by the lot and then existing set back requirements.

B. Mobilehome Sizes. All mobilehomes in the Park shall conform in size to the requirements of the lot on which they are placed by the established owner. Placement of mobilehomes shall be determined by the Owner.

C. Mobilehome Occupancy. The number of occupants of a mobilehome shall be limited to two (2) persons per the number of bedrooms present in the mobilehome, plus one

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additional person. A bedroom is defined as a living space which is designed for sleeping and which has closet space, but which does not have plumbing.

D. Accessory Equipment and Structures. The installation of all appliances, accessory equipment and structures on incoming mobilehomes by resident shall be completed within sixty (60) days of the date the resident signs the Rental Agreement or first occupies the mobilehome, whichever is earlier. Building permits, licenses, and other similar permission from the government or quasi-governmental bodies or agencies must be obtained, if so required, before any installation or construction of certain accessory equipment and structures. All such equipment and structures must comply with all federal, state, and local laws and ordinances. prior to commencing a new installation or a change in accessory equipment and structures or a change in any appliance which is to be connected to the gas, electric, or water supply, resident shall submit for Owner's approval a written plan describing in detail the accessory equipment and structures which resident proposes to install or change. Any accessory, equipment, or structure not in compliance with the Park's residency documents shall be removed by resident within ten (10) days of receipt of written notice. If a resident does make a change in existing accessory equipment, the standards for incoming mobilehomes must be met, and all work shall be completed within sixty (60) days of approval. Residents are cautioned that there are mobilehomes and homesites in the Park which contain accessory equipment and structures which no longer conform with the present Park standards and regulations, nonetheless, residents may not assume their plans will be approved because they conform to accessory equipment and structures existing on other mobilehomes or homesites. Conditions for specific equipment and structures are as follows:

1.) Air Conditioners. Prior to the installation of or replacement of any air conditioner, resident must obtain written approval from Owner. In addition, any air conditioner installed in a mobilehome must be in good operating condition and must not make excessive noise that will be disturbing to any other residents. All air conditioners must be compatible with the electrical output of the Park. Condensation accumulation from any air conditioner must be piped away from the mobilehome and not be allowed to fall onto the ground under the mobilehome. Window and roof-top air conditioners will not be permitted without the Owner's consent. Swamp coolers are prohibited.

2.) Porches and Patios. Porches and patios are required and must be constructed under permit and meet city and state building codes. Porches must be of an approved material matching the exterior material of the mobilehome. All steps must be of good manufactured quality and sided to match the mobilehome's exterior. Steps must have approved handrails, as required by law. Unless made of masonry, step surfaces must be covered with carpet or other approved material. The temporary steps provided by the mobile home dealer must be removed from the homesite no later than sixty (60) days from the time the mobilehome is moved into the Park. The area under all patio awnings shall have a porch of good manufactured quality made of materials that match or compliment the mobilehome's exterior.

3.) Carports. Carports are required and must be covered by an awning which in length extends from the front edge of the mobilehome to the rear end of the driveway and which in

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width extends from the mobilehome to the edge of the driveway, unless otherwise approved by Owner.

4.) Skirtings and Awnings. Skirtings and awnings are required on all mobilehomes. All textured materials and color must coordinate with the mobilehome. All awnings must be painted, or be of anodized aluminum or steel and must be an approved manufactured type. Skirting may be of aluminum, masonry, or other approved material, which matches the siding of the mobilehome.

5.) Siding. All exterior siding of the mobilehome must be of Alcan or masonite or equivalent. All colors must be approved by Owner.

6.) Exterior Storage Buildings. Each resident may install up to two (2) exterior storage buildings, which shall not exceed a combined floor area of 100 square feet or exceed 10 feet in height. Owner must approve the type of exterior storage buildings and where the exterior storage buildings will be placed. The exterior storage building must be a manufactured type, be constructed of the same material as the home exterior, and be aesthetically compatible with other like structures in the Park.

7.) Fences. Installation of fences is prohibited. Existing fences must be maintained (fresh paint, properly installed). Upon transfer of ownership of mobilehome, any existing fence(s) must be removed.

8.) Antennas. No exterior antennas, including but not limited to TV, ham, and CB antennas, or satellite dishes are allowed.

9.) Bridges. Resident must obtain written approval from Owner before installing any "bridge" to connect the street and the driveway on resident's homesite. All "bridges" must be securely anchored and must conform to Owner's specifications. No concrete or slurry material will be permitted.

## **7. LANDSCAPING**

A. Landscaping of unlandscaped homesites or changes to existing landscaping shall be completed within ninety (90) days of the date resident signs the Rental Agreement or first occupies mobilehome, whichever is earlier.

B. Prior to commencing any landscaping, including changes to existing landscaping, resident shall submit a detailed landscaping plan to Owner for approval. All changes made by residents already residing in the Park must be completed within sixty (60) days of approval.

C. The following general landscaping standards are provided only to assist residents in their preliminary planning:

1.) Only live plants may be used.

2.) Evergreen grasses, ground covers, flowers, and small shrubs are generally acceptable, and residents are encouraged to install and maintain.

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3.) Residents shall not, unless authorization is given by Owner, to remove any plants upon his vacating the Park.

4.) Owner expressly prohibits the use of any manure or odorous chemical fertilizers.

5.) Waterfalls, statuary and other forms of decor will be permitted only with Management's approval.

6.) Some form of planted ground cover, acceptable by Owner, is required.

7.) Decorative rock, no larger than 3/4 inch, or wood chips and bark with an underlining of plastic for weed control may be used by the resident.

8.) Small vegetable or fruit gardens not to exceed 100 square feet are permissible in the rear of the homesite providing it is out of view from the Park streets. Resident must contact Owner to determine whether the vegetables or plants to be grown are permissible, as several varieties of plants may infringe on a neighbor's property, are unsightly, and are expressly prohibited.

9.) A tree may be planted on resident's homesite only with prior written approval of Owner. The Owner retains the option to determine the location of and the type of tree which may be planted.

10.) To avoid damage to underground utilities, resident must have Owner's consent before digging or driving rods or stakes into the ground. Resident shall bear the cost of repairs to any utilities or Park property damaged by resident.

11.) The existing drainage pattern and grading of the homesite may not be changed without Owner's consent.

D. All landscaping, including but not limited to shrubs, vines, bushes, and lawns shall be well maintained. Such maintenance shall include but not be limited to:

1.) The frequent, at least once a week, mowing of any lawns.

2.) Homesite shall be kept free of weeds and debris at all times.

3.) The trimming of all shrubs, vines, and bushes in a manner that maintains an attractive shape and prevents such plants from blocking a neighbor's view or from being excessively high or brushing against a neighbor's mobilehome or awning.

4.) The trimming and maintenance of all trees and shrubs in a manner that prevents them from developing a root structure that causes cracking or buckling or otherwise interfaces with the streets, driveways, or community facilities.

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5.) Resident is responsible for the maintenance of all trees located on his/her homesite. The resident will not trim trees or shrubs on Park property other than on his or her homesite without Owner's written consent.

6.) When vacationing or absent for any other reason, it is the responsibility of the resident to arrange for someone to water and to maintain the homesite.

**8. GENERAL MAINTENANCE OF HOMESITE**

A. Storage. Wheels, hitches, and other items permitted by law are the only personal goods that may be stored under the mobilehome. Storage of anything behind or on the outside of the mobilehome is prohibited. This includes, but is not limited to storage of boxes, trunks, wood, pipe, bottles, furniture, appliances, garden tools, mops, ladders, paint cans or any item which is unsightly in appearance.

1.) Only outdoor patio furniture and barbecues approved for use by Owner (such approval shall not be unreasonably withheld) may be used on the patio, porch, yard, or other portions of the homesite.

2.) No towels, rugs, wearing apparel or laundry of any description may be hung outside of the mobilehome at any time.

B. Dangerous Materials. Anything which creates a threat to health and safety shall not be permitted on the homesite. No flammable, combustible, or explosive fluid, material, chemical or substance (except those customarily used for normal household purposes which shall be properly stored within the mobilehome and/or storage building) may be stored on the homesite and then only in quantities reasonably necessary for normal household purposes.

C. Exterior Painting. The exterior paint on resident's mobilehome, accessory structures and equipment shall be properly maintained. Proper maintenance shall include, but not be limited to, the repainting of the exterior whenever the paint begins to fade, peel, flake, chip or deteriorate in any other manner that detracts from the aesthetic beauty of the Park. Written approval must be obtained from Owner prior to any painting. All colors must be approved by Owner.

D. Damage. If any portion of the exterior of the mobilehome or its accessory equipment, structures, or appliances or the homesite are damaged, the damage must be repaired or replaced within twenty (20) days. This includes, but is not limited to, damage to the siding, awning supports, downspouts, skirting, porch or storage shed. If a resident's mobilehome has not been repaired, reconstructed, or restored within a reasonable time after work has been commenced on it, the resident shall remove the mobilehome from the Part at his expense. If the resident fails to do so within ten (10) days after Owner gives him written notice to remove the mobilehome, the actual cost of such removal shall be immediately due and payable to Owner. Upon such removal, the agreement under which the resident occupies the homesite shall terminate, unless resident gives Owner (60) days written notice. In the interim, resident shall continue to be bound to perform all his promises and obligations under this agreement.

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E. Concrete. All concrete, asphalt and other surfaces shall be kept clean and maintained free of oil and all other sticky or oily substance.

F. Driveway and Street Area. Individual driveway maintenance shall be resident's responsibility. Residents shall keep area in front of their homesite free from debris.

G. Utility Pedestals. The utility pedestals (water and utility hook-ups) must be accessible at all times. If one of the Parks' water shut-off valves is located on resident's homesite, it must be kept uncovered and accessible at all times. Resident shall not connect, except through existing electrical or natural gas outlets or water pipes on the homesite, any apparatus or device for the purposes of using electric current, natural gas or water.

H. Licenses. All mobilehomes within the Park must bear a current license and seal issued by the appropriate agency of the State of California.

I. Garbage and Trash Disposal. Garbage must be wrapped and, with other refuse, must be placed in plastic trash bags and removed from the Park and not placed in containers. All garbage and refuse must be stored in garbage cans with tight-fitting lids and placed in trash dumpsters located throughout the Park. The dumpsters will be emptied periodically by Park Personnel. Garbage cans must be stored in a storage shed or otherwise not be visible from the street or an adjacent mobilehome.

**9. PARKING**

A. Only passenger cars, up to a total of two (2) may be parked on resident's homesite, and all vehicles defined as "other vehicles" (or passenger cars in excess of two (2) in number) must be parked in the recreational vehicle parking area(s) or outside the Park.

1.) The term "passenger cars" specifically includes those vehicles commonly referred to as sports cars, coupes, sedans, and station wagons and motor scooters, minibikes, mopeds and other two and three wheeled motorized or self-propelled transportation, and specifically excludes vehicles included within the definition of "other vehicles."

2.) The term "other vehicles" includes pick-up trucks over once (1) ton, campers, vans, buses, trucks, and other commercial vehicles of every kind and description, boats, trailers (except the coach occupied by resident), "RV's" and dune buggies.

3.) If used by resident on a daily basis, a pick-up truck or van may, however, be substituted for one of the two (2) permitted passenger cars, and the truck may be equipped with a camper body or shell. Any pick-up truck parked in resident's driveway may not, however, extend beyond the front of the resident's mobilehome. The pickup truck or van may not, without owner's consent, be substituted for one of the two passenger cars if it is equipped with exterior racks, storage containers or compartments or other similar devices or contains tools or equipment which are mounted on the outside of the vehicle or are otherwise visible from the street or adjacent mobilehomes.

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B. Vehicles parked on resident's homesite may only be parked on the driveway and not on the landscaped or other areas of the homesite. Parking is not permitted on vacant homesites or on the streets of the Park.

C. Guests may only park in designated guest parking spaces or on the host resident's homesite. Residents may not park in spaces designated for guest without owner's approval; or resident may use the guest parking if the resident is using the recreational facilities or laundry rooms. Because of the limited parking facilities, traffic congestion, noise and the need to insure a safe and pleasant environment for all residents, owner reserves the right to restrict the number of guests bringing automobiles or other vehicles into the park.

D. No permanent parking of trailers, trucks larger than one (1) ton or boats is permitted in the driveways. Permanent parking shall include, but not be limited to, parking for a period exceeding 24 hours or parking on the homesite or street more than five (5) times in any one month, except for short periods (1 hour) for loading and unloading.

E. No automobile may be "stored" on the homesite. "Storage" shall include, but not be limited to, the parking of an inoperative vehicle for a period exceeding two (2) weeks, the parking of an operative vehicle that is not used for a period exceeding four (4) weeks or the parking of more than one vehicle for the purpose of selling those vehicles as part of a commercial activity. However, residents may leave their vehicle in their parking space when on vacation.

F. A limited number of parking spaces are available for travel trailers, boats, campers, trucks, and extra cars on a first come first serve basis. By providing such spaces to the residents, owner is providing a service. Therefore, owner may impose an additional fee for the storage of any vehicle, boat or trailer. Owner has no obligation to provide space within the recreational vehicle parking area or elsewhere for all such vehicles belonging to resident.

## **10. MOTOR VEHICLES AND BICYCLES**

A. No vehicle leaking oil or any other substances or fluids shall be allowed in the Park.

B. No maintenance, repair or other work of any kind of any vehicle, boat or trailer (other than the mobilehome resident resides in) may be done on the homesite. This includes, but is not limited to the changing of oil.

C. For the safety of Park residents and their guests, no vehicle may be driven in an unsafe manner and in no event at a speed greater than ten (10) miles per hour. All traffic signs must be obeyed.

D. Excessively noisy vehicles are not permitted in the Park.

E. Motorcycles, motor scooters, minibikes, moped or other two and three wheel motorized vehicles entering or leaving the Park must be driven by the most direct route between the Park's entrance and resident's home. All such vehicles shall be equipped with mufflers or other necessary noise suppressing devices.

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F. Bicycles may only be driven on the roadways and not on the grass, vacant homesites or any other paved area. Bicycles must obey the same traffic regulations as cars. Whenever available, bicycle racks must be used for bicycle parking. Bicycles must not be ridden on sidewalk areas around the recreation center.

G. If driven at night or at dusk, bicycles must be equipped with a light on the front and a reflector on the rear.

H. Skateboard riding and roller skating are not permitted in the Park.

**11. CONDUCT**

A. Quiet hours are from 8:00pm - 10:00am. Actions by any person of any nature that may be dangerous or may create a health and safety problem or disturb others are not permitted at any time. This includes, but is not limited to, any unusual disturbing or excessive noise, intoxication, illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct. This use or display of any weapon, including but not limited to, a bow and arrow, BB guns, knives, fireworks, and guns are expressly forbidden. Persons under the influence of alcohol or any other substances shall not be permitted in any area of the Park which is generally open to residents and their guests.

B. Radios, televisions, record players, musical instruments and other devices must be used so as not to disturb others. "Ham" or "CB" radios or other radio transmitters may not be operated in the Park.

C. Residents and their guests shall not encroach or trespass on any resident's homesite or upon any area which is not open for general use by residents and their guests. All Park property which is not for the use of residents and their guests, including, but not limited to, gas, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of owner, shall not be used, tampered with or interfered with in any way by resident.

D. Except for barbecues approved for use by owner or fireplaces and other appliances installed in a resident's mobilehome, no fires are permitted.

E. Residents and their guests must be quiet and orderly and shall not be allowed to do anything which might be cause for complaint. Residents must acquaint all guests and all occupants of the mobilehome with the Park's Rules and Regulations.

F. The mobilehome and homesite shall be used only for private residential purposes and no business or commercial activity of any nature shall be conducted thereon. This prohibition applies to any commercial or business activity, including, but not limited to, the following:

1.) Any activity requiring the issuance of a Buenos license or permit by any governmental agency.

2.) the leasing, sub-leasing, sale or exchange of mobilehomes.

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G. The violation of any law or ordinance of the City, County, State or Federal government will not be tolerated. No acts or demeanor shall be permitted which would place the owner in violation of any law or ordinance.

H. Soliciting is prohibited. All sales people must make individual appointments with the resident concerned or interested.

I. Baseball, football, or ball throwing of any kind is prohibited within the Park, except on resident's homesite. The Park's streets shall not be used for the playing of games and sports.

J. Control and discipline of residents under the age of 18 will be the responsibility of the parents, guardians, or adult(s) in charge of the resident under 18 years of age.

K. The lakes are for aesthetic purposes only. No swimming, wading, playing or fishing is allowed in or near the lakes.

**12. ENTRY UPON RESIDENT'S HOMESITE**

The owner shall have a right of entry upon the homesite for maintenance of utilities, for maintenance of the homesite where the resident fails to maintain the homesite in accordance with the Rules and Regulations, and for the protection of the Park at a time which would interfere with the occupant's quiet enjoyment. The owner may enter a mobilehome without the prior written consent of the resident in the case of an emergency or when the resident has abandoned the mobilehome.

**13. RECREATIONAL FACILITIES**

A. Recreational facilities are provided for the exclusive use of residents and their accompanied guests.

B. Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities are posted in and about the facilities and are incorporated into these Rules and Regulations by reference.

C. No drinking of alcoholic beverages is allowed in or around the recreation area or building, except at special functions approved by owner. No glassware or glass containers may be taken into the recreation areas.

D. No gambling will be permitted at any time.

E. Persons in swimming suits or trunks, wet or dry, will not be allowed in the clubhouse. Residents must wear a shirt or jacket at all times in the clubhouse and other park buildings. Footwear must be worn in all park buildings.

F. Park owner reserves the right to restrict smoking in any portion of the facilities. Cigar smoking is not permitted in and around the facilities.

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G. The park bulletin board may be used by a resident for no longer than 30 days to advertise the sale of a specific item or items. Any item placed on the bulletin board must be approved by owner.

H. Residents wishing to reserve the clubhouse or rooms in the clubhouse for private parties, meetings or other functions must apply by making arrangements with owner two (2) weeks in advance. should the date not conflict with any other applications, social events or planned use of the facilities, and upon the approval by the owner, the request will be granted. Please contact the Park Manager for current security/cleaning deposits required. These deposits will be applied to the costs of any additional cleaning that may be necessary after the function will be responsible for the normal cleanup afterwards. All functions in the clubhouse are for adults only, except when approved by owner. All such functions must be carried on in full compliance with these Rules and Regulations and the other residency documents of the Park. Residents will therefore be required to provide owner with information relating to the function so that owner may evaluate the function.

I. Residents may not have more than four (4) guests at a time in the billiard room unless permission is granted by owner. There is a maximum of two (2) games if other residents are waiting to play.

J. Screaming, running, horseplay and loud noises are not allowed in the recreational areas.

K. Persons under fourteen (14) years of age are not permitted in the clubhouse unless accompanied by an adult.

L. No one may put their feet against the walls, windows, or tables within the recreational facility.

## **14. SWIMMING POOL RULES**

A. PERSONS USING THE POOL MUST DO SO AT THEIR OWN RISK. THERE IS NO LIFEGUARD ON DUTY.

B. Swimming pool hours are posted at the pool.

C. All persons must shower before using the pool or Jacuzzi.

D. Swim fins, diving masks, rubber floats, and the like are not permitted to be used while others are using the pool.

E. Only swim wear in good condition may be used. No cut-offs or other similar “homemade” swim wear is permitted.

F. Children under fourteen (14) years of age may not use the swimming pool or spa pool unless accompanied by an adult.

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G. Smoking and alcoholic beverages are prohibited in the sauna and Jacuzzi.

H. Owner reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone. Residents are responsible for the conduct of their guests.

I. No glass containers of any kind are permitted in the pool area.

J. Hairpins, clips and other such items are not allowed in the pool.

K. Shoes or sandals must be worn in the pool area at all times.

L. Additional pool rules are posted in the pool area and are incorporated herein by this reference.

M. All children who are not “potty trained” must be clad in disposable diapers or fabric diapers and plastic pants and are not permitted in the pool.

N. Guests are not permitted to use the swimming pools unless accompanied by a resident.

**15. LAUNDRY FACILITIES**

A. Laundry hours are posted. These facilities will be closed from time to time at Owner’s discretion for cleaning and repairs.

B. Washers, dryers, and all other laundry facilities are to be cleaned by resident, inside and out, immediately after use. Clothes are to be removed from dryers as soon as they are dry. Dyeing may not be done in the washers. The laundry is to left in a clean, neat, and orderly condition. Pet laundry may not be done in washers.

C. Additional Rules and Regulations governing the use of the laundry and its facilities are posed and are incorporated herein by reference.

**16. PETS**

A. Special permission to keep a house pet in the Park must be obtained from Owner. All pets must be registered with the Park Manager, and the Park Manager must be provided with a recent photograph of resident’s pet. A house pet is defined as a pet that spends its primary existence within the mobilehome. Owner reserves the right to deny a resident a pet if there is an excessive number of pets in the Park. No more than one (1) pet is allowed per mobilehome.

1. The types of pets permitted are: small dogs (who weigh no more than twenty (20) pounds at maturity), cats, small birds (such as parakeets and canaries), fish and other usual household pets approved by Owner.

2. Non-house pets are prohibited under any circumstances. Strange and exotic pets, including, but not limited to, pit bulls, are not permitted.

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3. After moving into the Park, a pet may not be acquired without written permission from the owner. Owner must approve all pets before application to rent is accepted.

4. If a pet is lost or dies, written permission to acquire a new pet must be obtained from the Owner.

B. The following rules must be strictly followed by all pet owners:

1. Each pet must be licensed and inoculated in accordance with local law.

2. Pets running loose in the Park will be taken to Animal Control. Recurring violations of this rule will lead to the loss of the privilege to maintain a pet.

3. Pets will not be allowed in the clubhouse, laundry or any recreational area at any time.

4. Pets will not be allowed to cause any disturbance which might annoy neighbors, including, but not limited to barking, growling, biting or any other unusual noises or damage. Under no condition are pets to invade the privacy of anyone's homesite, flower beds, shrubs, etc.

5. Pets may be walked in the Park streets provided that they are on a leash at all times. Regardless of the area, any excrement left by a pet must be picked up immediately and disposed of in an appropriate manner.

6. Guests are not permitted to bring any pet into the Park.

7. No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of confining barricade or structure.

8. Tying of pets outside the mobilehome and leaving them unattended is prohibited.

**17. ADVERTISEMENTS**

All exterior signs and advertising flags, including, but not limited to, for sale signs and garage sale signs, are prohibited. However, resident may place a sign in the window of the mobilehome or on the side of the mobilehome facing the street stating that the mobilehome is for sale or exchange. Such sign shall not exceed twenty-four inches (24") in width and eighteen inches (18") in height and such sign shall state only the name, address and telephone number of the owner of the mobilehome or his/her agent.

**18. ZONING AND CONDITIONAL USE PERMIT INFORMATION**

A. The nature of the zoning under which the Park operates is as follows: TM (Trailer Mobilehome).

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B. the date of expiration or renewal of any conditional use or other permits required to operate the Park which are subject to expiration or renewal is as follows: This park is not operating pursuant to a conditional use permit.

C. If a change occurs concerning the zoning permit under which the Park operates or an agreement in which Owner is a resident, all residents shall be given written notice within thirty (130) days of such change.

**19. SOLICITATION**

Throw-away newspapers, distribution of handbills and door-to-door solicitation are not permitted without Owner’s consent. All salespeople must make individual appointments with the resident concerned or interested.

**20. PARK OFFICE AND COMPLAINTS**

Except in an emergency, please do not telephone or contact the Owner or Park Management after normal business hours. The Park’s office phone is for business and emergency use only. Except for emergencies, all complaints must be in writing and signed by the person making the complaint.

**21. REVISIONS OF RULES**

Owner reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time, as well as additional rules and regulations and hours posted in and about the recreational facilities, as provided in Section 798.25 of the California Civil Code.

**22. PARAGRAPH HEADINGS**

The headings and titles of the paragraphs within these Rules and Regulations are included for purposes of convenience only and shall not affect the construction or interpretation of any of the provisions of said Rules and Regulations.

**I have read and accept the terms in these Rules and Regulations:**

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_

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Resident

Date

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Resident

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Date

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**Park Management**

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**Date**