PARK RULES & REGULATIONS
WALNUT ESTATES
5495 5TH ST. KELSEYVILLE, CA 95451

Definitions:

"Community" means the mobilehome park designated and operated by Management, including all spaces, common areas, and facilities.

"Consent" or "Approval" means Management's prior written consent or approval. No consent or approval shall be valid unless provided in writing by Management.

"Home" means a mobilehome or recreational vehicle used as a dwelling within the Community.

"Homeowner" or "Resident" means any person authorized in writing by Management to occupy a Home within the Community pursuant to a valid rental agreement, including any approved co-resident.

"Lot," "Homesite," or "Space" means the designated parcel of land within the Community, identified by a numbered space and defined by boundary markers, upon which a Home is installed and maintained under a rental agreement.

"Management" or "Park" means the owner(s) of the Community and/or their authorized agents, representatives, or property managers.

"Mobilehome" means a mobilehome as defined in the California Health and Safety Code.

"RV" means a recreational vehicle as defined in the California Health and Safety Code.

"Occupant" means any person approved in writing by Management to reside in a Home, whether or not such person is a signatory to the rental agreement. All occupants must comply with Community Rules & Regulations, occupancy standards, and applicable law, including age-qualification requirements for designated 55+ Communities.

"Guests" means all invitees of a Resident, including but not limited to agents, employees, invitees, licensees, permittees, and persons present in the Community or on the Homesite at the invitation, request, or tolerance of a Resident, including those described in Civil Code section 798.34(b), (c), or (d).
Guests do not acquire any right of occupancy, tenancy, or residency and may not reside in the Home as members of the Resident's immediate family as defined by Civil Code section 798.35. Any guest who exceeds the permitted guest-stay limitations shall be deemed an unauthorized occupant, subject to enforcement.

"Park Facilities" means the services, amenities, utilities, improvements, and common areas of the Community that are generally available for use by Residents and their Guests, subject to Community Rules & Regulations.

PARK RULES & REGULATIONS
WALNUT ESTATES
5495 5TH ST. KELSEYVILLE, CA 95451

1. INTRODUCTION

a. Purpose and Cooperation
These Rules and Regulations are established to promote orderly operations, mutual cooperation between Residents and Management, and the quiet enjoyment, convenience, and safety of all persons within the Community. Residents are expected to comply fully with these Rules to maintain community standards and preserve a safe, well-managed, and pleasant living environment.

b. Fair Housing Compliance
The Community conducts all business in compliance with applicable federal, state, and local fair housing laws. Discrimination based on race, color, religion, sex, disability, familial status, national origin, or any other protected characteristic is strictly prohibited.

c. Applicability and Enforcement
These Rules and Regulations supersede all prior rules and regulations of the Community and are incorporated into and made part of the Resident's Rental Agreement. Residents are responsible for reading, understanding, and complying with these Rules. Management reserves the right to interpret, apply, and enforce these Rules in a reasonable and lawful manner. Failure to comply may result in enforcement action as permitted by the Rental Agreement and applicable law.

2. AGE RESTRICTION

a. Applicability

The Community **may or may not** be designated as age-restricted housing.

If the Community **is designated by Owner/Management as housing for older persons**, such designation shall be governed **solely by the Housing for Older Persons Act of 1995 (HOPA)** and applicable federal and state fair housing laws, and shall be enforced **only pursuant to a separate HOPA Addendum**. If the Community **is not designated** as age-restricted housing, **no age-based occupancy restrictions apply**, except as otherwise permitted or required by law.

b. HOPA Addendum Controls (If Applicable)

For Communities designated as 55-and-over housing, all age-qualification requirements, verification procedures, occupancy standards, and enforcement provisions shall be governed exclusively by the **HOPA Addendum**.

In the event of any conflict between these Rules and Regulations and the HOPA Addendum, the **HOPA Addendum shall control**, but **only for Communities formally designated as age-restricted**.

c. No Implied Designation

Nothing in these Rules and Regulations shall be construed to designate any Community as age-restricted unless such designation is **expressly stated in writing by Management** and accompanied by execution of the applicable HOPA Addendum.

3. OCCUPANCY RESTRICTIONS

a. Occupancy Limits
Occupancy of a Home is limited to no more than two (2) persons per designated bedroom, plus one (1) additional person per Home, unless otherwise required by applicable law.

For purposes of this section, a **"bedroom"** is a room originally designed and intended by the manufacturer of the Home for regular use as a bedroom and that contains closet space. Rooms not originally designed as bedrooms, or rooms that could be converted into bedrooms, shall not be considered bedrooms for occupancy purposes.

Recreational vehicles (RVs) shall be deemed one-bedroom units for purposes of this occupancy standard unless Management provides prior written approval stating otherwise.

b. Authorized Occupants
Except as permitted under California Civil Code sections 798.34(b) and (c), 798.23.5, or as otherwise required by applicable law or these Rules and Regulations, occupancy of a Homesite is limited to the registered owner(s) of the Home who hold a tenancy under a written rental agreement with the Community.

c. Approval of Additional Occupants
Management's prior written approval is required before any additional adult occupant may reside on the Homesite. Any approved occupant shall be subject to all Community Rules & Regulations and applicable law.

4. REGISTRATION AND TITLE INFORMATION

Upon request, Resident shall promptly provide Management with a copy of the current registration card or certificate for the mobilehome or RV. Updated registration documentation shall be provided to Management promptly upon renewal, transfer, or any change to the registration.

Resident shall notify Management in writing of any change in the legal or equitable ownership or title to the Home and shall maintain the Home's registration in current and valid status at all times, as required by law.

5. PAYMENT OF RENT

PARK RULES & REGULATIONS
WALNUT ESTATES
5495 5TH ST. KELSEYVILLE, CA 95451

All rents are due and payable in advance on or before the first (1st) day of each month and shall be paid using the payment methods made available by Management. If the full amount of rent owed by Resident is not received by the sixth (6th) day of the month, Resident shall be assessed a late charge equal to ten percent (10%) of the outstanding rent balance, in addition to the monthly rent.

Residents shall also be responsible for reimbursing Owner for **any and all fees charged to Owner by its bank** as a result of any check, electronic payment, or other form of payment submitted by Resident that is returned, rejected, or dishonored for any reason. Such reimbursement shall be **in the exact amount charged to Owner by the bank**, and not to exceed applicable law.

Park may increase the above charges by providing Resident with thirty (30) days' prior written notice, as permitted by law.

6. COMMUNITY PERSONNEL

a. The Owner shall be represented by the Community Manager, who is vested with full authority to administer and enforce the Community Rules and Regulations on behalf of the Owner.

b. Community maintenance personnel are employed solely for the maintenance and repair of Community-owned property. Residents shall not request or direct maintenance personnel to perform work in or around any home or space.

All questions regarding Community Rules and Regulations, utility pedestals, or other Community-related matters must be directed to the Community Manager. Maintenance personnel are not authorized to interpret or provide guidance regarding Community Rules, or any state, county, city, or other governmental laws or ordinances.

Community property, including tools, equipment, and materials, is for the exclusive use of Community personnel. Residents are strictly prohibited from using, borrowing, or accessing any Community property, tools, or equipment.

7. COMMUNITY OFFICE / COMMUNICATIONS

a. Posted business hours will be observed. Except in emergencies, Residents shall not contact Management after normal business hours.
b. The Community office phone is for business and emergency use only.

8. COMPLAINTS AND SUGGESTIONS

a. Except for emergencies, complaints and suggestions must be submitted to Management in writing and signed by the Resident. Anonymous complaints may be reviewed but may not be enforceable without a signed statement and supporting information.

9. ENTRY UPON RESIDENT'S SPACE

a. Community personnel may enter the Homesite at reasonable times and in a manner that does not

unreasonably interfere with the Resident's use of the Homesite, for the following purposes: (i) maintenance, repair, or reading of utilities and related equipment; (ii) maintenance of the Homesite when the Resident fails to maintain it in accordance with these Rules; (iii) periodic inspections as permitted by law; (iv) to perform obligations described in the rental agreement; and (v) emergencies or protection of persons or property.

10. PERMISSIBLE USE OF HOMESITE

a. The Homesite shall be used for placement of one (1) Home for residential purposes only. No Home may be installed, replaced, or materially modified without Management's prior written approval and all required permits. Copies of permits must be provided to Management upon request.
b. The Homesite must remain reasonably accessible for meter reading, inspections, repairs, installation and maintenance of park-owned equipment, and other lawful purposes, including those permitted under Civil Code sections 798.26 and 798.37.5 and the rental agreement.
c. Resident is responsible for the cost of repairs or maintenance required due to the negligence, misuse, or intentional acts of Resident, occupants, guests, or invitees.

11. BUSINESS USE / SIGNS

a. No business, enterprise, or commercial activity may be conducted from the Homesite or within the Community if it increases traffic, creates nuisance conditions, requires on-site storage of materials, or otherwise interferes with the residential character of the Community, except as required by law.
b. "For Sale" signage is permitted only as allowed by Civil Code section 798.70. All other advertising signs, banners, flags, and similar displays are prohibited unless approved in writing by Management.

12. FACILITIES

a. Community facilities are for the use of Residents and their accompanied Guests, subject to posted rules and capacity limits. Facilities must be left clean and in substantially the same condition as found.
b. Posted facility rules are incorporated by reference. Use privileges may be suspended for violations, misuse, or unsafe conduct. Failure to comply with a suspension may be treated as a violation of these Rules and may result in enforcement action consistent with the rental agreement and applicable law.
c. Use of facilities is a privilege that may be revoked in Management's reasonable discretion for repeated violations, unsafe conduct, or misuse.
d. Alcohol and smoking are prohibited in the clubhouse and other Community facilities unless expressly designated otherwise in writing by Management.

13. GUESTS

a. Guest Stay Limits and Registration

Guests may stay in the Community for **no more than twenty (20) consecutive days** and **no more than thirty (30) total days in any twelve (12) month period**, unless Management provides prior written approval or a longer stay is required as a reasonable accommodation under applicable law.

Residents must notify Management in writing of any guest stay that approaches or exceeds these limits. Management may require the Resident to identify the guest and the dates of the stay to confirm compliance with Community Rules, occupancy standards, and applicable law.

Guests do not acquire any right of tenancy or residency. Any guest who exceeds the permitted stay limits may be deemed an unauthorized occupant and subject to enforcement under these Rules, the Rental Agreement, and applicable law.

b. Resident Responsibility

Residents are responsible for informing all guests of and ensuring compliance with the Community Rules and Regulations. Residents are personally responsible for the conduct of their guests and for any damage caused by guests to Homesites, Community property, or facilities.

c. Use of Community Facilities

Guest use of Community recreational and other facilities is subject to availability and posted rules. Management may reasonably restrict or deny guest access to facilities if such access would unreasonably interfere with the use and enjoyment of facilities by Residents or other authorized users.

d. Accompaniment

Except when entering or exiting the Community, guests must be accompanied by a responsible Resident while within the Community and when using Community facilities.

e. Absence of Resident

Guests may not occupy, reside in, or use a Resident's Home or Homesite when the Resident is not present, unless Management has provided prior written approval.

f. No Residency / No Circumvention
Guests do not acquire any right of occupancy or tenancy. A guest who exceeds the limits above, receives mail at the Home, uses the Home as a primary residence, or otherwise occupies the Home in a manner that circumvents occupancy standards or the HOPA age-qualification requirements may be deemed an unauthorized occupant and subject to enforcement under these Rules, the rental agreement, and applicable law.

14. SUBLETTING:

Resident shall not rent, lease, or sublet the RV, mobilehome, Homesite, or any portion thereof.
Subletting or renting is strictly prohibited, except as expressly required by applicable law.

14. GARBAGE AND REFUSE DISPOSAL

a. Refuse Service Generally
Garbage and refuse service within the Community may be provided through individual containers,

shared dumpsters, or a combination of both, depending on the configuration of the Homesite and the Community's waste service arrangement. Residents shall use only the refuse facilities designated by Management for their Homesite.

Residents who damage, alter, paint, or misuse any refuse container or dumpster shall be responsible for the cost of repair or replacement.

b. Individual Containers (Where Applicable)
Where individual garbage containers are provided, each Homesite is entitled to the use of the standard-size container designated by Management or the hauling company. Requests for additional containers or disposal of excess bags must be arranged directly with the hauling company and shall be at the Resident's expense.

Containers may be placed at curbside no more than twenty-four (24) hours prior to the scheduled pickup and must be returned to the designated storage area of the Homesite by dark on the day of pickup.

c. Shared Dumpsters (Where Applicable)
Where shared dumpsters are provided, they are for ordinary household refuse only, unless otherwise designated by Management. Dumpsters may not be used for the disposal of large items, bulk debris, construction materials, appliances, furniture, mattresses, electronics, or hazardous waste.

Residents are responsible for arranging proper off-site disposal of prohibited items and shall not leave items in or around dumpster areas.

15. LOT AND HOME MAINTENANCE & APPEARANCE

a. General Maintenance Obligations

Residents shall maintain their Home, Homesite, landscaping, structures, and all improvements in a clean, neat, safe, attractive, and well-kept condition at all times. Lawns must be mowed regularly and weeds controlled.

Residents are responsible, at their sole cost, for trimming and maintaining all trees located on their Homesite, regardless of who planted them, except where Management determines that a tree presents a specific health or safety hazard, in which case Management may assume responsibility for trimming, pruning, or removal.

Concrete, asphalt, driveways, parking areas, and other surfaces shall be maintained in good condition and kept free of oil, grease, and other stains. Residents are responsible for repair or replacement of damage caused by Resident, occupants, guests, contractors, or invitees. Driveway color may not be changed without prior written approval of Management. Resident-installed driveways must be continuously maintained by Resident and successors at their expense.

b. Landscaping and Vegetation

When absent from the Community, Residents must arrange for ongoing maintenance of their Home and Homesite.

All landscaping must be maintained to Management's standards, including watering, trimming, pruning, edging, and weed control. Flowers and shrubs must be maintained, and trees must be pruned as required, subject to Civil Code section 798.37.5.

Planting or removal of trees or hedges requires prior written approval of Management. Approved trees must not exceed six (6) feet in mature height or five (5) inches in trunk diameter and must be planted only in approved containers with bottoms unless otherwise approved. All new landscaping must comply with the Community's Landscaping Standards.

Unapproved, unsuitable, or hazardous landscaping or improvements may be required to be removed at Resident's expense, subject to applicable law. Unsightly containers may not be used as planters or refuse containers.

c. Storage and Exterior Items

Only wheels, hitches, and other items permitted by law may be stored beneath the Home and must be out of sight.

Except as expressly permitted or approved in writing by Management, no items may be stored outside the Home or approved storage sheds. This includes, but is not limited to, furniture, appliances, tools, debris, firewood, and similar items.

Permitted exterior items are limited to patio furniture, operable bicycles, and barbeque equipment, all of which must be maintained in neat and attractive condition. No items may be hung outside the Home or shed for drying or any other purpose.

d. Refuse, Recycling, and Sanitation

Garbage and recyclables must be stored in appropriate bags or containers and kept out of sight until placed in designated disposal areas. Recycling containers may be used for recycling only.

Residents may not remove items from refuse or recycling containers without Management approval. Large items may not be placed in Community disposal areas.

Hazardous waste, chemicals, oils, paints, pesticides, and similar substances may not be disposed of in Community bins, drains, streets, or on any Community property and must be disposed of in accordance with all applicable laws.

PARK RULES & REGULATIONS
WALNUT ESTATES
5495 5TH ST. KELSEYVILLE, CA 95451

e. Safety and Hazard Prevention

No condition posing a health or safety hazard is permitted on the Homesite. Flammable, combustible, or explosive materials may be stored only in quantities reasonably necessary for normal household use.

Residents and guests may not climb trees, utility fences, or power poles. Trimming near power lines must be performed by qualified professionals.

Laundry lines are prohibited. Towels, clothing, rugs, or similar items may not be hung outside at any time.

f. Repairs and Alterations

Major repairs, exterior painting, or work that may affect neighboring property or Community facilities require prior written approval of Management.

Exterior damage to the Home, accessory structures, or Homesite must be repaired within thirty (30) days, including damage to siding, skirting, porches, awnings, sheds, or supports.

g. Utilities and Drainage

Utility pedestals and shut-off valves must remain accessible at all times. Residents may not tamper with meters or utility systems without prior written approval.

Residents must obtain Management approval before digging or driving stakes deeper than six (6) inches to avoid damage to underground utilities. Residents are responsible for damage to utilities or Community property caused by Resident or invitees.

Proper drainage must be maintained so water flows away from the Home and does not collect or drain onto adjacent spaces or common areas. Residents must maintain gutters and grading as necessary.

h. Permits and Contractors

Required permits and approvals must be obtained before construction or installation of improvements. Work requiring connection to utilities must be performed by properly licensed and insured contractors.

i. Appearance and Boundaries

Trees and shrubs may not extend beyond lot boundaries or obstruct roadway visibility. Residents must respect lot boundaries and not encroach on neighboring spaces.

Accessory equipment and structures must be aesthetically compatible with the Home and may not be installed without prior written approval. Homemade or unsightly structures are prohibited.

Holiday decorations may not be installed before Thanksgiving and must be removed by mid-January. Other seasonal decorations may be installed no more than two (2) weeks before and must be removed within two (2) weeks after the holiday.

16. IMPROVEMENTS

a. General Requirements

All landscaping, structures, and other improvements permanently attached to or embedded in the ground upon a Homesite shall become part of the realty upon installation and shall remain with the Homesite unless Management provides prior written approval for removal.

No changes to space layout, structural additions, fencing, paving, or landscaping may be made without Management's prior written approval. All requests must be submitted in writing and, when required, accompanied by adequate drawings or specifications.

Once approved, construction or installation must commence promptly and, if reasonably possible, be completed **within sixty (60) days of approval**. All improvements must be completed strictly in accordance with the approval letter, applicable building codes, and all federal, state, and local laws.

Approval does not waive legal compliance. If an improvement is later determined to violate applicable law or code, Resident may be required to correct or remove the improvement at Resident's expense, notwithstanding prior approval.

If construction is not completed **within one hundred twenty (120) days of approval**, the approval shall automatically expire unless extended in writing by Management. In such case, all partial construction and unused materials must be removed and the Homesite restored to its prior condition, including original grading.

Unless Management grants written permission to remove an approved improvement, Resident shall repair all damage caused by removal, including filling and leveling holes or depressions, and shall leave the Homesite neat, uncluttered, and properly graded.

---

b. Specific Improvements

i. Outbuildings
Approved outbuildings shall be maintained by the Resident and shall remain the property of the Resident unless otherwise required by law or agreement.

ii. Fences
Fences may not be erected without prior written approval. Drawings and a materials list must be submitted before materials are delivered or construction begins. Management may restrict height, materials, color, and setbacks. Fences must be maintained in approved condition and must allow required fire and emergency access. Fence height shall generally not exceed four (4) feet unless otherwise approved.

iii. Flagpoles
Permanent flagpoles are prohibited. Temporary flagpoles not exceeding four (4) feet in length and designed for mounting on the front of the Home are permitted.

iv. Mailboxes
Mailboxes must be maintained in a clean, neat condition. Mailboxes may not be painted, modified, or altered.

v. Paving
Paving may not be installed or replaced without prior written approval and must be of a material, design, and color acceptable to Management.

vi. Trees
No trees may be planted without prior written approval. Management reserves the right to approve the species and location of any tree.

vii. Plants and Planters
New plantings other than grass or flowers must be placed in Management-approved planter boxes or pots with bottoms unless otherwise approved in writing. Certain vegetation, including corn, sunflowers, berry vines, or similar plants, may be prohibited if Management reasonably determines they detract from the appearance of the Community or interfere with utilities, roads, or walkways.

viii. Removal of Non-Conforming Improvements
Residents may be required to remove, at their expense, any fences, paving, trees, shrubs, plants, equipment, appliances, or other improvements deemed unsuitable or non-compliant with Community standards, subject to applicable law. Removal must occur within ten (10) days of written notice unless extended by written agreement.

17. NEW INSTALLATIONS

a. Homes and Structures

Mobilehomes, recreational vehicles (RVs), cabanas, ramadas, porches, decks, carports, awnings, or other structural installations may not be installed or replaced within the Community without Management's prior written approval.

Management reserves the right to approve or deny the entry of any mobilehome or RV into the Community, or the construction or installation of any structure, that Management reasonably determines to be unsuitable, substandard, or incompatible with the Community.

Replacement mobilehomes must be new **or no more than ten (10) years old** as of the application date and must be in the same or better condition than the unit being replaced. Newly installed or replacement RVs must be in good condition and are subject to Management approval.

Mobilehomes are required to have a carport and awnings unless otherwise approved in writing.

Prior to the delivery of any mobilehome or construction materials into the Community, detailed plans and drawings describing color scheme, installation method, location, orientation, and all related structures must be submitted to and approved in writing by Management. No installation shall be approved unless the manufacturer's installation specifications have been filed with the Community office.

Residents must obtain and provide Management with copies of all required governmental permits before commencing any work. All site preparation required to meet manufacturer specifications, State requirements, and code compliance shall be performed at the sole expense of the person responsible for the installation.

Residents are advised that the Community's electrical service is limited to sixty (60) amp service per Homesite. Residents may not install or maintain any appliance or installation that requires an increase in electrical capacity.

---

b. Landscaping for New Installations

Residents must complete initial landscaping of the Homesite **within sixty (60)** days of installation or placement of a Home.

Landscaping plans must be submitted to and approved by Management prior to installation. Approved landscaping may include lawn, shrubs, flowers, rock, or bark. Artificial plants or flowers are prohibited.

Rock or bark ground cover is permitted only with an approved border to prevent migration into streets or neighboring spaces and must be maintained in a neat and attractive condition. When rock is used, plastic sheeting must be installed beneath, leaving a clear ring around trees for watering.

No digging, excavation, or installation involving penetration deeper than six (6) inches, including irrigation systems or channels, may occur without prior written approval of Management to prevent damage to underground utilities. No trees may be planted without prior written approval.

18. UNDERGROUND UTILITIES

a. Utility Easements and Protection
Underground utilities and utility easements exist throughout the Community. Residents must obtain Management's prior written approval before digging, trenching, drilling, or driving rods, stakes, or similar objects into the ground, as such activity may damage underground facilities and result in injury or expense.

No storage sheds, patios, sidewalks, trees, landscaping, or other improvements or encroachments are permitted within utility easements.

Residents shall be responsible for all costs incurred to access, repair, or replace underground utilities where damage, obstruction, or delay is caused by an act or omission of the Resident, occupants, guests, contractors, or invitees.

PARK RULES & REGULATIONS
WALNUT ESTATES
5495 5TH ST. KELSEYVILLE, CA 95451

19. DRAINAGE AND WATER FLOW

a. Maintenance of Proper Drainage
Residents shall assist Management in maintaining the natural flow and drainage of water on the Homesite. Residents may not create or allow any condition that impedes natural drainage or causes water to pool, collect, or flow onto adjoining spaces or common areas.

Residents must use proper irrigation techniques and conserve water. Residents are responsible for correcting drainage problems resulting from changes to grading or soil levels, installation or maintenance of paving, landscaping, irrigation systems, or roof runoff.

Residents must maintain drainage sufficient to prevent:

1. Overflow onto adjacent Homesites or common areas;
2. Improper channeling or diversion of water; or
3. The accumulation of standing water.

Because the Homesite extends to the street, Residents are responsible for keeping gutters adjacent to their Homesite clear and unobstructed to ensure proper drainage.

20. CONTRACTORS

a. Approval Required
Residents must obtain Management's prior written approval before allowing any contractor to perform work on the exterior of the Home, on the Homesite, or on any Community property. This requirement does not apply to work performed solely within the interior of the Home that does not affect utilities, structural components, or common areas.

b. Responsibility and Insurance
Residents are responsible for the conduct of all contractors they invite into the Community and for any damage or injury caused by such contractors to persons or property. Residents are strongly encouraged to ensure that contractors carry adequate general liability insurance and any licenses required by law.

21. STORAGE

a. Storage Under the Home

Only wheels, hitches, and other items permitted by law may be stored beneath a mobilehome, and such items must be kept completely out of sight. Residents of trailers or recreational vehicles (RVs) may not store any items beneath the trailer or RV.

b. Exterior Storage

Except as expressly permitted below or approved in writing by Management, no items may be stored outside the Home or approved storage sheds.

Permitted exterior items are limited to:

- Outdoor patio furniture in good condition
- Operable bicycles
- Outdoor toys in good condition
- Refuse and recycling containers with tight-fitting lids
- Barbecue equipment in good condition

All other items—including trash, debris, boxes, barrels, tools, ladders, recyclables, and similar materials—must be stored out of sight. Porches and carports may not be used for storage. Nothing may be stored on top of any storage shed or cabinet.

c. Hazardous Materials

Residents are prohibited from storing unsafe quantities of hazardous, toxic, flammable, or combustible substances or chemicals anywhere on the Homesite, including within the Home, storage sheds, vehicles, or exterior areas, or from storing any such materials in an unsafe manner.

d. Large Appliances and Equipment

Large electrical or gas-powered appliances or equipment, including but not limited to refrigerators, freezers, washers, dryers, stoves, generators, compressors, spray equipment, table saws, or outboard motors, may not be located or stored outside a Home or approved cabana.

22. STORAGE SHEDS AND CABINETS

a. Quantity, Size, and Approval

A maximum of two (2) storage sheds or cabinets may be installed on a mobilehome Homesite, provided the combined total area does not exceed one hundred (100) square feet. Storage sheds or cabinets must be commercially constructed, of metal, and aesthetically compatible with the Home.

Residents occupying RV spaces may be permitted to have a storage shed only pursuant to a separate written agreement with Management.

b. Installation and Maintenance

Prior written approval from Management is required before constructing, installing, relocating, or changing the color of any storage shed or cabinet. Storage sheds or cabinets must be installed on a full concrete slab or an approved treated floor and must not interfere with access to utilities, equipment, or inspections.

Electrical service to storage sheds or cabinets is prohibited. All sheds and cabinets must be continuously maintained in good condition by the Resident.

23. MAJOR APPLIANCES

a. Approval and Electrical Capacity

Prior written approval from Management is required before installing any major appliance, including but not limited to washing machines, clothes dryers, air-cooling units, space heaters, or freezers. Approval may be granted only if the electrical capacity of the Homesite safely permits the installation.

b. Air Conditioning and Cooling Units

Window-mounted air conditioning or cooling units are **not permitted**. Mobilehomes with existing window-mounted units are grandfathered, provided they otherwise comply with applicable codes and safety requirements.

If electrical capacity permits, air-cooling units may be installed on the roof or ground, provided they are compatible with the mobilehome's design. Management must approve the type and location of all exterior air-cooling units. Interior air-conditioning units may not exceed **1,500 watts at 110 volts**.

c. **Installation Standards and Accommodations**

All electrical, water, gas, and sewer connections must be code-compliant, maintained in safe, sanitary, leak-proof condition, and appropriate for the receptacles to which they are connected.

Reasonable accommodations will be made as required under applicable federal or state law.

24. ANTENNAS AND SATELLITE DISHES

a. Approval and Restrictions

No exterior television antennas or satellite dishes may be installed or maintained without prior written approval from Management. No amateur ("ham") or CB radio antennas may be installed on mobilehomes or on recreational vehicles that are permanently placed in the Community (defined as RVs located in the Community for more than nine (9) months). Radio transmitting is prohibited.

b. Location and Installation

Except as otherwise required by law or where factory-installed on an RV, approved satellite dishes or antennas must be located on the rear one-half of the Home or RV if an acceptable signal can be obtained from that location.

Satellite dishes and antennas must be securely mounted to the Resident's Home and may not be attached to any Park-owned structures or fixtures.

c. Size and Height Limitations

Satellite dishes are limited to the maximum size required by law (currently one (1) meter in diameter). Dishes may not be mounted on a base that raises the bottom of the dish more than six (6) inches above the lowest point of the roof.

25. STEPS, PORCHES, AND SKIRTING

a. Skirting Requirements

All mobilehomes entering the Community must be fully skirted within thirty (30) days of installation. Replacement skirting must match the existing skirting or siding material unless prior written approval is obtained from Management.

b. Steps and Porches

All steps and porches must comply with Department of Housing and Community Development (HCD) requirements. Porches must have Management-approved railings and be properly finished with paint, stain, and/or outdoor carpet. Porches must be fully skirted with material matching the mobilehome or other material approved by Management.

Wood steps and railings are permitted if constructed of code-compliant, weather-treated materials and maintained painted or stained to harmonize with the Home's color scheme. Any change in color requires prior written approval.

c. Handrails, Materials, and Finish

Front and rear steps are required and must be constructed of metal or weather-treated wood. All steps must have Management-approved handrails and be covered with outdoor carpet or other approved materials.

Any carpet installed on porches, steps, decks, or patios must be outdoor-grade carpet, with metal edging strips installed to prevent fraying or unraveling.

26. CONDUCT

a. Noise and Disturbances

Conduct that constitutes a disturbance of the peace under California Penal Code section 415, or that otherwise creates a substantial annoyance to other Residents, is prohibited.

Between the hours of **10:00 p.m. and 8:00 a.m.**, Residents and guests shall not engage in unreasonable noise, including but not limited to loud talking, playing of radios, stereos, televisions, musical instruments, use of power tools, revving of engines, or other disruptive activities.

Noise shall be evaluated based on objective reasonableness, considering time of day, duration, volume, and impact on surrounding Residents, as determined by Management in its reasonable judgment.

b. General Conduct

Residents and guests must behave in a reasonable and respectful manner and shall not engage in conduct that unreasonably interferes with the rights, safety, or enjoyment of others or that endangers persons or property.

Prohibited conduct includes, but is not limited to:

- Excessive or unreasonable noise
- Intoxication in common areas
- Quarreling, threatening behavior, or fighting
- Illegal activity
- Profane, abusive, threatening, or boisterous language or conduct

The use, display, or discharge of fireworks or weapons—including but not limited to firearms, BB guns, bows and arrows, knives, or similar devices—is strictly prohibited.

c. Alcohol and Substances

Persons under the influence of alcohol or any controlled or intoxicating substance are not permitted in common areas or other areas generally open to Residents and guests.

d. Audio Devices and Transmitters

Radios, televisions, musical instruments, and similar devices must be used in a manner that does not unreasonably disturb others. Radio transmitting devices, including amateur (“ham”) radios and similar equipment, are prohibited in the Community.

e. Trespass and Community Property

Residents and guests may not enter or use areas not designated for general use, including utility connections, equipment, tools, or restricted Community property. Tampering with or interfering with utilities, equipment, or Community property is prohibited.

f. Respect for Other Homesites

Residents and guests may not trespass upon or encroach on other Homesites without permission. Residents are responsible for informing guests of and ensuring compliance with Community Rules and Regulations.

g. Recreational Activities

Recreational activities in streets or common areas are permitted only if they do not present a reasonable risk of injury or property damage. Activities involving flying objects, wheeled devices, or remote-controlled devices must be conducted safely. Visiting children must be properly supervised at all times.

h. Fires

Open fires are prohibited, except for fireplaces, barbeques, or appliances located within the Home or approved areas and used in a safe and lawful manner.

i. Complaints

Residents are encouraged to submit complaints to Management in writing to ensure accurate documentation and effective resolution. Written complaints assist Management in enforcing Community Rules and Regulations.

j. Legal Compliance

Violation of any applicable federal, state, county, or city law or ordinance within the Community is prohibited.

27. VEHICLES

a. Permitted Vehicle Types

To preserve the residential character of the Community, only automobiles, pickup trucks, and vans designed and used primarily for personal, non-commercial use are permitted.

Commercial vehicles may not be stored, parked, or based in the Community without Management's prior written approval. Commercial vehicles may enter the Community only for authorized business purposes that have been noticed to and approved by Management.

b. Safe Operation

All vehicles, including bicycles, must be operated safely and in compliance with posted traffic control signs and Community Rules. Pedestrians, electric carts, and bicycles have the right of way.

No motorized vehicle may be operated in the Community by any person who is not properly licensed and operating a currently registered vehicle. Residents are responsible for the conduct of household members, guests, and visitors.

c. Speed and General Safety

All persons operating vehicles must drive cautiously and at safe speeds appropriate for residential conditions. Reckless or unsafe operation is prohibited.

d. Washing Vehicles

Water conservation rules must be observed when washing vehicles within the Community. Only Residents' vehicles may be washed in the Community.

e. Bicycles

Bicycles must be operated safely and parked neatly on the Resident's Homesite when not in use. Bicycles may be ridden only on roadways and not on sidewalks, grass, vacant spaces, or other non-roadway areas.

Bicyclists must obey the same traffic rules as motor vehicle operators and must wear helmets when required by law. Repeated unsafe or negligent operation may result in loss of bicycle riding privileges within the Community.

f. Vehicle Repairs and Maintenance

To protect the Community environment and appearance, vehicle repairs, servicing, or painting may not be performed within the Community. Oil changes, radiator flushes, brake work, or similar maintenance is prohibited.

Vehicles may be raised on jacks only for the minimum time necessary to change a tire. Excessive engine idling is prohibited.

g. Disabled, Unregistered, or Inoperable Vehicles

Disabled, damaged, unregistered, inoperable, or unused vehicles may not be stored anywhere within the Community. Vehicles with expired registration tags or registered as non-operational ("Non-Op") may not be stored in the Community.

Vehicles with unsightly damage must be promptly repaired or removed upon notice from Management.

h. Motorcycles and Small Motorized Vehicles

Motorcycles, minibikes, mopeds, and other small motorized vehicles may not be operated or stored in the Community without prior written approval from Management. Approval may be revoked if the vehicle is operated unsafely or excessively noisy.

Approved vehicles may be operated only for ingress and egress between the Resident's Homesite and the Community entrance. Helmets must be worn by operators and passengers as required by law. Guests with motorcycles must park only in the host Resident's designated parking area.

i. Environmental Conditions

Vehicles leaking fluids (other than water) or emitting excessive noise due to faulty mufflers must be immediately removed from the Community. Drip pans may be used if maintained clean. Driveways must be kept free of oil and fluid stains.

j. Vehicle Storage Restrictions

The storage of boats, campers, camper shells, motorhomes, trailers, dune buggies, off-road vehicles, recreational vehicles, or similar equipment is prohibited on Homesites, RV spaces, parking spaces, or elsewhere in the Community.

Such vehicles may be parked temporarily in a Resident's driveway or parking space solely for loading or unloading purposes, not to exceed eight (8) hours, and may not remain overnight unless Management grants prior written approval.

k. Vehicle Audio

Vehicle radios and audio equipment must not be played at unreasonable volumes that disturb other Residents. Volume levels shall be evaluated based on objective reasonableness considering time, duration, and impact.

28. PARKING

a. Resident Parking

Residents may park **no more than two (2) vehicles per Homesite**, and only in their assigned parking spaces or driveway, where applicable. Residents may park only in their own designated spaces.

b. Unauthorized Parking and Towing

Vehicles parked anywhere within the Community in violation of these Rules and Regulations may be **towed and stored at the vehicle owner's expense**, including vehicles parked in a Resident's driveway, in accordance with California Civil Code section 798.28.5.

c. No Street Parking / Fire Lanes

Street parking is **strictly prohibited**. Community streets are designated fire lanes and are under the jurisdiction of the local fire authority. Vehicles parked on streets or in fire lanes are subject to immediate towing at the vehicle owner's expense.

d. Off-Street Parking Restrictions

Off-street parking is limited to the number of vehicles that can be fully accommodated within the designated carport or driveway. Travel trailers, boats, large trucks, campers, motorhomes,

recreational vehicles (RVs), or commercial vehicles may not be parked or stored on a Homesite without prior written approval from Management.

Vehicles that do not fully fit beneath the carport awning due to size or height are not permitted. Residents may contact Management for information regarding any designated storage areas, if available.

e. Guest Parking

Guest parking is limited and available only in designated guest parking areas. Guest vehicles may remain in the Community only while actively visiting a Resident. Management reserves the right to limit the number of guest vehicles and to enforce guest parking restrictions as necessary.

Residents are responsible for ensuring guest compliance with all parking rules.

f. Recreational and Oversized Vehicles

Motorhomes, buses, travel trailers, boats, boat trailers, and similar vehicles may not be parked on a Resident's Homesite. Where a designated recreational vehicle storage area exists, parking is on a **first-come, first-served basis**, may be subject to a fee, and is not guaranteed.

Management is not responsible for providing storage space for all Residents' recreational vehicles.

g. Service and Loading Vehicles

These parking restrictions do not apply to service vehicles of contractors or vendors performing authorized work for a Resident during the time services are actively being performed.

Vehicles otherwise prohibited may be temporarily parked on a Homesite or street **solely for loading or unloading**, not to exceed **fifteen (15) minutes**, and only while actively engaged in loading or unloading.

h. Prohibited Vehicle Storage

No vehicle may be stored on a Homesite. "Storage" includes, but is not limited to:

- Parking an inoperative vehicle for more than fourteen (14) consecutive days; or
- Parking multiple vehicles for the purpose of sale.

i. Enforcement

Vehicles parked in violation of these Rules and Regulations are subject to enforcement, including towing, at the vehicle owner's expense, as permitted by law.

29. PETS

a. Written permission from Management is required to keep any pet. A “house pet” is a pet primarily kept inside the home.

b. Permitted pets are limited to **a maximum of two (2) house pets per home**, in any combination of cats and/or dogs, subject to Management approval. Dogs may not exceed **thirty-five (35) pounds** at maturity or **eighteen (18) inches** in height at the shoulder. Small caged birds and fish are permitted. Farm animals, dangerous breeds, exotic animals, and all non-house pets are prohibited. Service animals, as defined by Civil Code § 54.1, are exempt as required by law.

c. Pets must be properly licensed and inoculated as required by law. Proof must be provided to Management upon request.

d. Pets are not permitted in common areas, including laundry facilities, and may not disturb other residents or invade other spaces or landscaping, except as required for service animals.

e. Pets must be leashed at all times outside the home. Residents must immediately clean up and properly dispose of all pet waste.

f. Pets may not create a nuisance or cause damage, including excessive noise, aggressive behavior, or property damage. Management may revoke permission to keep any pet that causes a disturbance or violates Community rules.

g. Pets may not be left unattended outside, tied, kenneled, or housed outdoors. Exterior pet enclosures are prohibited.

h. Pets found running at large may be impounded or turned over to Animal Control at the owner’s expense, in accordance with California Code of Regulations, Title 25, § 1114(a).

i. Guests may not bring pets into the Community, and pet-sitting or kenneling is not permitted.

j. Feeding stray, feral, or wild animals within the Community is prohibited.

k. Repeated violations of pet rules are grounds for revocation of pet permission and may result in termination of tenancy.

30. TRANSFER REQUIREMENTS

a. Resident shall notify Management in writing of the intent to sell or transfer the mobilehome and identify any agents involved. Prior written approval from Park is required for any in-place sale or transfer. Upon notice, Resident shall request a Park inspection of the exterior of the mobilehome, accessory structures, and the space.

b. Mobilehomes offered for in-place sale or transfer should be inspected for code compliance and safety by HCD or a similarly qualified entity. Copies of any inspection or reinspection reports shall be provided to Management.

c. Any exterior defects or conditions rendering the mobilehome substandard, illegal to sell, or in violation of applicable law must be corrected. Failure to correct such conditions will prevent approval of the transfer and occupancy by a new resident.

d. Before a new owner acquires any tenancy rights, all of the following must be completed and approved by Management:

i. **From the Resident:**

1. Written confirmation that all required exterior repairs and improvements have been completed.
2. Full performance of the Rental Agreement, unless expressly waived by Management.

ii. **From the prospective resident(s):**

1. A completed and approved tenancy application and copy of the sale or transfer agreement.
2. A face-to-face meeting / walk-though with Management
3. Execution of a new Park Rental Agreement and current Community Rules & Regulations.
4. Payment of first month's rent and all required charges.

e. Until the Rental Agreement is lawfully terminated or approved by Management, the Resident remains fully bound by its terms, including these Rules, regardless of sale.

f. RVs may not be sold or transferred within the Community without prior written approval of Management, which may be withheld pursuant to Civil Code § 798.73.

31. VACATING TENANCY AND REMOVAL OF MOBILEHOME

a. Resident shall provide Management with at least sixty (60) days' written notice prior to vacating, as required by Civil Code § 798.59. If less than sixty (60) days' notice is given, or no notice is given, Resident shall remain responsible for rent and all Community charges for the full sixty (60) days. If a successor tenancy is approved and begins prior to expiration of the sixty (60) days, Resident's obligation shall terminate upon commencement of the new tenancy.

b. Upon removal of the mobilehome, Resident shall clean the space, repair any damage, and restore landscaping. At Management's option, Resident shall remove any alterations or improvements installed by Resident and repair any resulting damage, all at Resident's expense.

c. Park may require removal of any mobilehome deemed substandard pursuant to Title 25, § 1606.

d. Park may require removal of a mobilehome at the time of transfer pursuant to Civil Code § 798.73.

32. FOR SALE SIGNS AND COMMERCIAL ACTIVITIES

a. Except as permitted by the Mobilehome Residency Law, no exterior signs or commercial advertising are allowed. One (1) "For Sale" sign advertising the sale of the Resident's home is

permitted, subject to size and placement limits imposed by law. Flags, banners, and all other exterior signs are prohibited.

b. Homes and spaces shall be used solely for private residential purposes. No business or commercial activity of any kind is permitted, including activities that require a business license, increase traffic, involve deliveries or storage, or unreasonably interfere with other residents' quiet enjoyment.

c. Garage sales, auctions, moving sales, door-to-door solicitation, distribution of handbills, and caravanning by brokers or Realtors are prohibited, except as required by law.

d. This section does not prohibit a properly licensed residential care facility that the Community is required by law to accept.

33. APPROVAL OF PURCHASERS AND SUCCESSOR RESIDENTS

a. Any buyer, transferee, or assignee intending to keep the home in the Community or reside therein must, prior to occupancy:

1. Submit a completed application for tenancy,
2. Be approved by Management,
3. Execute a Park Rental Agreement, and
4. Execute the current Community Rules and Regulations and residency documents.

b. A buyer, transferee, or assignee who fails to execute the required rental agreement shall have **no rights of tenancy** in the Community.

34. INDEMNIFICATION:

Owner and Management shall not be liable for any loss, damage, or injury of any kind whatsoever to the person or property of any resident or any of the employees, guests, invitees permittees, or licensees of any resident, or of any other person whomsoever, caused by any use of the Community or space, or by any defect in improvements erected thereon, or arising from any cause whatsoever, unless resulting from the negligence or willful act of Owner or Management. Owner strongly urges residents to keep their home secured and all personal effects insured for their protection, It is strongly recommended that residents fully secure all windows with locking devices and that a deadbolt lock with a one-inch throw be installed on all doors. It is suggested that each resident carry personal liability insurance, property damage insurance and replacement coverage on their home and belongings.

37. COMPLIANCE WITH LEASE OR RENTAL AGREEMENT

a. Incorporation and Effect
Residents shall comply with all terms and conditions of their Lease or Rental Agreement, to which these Rules and Regulations are attached and incorporated. A violation of the Lease or Rental Agreement shall constitute a violation of these Rules and Regulations, and a violation of these Rules

and Regulations shall constitute a violation of the Lease or Rental Agreement, subject to applicable law.

38. ADDITIONAL RULES INCORPORATED BY REFERENCE

a. Posted and Supplemental Rules
Rules and regulations governing the use of Community facilities, including but not limited to laundry rooms, garbage collection areas, streets, parking areas, and recreational facilities, may be posted in the applicable areas or distributed separately from time to time.

Such posted or separately distributed rules are hereby incorporated by reference into these Rules and Regulations and into the Resident's Lease or Rental Agreement, as permitted by law. Residents and their household members, guests, and visitors are required to comply with all such rules.

b. Enforcement
Any violation of posted or supplemental rules by a Resident, household member, guest, or visitor shall constitute a violation of these Rules and Regulations and the Lease or Rental Agreement. Failure to timely cure a violation following lawful notice may constitute grounds for enforcement action, including termination of tenancy, as permitted by applicable law.

39. WAIVER

a. No Waiver by Non-Enforcement
The failure of the Park or Management to enforce any provision of these Rules and Regulations upon any default by a Resident shall not be deemed a waiver of the right to enforce that provision against the same Resident or any other Resident, nor shall it be deemed a waiver of the right to enforce any other provision of these Rules and Regulations.

b. Single Enforcement Not Determinative
The enforcement or non-enforcement of any provision on one or more occasions shall not be construed as a waiver of the right to enforce the same provision on any subsequent occasion.

c. Presumption Against Waiver
Any ambiguity regarding whether the Park or Management has waived enforcement of any provision shall be resolved in favor of a finding that no waiver has occurred.

40. AMENDMENT OF RULES

a. Right to Amend
Owner and Management reserve the right to amend, modify, or adopt additional Community Rules and Regulations from time to time in accordance with the California Mobilehome Residency Law and all other applicable federal, state, and local laws.

b. Notice and Effectiveness
Any amendment shall become effective only after proper written notice has been provided to Residents as required by law and shall be enforceable only to the extent permitted by applicable law.

PARK RULES & REGULATIONS
WALNUT ESTATES
5495 5TH ST. KELSEYVILLE, CA 95451

41. ACKNOWLEDGMENT

a. Receipt and Review
I/We acknowledge that I/we have received a copy of these Community Rules and Regulations and all documents incorporated by reference herein, and that I/we have had an opportunity to read and review them.

b. Agreement to Comply
I/We agree to comply, and to ensure that all members of my/our household, guests, invitees, and any other persons permitted by me/us to be in the Community comply, with these Rules and Regulations and any lawful amendments thereto.

c. Enforcement and Severability
I/We understand that a violation of these Rules and Regulations or any posted or incorporated rules may constitute a violation of the Lease, Rental, or Registration Agreement and may be grounds for enforcement action, including termination of tenancy, as permitted by law.
If any provision of these Rules and Regulations is determined to conflict with applicable law, such provision shall be void or modified only to the extent required by law, and all remaining provisions shall remain in full force and effect.

Signature Acknowledgment

_____ _____
Resident Signature Date

_____ _____
Resident Signature Date

_____ _____
Resident Signature Date