

HILLSIDE MOBILE HOME ESTATES

27701 Murrieta Road, Sun Citv. CA 92586

951-679-2317

PARK RULES & REGULATIONS

1. RENTAL

The basic rental is for a maximum of two permanent adult residents in each mobile home. No one under the age of 55 is permitted to live with you. The unit must be owner occupied and may not be used as a rental. A permanent adult resident is one who is fifty-five years old or older and occupies a mobile home for a period of fourteen days or more during any consecutive month. At no time will there be more than 2 adult residents occupying the same mobile home. Unless a medical condition prevails and that person is you designated caregiver. Then you must have a medical report form filled out by your doctor on file and verified by park management. The appropriate form is available at the park office. Caregiver must be available 24 hours every day and neither caregiver nor person receiving care may not be employed elsewhere. A charge of \$10.00 per month will be added to rent for the additional person/caregiver who is qualified to stay. Visits of guests are limited to a period not to exceed 20 consecutive days or a cumulative total of 30 days per year.

Residents are allowed a maximum of four weeks from date of move-in to clear away all moving cartons, etc., from around the exterior of the home.

2. COACH SALES & REALES

A sixty (60) days written notice must be given to the Park prior to vacating tenancy. This applies whether selling or moving the coach. *All sales are to be approved by Management.* One (1) "For Sale" sign no larger than 24 inches by 18 inches may be posted. Should the selling tenant engage an agent to assist in the selling of the mobile home, it shall be the tenant's responsibility to introduce the agent to Management in order that the agent may be aware of the Park Rules and Regulations and the California Civil Code Mobilehome Residency Law covering the sales of mobile homes.

Management reserves the right to give prior approval of the purchaser of a mobile home that will remain in the Park and be assured that the purchaser comply with the Rules and Regulations limiting residency to adults 55 years of age or older. If tenant is going to remove their coach from the Park, a \$1,000.00 deposit is required. This is to cover any damages that may occur when the coach is being removed. The deposit will be refunded if no damages occur and the vacated space is left neat and clean according to Management's specification. Open house is permitted

3. SOLICITING:

No solicitors, vendors, peddlers, or agents will be permitted in the Park at any time. Special merchandising for the benefit of the tenants may be the exceptions.

4. PETS:

One dog or pet is accepted in the part but must weigh less than 25 pounds. There is no walking of pets within the confines of the Park under any circumstances. If you own a dog, you must have a fenced in area on your property. Tenant is responsible for cost and installation of fence and it is to be of uniform construction and according to management's specifications. **PETS MUST BE KEPT INSIDE YOUR HOME OR IN THE FENCED AREA ON YOUR PROPERTY.**

It is the responsibility of the tenant to keep their pet quiet and clean and, at no time, shall they allow the pet to become a nuisance to a neighboring tenant. Tenant must sign an agreement to abide by these rules and regulations.

5. RECREATIONAL FACILITIES:

The recreational facilities are provided for the primary use of the homeowners. Hours are posted. The clubhouse is opened at 8:00 am and doors are locked at 5:00 pm in the winter (standard time) and closed at 7:00 pm during the summer (daylight savings time). Street clothes, shirts and shoes are required in the Clubhouse. All guests must be accompanied by a tenant at all times.

6. ALCHOLIC BEVERAGES:

Alcoholic beverages are not permitted in or around the clubhouse facility. Management may make exceptions for certain social club activities.

7. LAUNDRY FACILITIES

Coin operated washers and dryers are available to the homeowner and are located in the building west of the Clubhouse area. Laundry may not be hung outside the laundry facility or outside resident's mobile home.

8. BILLIARD, PING PONG AND EXERCISE AREA:

Do not monopolize play. No one under the age of 18 is permitted in the billiard room except when accompanied by a resident and resident will be responsible for any damages that may occur. All guests must be accompanied by a tenant.

9. SWIMMING POOL & SPA RULES:

You must shower *BEFORE* using the swimming pool and Jacuzzi. You must remove *all* soap, oil, band-aids, corn plasters, etc., from your body. Failure to comply with this rule may result in a loss of the privilege of using these facilities.

There is to be no jumping or diving into swimming pool.

There is *NO SMOKING* in the clubhouse. No smoking, no food, no alcohol beverages or glass containers are allowed in the immediate swimming pool area and Jacuzzi area. No person(s) under the age of 18 is permitted to use the Jacuzzi. All guests must be accompanied by a resident in the swimming pool area. Limit of two (2) guest per resident only. Pool is closed during winter, November – April. Summer hours are from 8:00 – 7:00 May – October.

CHILDREN WHO ARE NOT TOILET TRAINED ARE NOT ALLOWED IN THE POOL AT ANY TIME! CHILDREN'S HOURS ARE FROM 10:00 AM UNTIL 2:00 PM DAILY, ONLY!

10. VEHICLES;

The speed limit for all vehicles driven in the park is 15 MPH. Please advise your guests of this rule. Continued violation of the speed limit could result in the loss of driving privileges inside the confines of the park. Tenants are to have no more than two cars per residence and must park in their own carport area; vehicles must be in drivable condition. Tenant parking in guest parking areas or on side of lot is prohibited. *Storage of campers, travel trailers, boats or motor homes on the tenant's space or in guest parking areas is NOT PERMITTED.*

Street parking is permitted only for purposes of loading or unloading and under no circumstances should be parked directly across from each other as this can hinder the access of emergency vehicles. Time allowances for street parking are one hour for cars and two hours for recreational vehicles.

Tenants with small van conversions may park in their carport area providing the unit is their sole source of transportation and does not exceed standard van widths and is not more than nine (9) feet high.

Repairs of autos or recreational vehicles are not permitted in the Park. Vehicles driven in the park must be kept free of gasoline or oil leaks to prevent damage to the paving.

NO MOTORCYCLES ALLOWED IN THE PARK BY TENANTS OR GUESTS.

CAR WASHING IS PROHIBITED ON PARK PREMISES.

11. DISTURBING NOISES:

No loud or irritating noise will be allowed at any time. Sound systems must be turned down between 8:00 pm and 8:00 am. No hammering or sawing or other disturbing noise will be permitted between 6:00 pm and 8:00 am and preferably none on Sundays. Management may make exceptions to this rule for emergency repairs/maintenance. Citizen band radios and ham sets are not allowed in coaches in the Park.

12. LOT IMPROVEMENT & MAINTENANCE:

There is to be no trash or debris on the patio, carport area or under the mobile home at any time. *State regulations prohibit the storage of materials under the mobile home.* Lot maintenance is the responsibility of the homeowner and shall be maintained in a well cared for appearance at all times. The Park will service space not properly maintained. **THE CHARGE FOR LOT IMPROVEMENT WILL BE DETERMINED BY MANAGEMENT.**

ANY DIGGING MUST BE PREAPPROVED BY MANAGEMENT.

Fences are permitted in certain areas but must not exceed thirty (30) inches in height. One storage shed is permitted per space not to exceed 120 sq. ft. It should preferably be of like material and color as the house and must be approved by Management. Only furniture designed for outdoor use will be permitted outside the coach. No appliances outdoors.

13. GUEST(S):

Visiting children may not play in the Park roadways. Bicycle riding by visiting children is not permitted on the streets during daylight or evening hours. There is to be no bicycle riding on Park walkways (greenbelt) or around the Clubhouse walkways. No skating or skate boarding on any of the Park property. Homeowners are responsible for the conduct of their guest(s) and will be held liable for any damages caused by them while on the Park property.

Management may request that the homeowners remove their guest(s) from any of the recreational facilities, should the guest's behavior so dictate. If warranted the guest may be excluded from the entire Park facilities at that time and may not be allowed to use the Park facilities in the future.

14. RESPONSIBILITY AND LIABILITY:

The homeowner, by taking residency in the Park and accepting the rules and regulations as a requirement of tenancy, hereby releases the Park, its Management, and/or Owners from any liability or expenses in connection with the loss due to fire, theft, or accident to the mobile home, its contents, automobiles, recreational vehicles or recreational equipment belonging to the homeowner. The homeowner further understands that the Management and/or owners of the Park will assume no responsibility or liability for accidents or injuries to the homeowners of the Park. Management or owners will not assume responsibility or liability for accidents or injuries to the homeowner or guests using the walkways, roadways, or facilities furnished by the Park for the homeowner's recreational use. This includes but is not limited to the use of the Jacuzzi and swimming pool, exercise room, walking on the Park roadways or curbs, walkways, and steps, walks and steps leading into or out of the recreational facilities, laundry facilities, the riding of bicycles, tricycles, and riding or driving of any motor driven vehicle.

15. ACCIDENTS AND INJURIES:

Should an accident or injury occur which is believed to be due to the negligence of the Park, it will be the sole responsibility of the homeowner to report such an occurrence to Management as soon as possible, but not more than one hour after such accident or injury. Should an investigation be required to determine the cause, responsibility or liability of such an accident or injury, such investigation will be made by Management and the owner or the owner's agent.

16. GARAGE SALES

There are to be no estate sales or garage sales in the park or in front of the park.

ALL RULES MUST BE COMPLIED WITH OR PRIVILEGES WILL BE LOST.