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Buyer _____ Date _____

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Le Sage Riviera Mobile Home Park

Rules & Regulations

(Effective: April, 2025)

Le Sage Riviera Mobile Home Park

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PARK RULES AND REGULATIONS

(Revised Oct. 2017)

PLEASE READ THESE RULES AND REGULATIONS CAREFULLY AS THEY CONTAIN BINDING COVENANTS, CONDITIONS AND RESTRICTIONS WHICH APPLY TO MOBILEHOME TENANCY AND ARE INCORPORATED BY REFERENCE INTO THE RENTAL AGREEMENT.

Property Address:	319 N. Highway 1	Space No.	Grover Beach, CA 93433			
Homeowner(s):						
Occupants:	Name	DOB	Name	DOB	Name	DOB
	Name	DOB	Name	DOB	Name	DOB
Pets (40 lb. max):						
Vehicles (limited to 2 automobiles)						
Make	Model	Color		Plate Number		

EMERGENCY CONTACT NUMBERS:

Office: 805-489-5506

After Hours Answering Service: 866-430-3480

1) INTRODUCTION

These are the Rules and Regulations of Le Sage Riviera Mobile Home Park ("Park"), which are part of the rental agreement and incorporated by reference. We have prepared them per the provisions of the Mobilehome Residency Law ("MRL"). Good neighbors will study these rules and enthusiastically and voluntarily comply with them. All homeowners and residents must comply with these rules and regulations as a requirement of tenancy. Please contact the Park Manager if you have any questions.

EQUAL HOUSING OPPORTUNITY - WE DO BUSINESS IN ACCORDANCE WITH THE STATE AND FEDERAL FAIR HOUSING LAWS. IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, HANDICAP OR DISABILITY, SOURCE OF INCOME, FAMILIAL STATUS, NATIONAL ORIGIN, ANCESTRY OR FOR ARBITRARY REASONS UNDER STATE LAW. PLEASE SEE POLICY IN FULL AT END OF THESE RULES AND REGULATIONS.

- a) **Purpose and Intent:** The Rules and Regulations are for the protection of the Park and to promote compliance with the law, care for common areas and reasonable conduct and maintenance standards. At all times, the rules and regulations will be interpreted in a reasonable fashion consistent with the Mobilehome Residency Law, as it may change from time to time. Changes to the MRL usually occur each year. You may request updated copies of the MRL as specified by law. Copies are kept in the office.

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- b) **Occupancy limit:** No more than two (2) persons per bedroom, plus one (1) additional person per Mobilehome, shall regularly occupy the Space. Only those persons named on the rental agreement may occupy the Mobilehome for more than thirty (days) in a calendar year.
- c) **Supersession:** These Rules and Regulations supersede any inconsistent terms of tenancy including prior Rules and Regulations.
- d) **Families welcome:** This Park is an "all-age" community with no minimum age requirements. At least one homeowner must have the legal capacity to enter a contract (i.e., at least one registered owner must be 18 years of age or been adjudged emancipated by court order). PERSONS OF ALL AGES MAY RESIDE IN ACCORDANCE WITH THE FAIR HOUSING ACT, AND THE FAIR HOUSING AMENDMENTS ACT OF 1988. RESIDENCY IS NOT CONDITIONED UPON OR RESTRICTED BY THE AGE OF ANY RESIDENT OR GUEST. THERE IS NO AGE PREFERENCE EXPRESSED BY MANAGEMENT. ANY UNLAWFUL DISCRIMINATION BY ANY RESIDENT, OR GUEST OR REAL ESTATE AGENTS MAY BE REPORTED TO APPROPRIATE GOVERNMENT AUTHORITIES.
- e) **Universal rule:** Absent specific rule, homeowners must generally conduct themselves in a reasonable manner, so as not to adversely affect neighbors, management, property, or others. In other words, no nuisance, breach of quiet enjoyment, annoyance, violation of laws or regulations, or injurious conduct or conditions are permitted, even if specific injurious, dangerous, or harmful conduct are not particularly described.

2) USE OF FACILITIES

- a) **Mobilehome Park Facilities:** Homeowners and guests have the right to use Homeowner's Space and Park facilities only if they comply with these Rules and Regulations and other provisions of the Park's residency documents. The Park will attempt to promptly and impartially obtain the cooperation and compliance of all Residents with the Rules and Regulations and other conditions of residency. Homeowner recognizes, however, that the Park's ability to obtain compliance is dependent upon several factors, including the cooperation of all Homeowners and their guests, the nature and extent of the failure to comply, the expense and practicability of enforcement and the laws then in effect. Homeowner agrees, therefore, that the enforcement of these Rules and Regulations and conditions of tenancy are a private matter between the Park and each Homeowner individually.
- b) **RV Park Facilities:** Homeowners and their guests are not entitled to use the Le Sage Riviera RV Park facilities.

3) PARK PERSONNEL

- a) **Park Manager:** Park shall be represented by its Resident Manager vested with the legal right and authority to enforce the Rules and Regulations on behalf of the Park. Manager has no authority to enter into, modify or cancel any tenancy agreement, or rule and regulation.
- b) **Maintenance Personnel/Property:** Park maintenance personnel are employed for maintenance of Park property only. Park property, tools and equipment are for the use of Park personnel only. Homeowners shall not use or borrow any of the Park's property, tools or equipment.

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- c) **Abuse of personnel:** Park has a zero-tolerance policy for abusiveness towards our staff.

4) GUESTS

- a) **Guest Registration Requirements:** All guests who stay longer than twenty (20) consecutive days, or more than thirty (30) days in any twelve (12) month period, must register at the Park office.
- b) **No Right of Tenancy:** No guest will have any rights of tenancy.
- i) Guests desiring to park or operate motor vehicles on Park property (streets) may be required to register said vehicles with management and provide proof of financial responsibility (i.e., insurance and current registration).
- ii) For any guest who stays with homeowner more than a total of twenty (20) consecutive days or a total of thirty (30) days in a calendar year (hereinafter "grace period"), homeowner may be charged a guest charge as provided in the rental agreement or the MRL for each guest for each day following the expiration of such grace period. Such charges may be added to the monthly statement given to the homeowner and payable together with monthly rent and other charges. If homeowner fails to pay a billed guest charge, demand to cure the default may be made by a combined or separate three day notice to pay the demanded amount and sixty (60) day notice to quit and remove the mobilehome from the premises as permitted by the Mobilehome Residency Law. This provision shall also be construed as a covenant of tenancy or amendment to the rental agreement. The amount of the guest charge may be increased on ninety (90) days advance written notice.
- c) **Exceptions:** Immediate Family Members, Boarders, Short Term Guests, Care Givers: No guest fee will be imposed if the guest is an immediate family member of homeowner (as defined by the Mobilehome Residency Law as the homeowner's spouse, parents, children, and grandchildren under eighteen (18) years of age), or, if the guest does not stay with him or her for more than a total of twenty (20) consecutive days or a total of thirty (30) days in a calendar year.
- d) **Guest Supervision:** Guests Must Be Accompanied by Homeowner at all times. No guest may use any common area facility, service, and amenity or be present in any common area without accompaniment of a homeowner at all times.
- e) **Qualification As Homeowner:** A guest who remains in the Park after his host has died, moved, or for any other reason does not physically reside in the Park on a regular basis, will be considered to be the equivalent of a buyer and the guest will be subject to the requirements of this Agreement and as such, will be required to apply for and be approved for tenancy, whether or not the guest has an ownership or financial interest or lien in or to the mobilehome, such as a "legal" or "registered" owner of record. The requirements of this Agreement will also apply if homeowner only sells/transfers a portion of the interest in the mobilehome or assigns only a portion of the right to occupy the space.
- f) **Occupation by Unaccompanied Guests:** If homeowner will not be present or reside at the space, then no guests may occupy or otherwise use homeowner's mobilehome without management's consent. Guests have no rights of tenancy in the Park.

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- g) **Accommodation of Guests:** Owner reserves the right to determine whether our facilities can accommodate all homeowners and their guests and, therefore, we may refuse any guest access to the facilities if the guest's presence would unreasonably detract from the use and enjoyment of these facilities by other homeowners and residents.
- h) **Sharing of Homeowners' Mobilehome:** If homeowner is living alone and wishes to share the mobilehome with one person as allowed by Mobilehome Residency Law, homeowner may do so and no charge will be made, although, this additional person will be treated as a guest and will not have any rights of tenancy in the Park.

5) LANDSCAPING

- a) **Changes:** Landscaping Spaces or changes to existing landscaping shall be completed within sixty days of the date Homeowner begins the work. Homeowners should discuss their landscaping plans with the Park Manager prior to preparing the written plan for the Park's approval. Prior to commencing any landscaping, Homeowner must prepare and submit a written plan for the approval of the Park. Any landscaping installed which does not conform to the Park's residency documents or is installed without the required written approval shall be removed by Homeowner within ten days of receipt of the written notice.
- b) **General landscaping standards:**
 - i) Park encourages everyone to be as original as they wish as far as flowers, and shrubs are concerned. Due to water conservation efforts in Grover Beach, Residents shall only use drought resistant plants and shrubs.
 - ii) Irrigation systems must be set to utilize the absolute minimum water usage.
 - iii) Only live plants may be used. All landscaping must be trimmed in such a manner so as not to extend beyond any lot lines of the Space.
 - iv) If rock is incorporated in your landscaping plan, plants, trees or shrubs must be incorporated into the same area as the rock. Black plastic of a minimum thickness of four millimeters must be placed under the rock to prevent weeds from growing up through the rocks. Woodchips are prohibited.
 - v) Toxic and poisonous trees, plants, and shrubs are prohibited.
 - vi) No trees are to be planted unless approved in writing by owner as to type and location. No tree or shrubbery is allowed which does or may develop a root structure which causes cracking, buckling, or otherwise interferes with streets, driveways or other Park facilities.
 - vii) All fencing must be approved by Management prior to installation. Fences may not exceed 6' in height. Chain link fencing is not permitted. Existing chain link fencing must be removed upon sale or transfer of the Mobilehome by Homeowner.
 - viii) Statuary and other forms of decor will be permitted only with Park's prior approval. No pools, ponds, waterfalls or other bodies of water outside the mobilehome are permitted.
 - ix) Permanent flagpoles are not permitted. Flagpoles which are four feet or less in length, which are designed to be mounted on the front of the mobilehome and easily removed for storage are permitted.

6) ACCESSORY EQUIPMENT, STRUCTURES AND APPLIANCES

- a) **Installation:** The installation of all required appliances, accessory equipment and structures on incoming Mobilehomes by Homeowner shall be completed within sixty days of the date

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Homeowner signs the rental agreement or first occupies the mobilehome, whichever is earlier. Prior to commencing installation of or a change in accessory equipment and structures, or installation of or a change in the appliance which is to be connected to the gas, electric or water supply, Homeowner shall submit for Park's approval a written plan describing in detail the accessory equipment, structure or appliance which Homeowner proposes to install or change. The following equipment, structures and appliance standards are provided only to assist Homeowners in their preliminary planning. Any accessory equipment or structure or appliance installed or changed which does not conform with the Park's residency documents or applicable federal, state or local laws or ordinances shall be removed by the Homeowner within ten days of receipt of the written notice.

- b) **Standards for incoming mobilehomes:** The Park's general standards for accessory equipment, structures and appliances for Incoming Mobilehomes are:
 - i) All exterior siding of newly installed mobilehomes must be of Alcan or Masonite or equivalent, with approved matching skirting.
 - ii) Storage sheds may not exceed 120 square feet. Two (2) sheds may be installed provided the total combined square footage does not exceed 120 square feet. Written permission from the manager must be obtained before any storage shed is placed on the lot.
 - iii) No washers, dryers, freezers, refrigerators or other home appliance may be located outside the home or in the storage shed(s).
 - iv) Homeowner shall obtain any alteration permits required by the enforcement agency (HCD) before making any alterations that require such a permit before any such work is undertaken.
 - v) All appliances must conform to all the applicable federal, state and local laws and ordinances. Homeowner is responsible for making sure that the mobilehome and all accessory equipment and appliances are compatible with the electric services now available and do not exceed the lot service specification.
 - vi) Screened in rooms must look like an integral part of the mobilehome and must have the written approval of Park Management and HCD (when required) before construction begins; and color and materials used are subject to management approval in advance. Do not buy materials until a sample is approved.
- c) **Standards for existing mobilehomes:** The Park's general standards for accessory equipment, structures and appliances for existing mobilehomes are:
 - i) The Park requires that the Homeowner maintain in good condition and repair the mobilehome and all accessory equipment, structures and appliances, which are presently installed or may be installed on the space. This obligation includes the replacement of any such items which are missing or are damaged to the point that it cannot be reasonably repaired. This obligation also includes the repainting of the mobilehome, accessory equipment, structures and appliances when they are reasonably in need of repainting. Color and materials used are subject to Park Management's discretion.

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- ii) Homeowner will only be required to adhere to the standards for incoming mobilehomes which apply to the change or addition Homeowner is making. For example, if you added a storage shed, you would be required to adhere to the storage shed standard. If changes or addition to skirting or awnings are voluntarily made- those standards would apply.

7) SPACE AND MOBILEHOME MAINTENANCE AND APPEARANCE

- a) **Home & Space maintenance:** Homeowner shall maintain their Space and mobilehome and all landscaping, structures, improvements and other things attached to or placed thereon in excellent condition and repair and in a neat, clean, attractive and well-kept fashion. Homeowner shall make no alternations, improvements, additions or utility installations, or modify the drainage or landscaping, or make any contract for such work without owner's prior written consent and approval. In giving or withholding owner's consent to any such work, Owner may, at its option, consider and base agreement or refusal of consent entirely upon aesthetic considerations and the compatibility of such changes to the Park. If Homeowner fails to obtain Owner's prior written consent and approval, all such alterations, improvements, additions or utility installations shall be promptly removed by the Homeowner, at Homeowner's expense, upon Owner's request. Before taking any action, which alters the appearance or condition (including additions of any accessories, items, decor or structural change), homeowner is required to submit a request in writing for the work and to give notice of the contractor to be used. A Resident Request for Approval of Alteration of Site form is available in the office.
- b) **Landscaping maintenance:** All landscaping and trees on the space must be maintained by the Homeowner, including weed control and tree and bush trimming. Homeowner is responsible for disposing of all debris and leaves in a trash bag (not directly in dumpster) placed in the trash container, and keeping all gutters and streets free of such debris, weeds, and leaves.
- c) **Parking Surfaces:** All concrete, asphalt and other surfaces, including Parking spaces, shall be maintained in good condition and repair, kept clean and maintained free of oil and other sticky or oily substances. Individual driveway maintenance is Homeowner's responsibility. Vehicles leaking oil must be removed from the property. Any damage done to the driveways, streets by a resident's vehicle will be the financial responsibility of the homeowner.
- d) **In absence of homeowner:** When Homeowner is away, it is his/her responsibility to have his/her Mobilehome and Space maintained.
- e) **Exterior storage:** Wheels, hitches and other items permitted by law are the only objects which may be stored under the mobilehome. Unless specifically permitted by the Park's residency documents or approved by Owner nothing may be placed or stored outside of the mobilehome or storage sheds. This includes, but is not limited to overstuffed furniture, appliances, ironing boards, brooms, mops, tools, gardening equipment, debris, refuse, litter, or any item which is unsightly in appearance. Patio furniture, operable bicycles and barbecue equipment (1 enclosed propane or natural gas barbeque), all of which are to be maintained in an attractive and neat condition, are the only items permitted outside of the mobilehome or storage shed. Only outdoor patio furniture designed for outdoor use may be used on the patio, porch, yard or other portions of the space.
- f) **Trash & Recycling:** Park does not have the trash dumpsters designated for any particular Homeowners; if the dumpster you normally use is full, Homeowner must look at the other

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available dumpsters to see if there is room in them. Any garbage that cannot be placed in a mechanical garbage disposal must be wrapped, and with other refuse, must be placed in plastic trash bags or trash cans and kept inside the Mobilehome or storage shed until placed in the dumpsters. Trash should never be placed on the ground. Either keep it at Homeowner's space or, put it in the dumpsters. Maintenance people hired by Homeowner may not use the Park dumpsters to dispose of clippings or trimmings. In the event Management elects to remove the dumpsters and go to curbside collection, Homeowners will be provided trash containers by the service provider. These containers shall only be placed on the park streets on the designated collection days and placed back on the space (as far out of sight as possible) once the containers have been emptied.

- g) **Prohibited waste:** The dumpsters are emptied by the disposal company (currently So. County Sanitation). They have specific rules prohibiting the following items. These rules may be subject to change by the disposal company, and homeowner is responsible for making sure they are in compliance.
- 1) Hazardous Waste
 - 2) Construction Waste
 - 3) Tires
 - 4) Florescent light bulbs
 - 5) Batteries
 - 6) Electronics
 - 7) Mattresses
 - 8) Couches / large furniture
 - 9) Appliances
 - 10) Dead Animals
- h) **Hazardous waste:** Sanitary and health laws must be obeyed at all times. Homeowner shall not dispose of any hazardous waste, substance or household products in the Park dumpsters and shall not dump any such substance on any Park property, on any space within the Park, in any drain connected to the sewer system or in the Park streets. All hazardous waste, substances and household products including, but not limited to, used motor vehicle oil, engine coolant, pesticides, paints, cleaning products and other similar substances shall be taken by Homeowner to a hazardous waste collection center (such as Cold Canyon Landfill) or otherwise disposed of in accordance with all applicable local, state and federal law. Homeowner is responsible for any stoppage of a sewer line that occurs before the "t" joint which joins the sewer line from the space to the park common sewer line.
- i) **Dangerous substances:** Anything which creates a threat to health and safety shall not be permitted on the Space. No flammable, combustible, or explosive fluid, material, chemical or substances, except ones customarily used for normal household purposes, may be stored on the Space and then only in quantities reasonably necessary for normal household purposes.
- j) **Major repairs:** As major repair and painting can cause damage to the property of others if not properly conducted, Homeowner is required to obtain Park Management's consent before undertaking such actions. Pressure washing of mobile homes is permissible; however the company being utilized must bring their own water so as not to affect our usage limits with the City of Grover Beach.

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- k) **Prompt repairs to exterior damage:** If any portion of the exterior of the mobilehome or its accessory equipment, structures or appliances, or the space is damaged, the damage must be repaired within thirty days. Homeowner may obtain an additional thirty days' extension to complete said repairs upon written request to Management. This obligation includes, but is not limited to, damage to the siding, awning supports, downspouts, skirting, porch or storage shed.
- l) **Utility accessibility:** The utility pedestals (water and utility hookups) must be accessible at all times. If one of the Park's water or gas shut-off valves is located on Homeowner's Space, it must be accessible at all times. Homeowner shall not connect, except through existing electrical or natural gas outlets or water pipes on the Space, any apparatus or device for the purposes of using electric current, natural gas or water.
- m) **Park trees:** Homeowner will not trim trees planted by the Park without the Park's written consent.
- n) **Drainage:** Drainage patterns and grading of the space must comply with all applicable federal, state or local laws to ordinances and may not be changed without the Park's written consent. It is the responsibility of Homeowner to maintain the drainage pattern on his/her space.
- o) **Damage to park property:** Homeowner shall bear the cost of repairs to any utilities or Park property damaged by Homeowner or Homeowner's guests. To avoid damage to underground facilities, Homeowners must have the Park's written consent before digging or driving rods or stakes in the ground.
- p) **Street cleanliness:** Homeowner shall not sweep or hose dirt, clippings or debris into the street or the neighboring Space.
- q) **Vehicle washing not allowed:** Vehicles should not be washed on the driveway or the Park's street. All vehicles must be washed off-site.
- r) **Permits required:** Building permits, licenses and other similar permission from governmental agencies are required and must be obtained before construction or installation of certain accessory equipment and structures and appliances and all such appliances, equipment and structures must comply with all federal, state and local laws and ordinances and meet the workmanship standards of the trades. Only licensed contractors may do spray painting in the Park or install items which are required to be connected to the electrical, gas or water supplies.
- s) **Removal and Storage of Property:** If management determines that the removal of personal property from the space is necessary to bring it into compliance with the rules and regulations or applicable law (Mobilehome Parks Act or Title 25 of the Code of Regulations), management may remove the property to a reasonably secure storage facility. Homeowner is responsible for reimbursing the actual and reasonable cost, if any, of removing and storing the property. Management may dispose of the property in any manner allowed by law.

8) UTILITIES

- a) **Grover Beach Water Shortage:** The City of Grover Beach declared a Stage III water shortage on June 16, 2014. The park is fined for over-use of water resources by our residents. Please make

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sure toilets are not running, sinks are not dripping, and all plumbing is checked for leaks regularly. If you see a leak anywhere, please report it to management as soon as possible.

Further, Residents of our park must comply with Grover Beach water use prohibitions as follows:

- i) Washing of sidewalks, driveways, or roadways where air-blowers or sweeping provides a reasonable alternative.
 - ii) Planting of turf and other new landscaping, unless it consists of drought tolerant plants.
- b) **Definition of Electrical item installation:** Except in those instances where the electrical system capabilities may be insufficient to supply adequate power to all appliances or where there are specific restrictions on the installation of certain items- reference in the Rules and Regulations or other residency documents to items "connected to the gas, electric or water supply," are not intended to include normal household appliances that can be installed by simply "plugging in" to an electrical plug or attaching a water hose to existing outlet or making a similar connection to a gas outlet. Rather, the Park is only concerned with items which require more extensive installation efforts where the method and quality of the installation may present health or safety problems if not performed correctly or the installation of items which require building permits or installation by a licensed contractor or where the Park or other persons may be adversely affected by the installation of the particular item.
- c) **Electrical protection devices:** Because the Park's electrical service delivery system is subject to minor momentary and transient voltage surges, fluctuations and disruptions which may occur in the normal operation of the Park's electrical system and which are beyond the control of the Park, it shall be the responsibility of Homeowner, at Homeowner's own expense, to install and maintain any and all special and/or auxiliary protective devices on the load side of the service delivery point as deemed necessary by Homeowner to protect Homeowner's electrical equipment and devices from voltage surges, fluctuations and disruptions resulting from causes beyond the control of the Park.
- d) **Water Pressure Regulators:** Park is known to have high water pressure. The use of a water pressure regulator is recommended. Park is not responsible for any loss or damage incurred by homeowner related to water pressure.
- e) **Homemade equipment not allowed:** Only manufactured accessory equipment and structures and appliances are permitted and no such "homemade" equipment, structures or appliances may be installed without Park's approval.
- f) **Material Which Will Not Dissolve in the Sewer System:** Material which will not dissolve in the sewer system, such as facial tissue, paper towels, sanitary napkins, or dryer sheets **MUST NOT BE FLUSHED DOWN THE TOILETS.** Owner may hold homeowner responsible for costs of clearing any clogged lines where the obstruction is located on the homeowner's side of the main or common line. Homeowner shall indemnify management for any damage which occurs due to such a homeowner caused obstruction.
- g) **Maintenance Duties Re: Mold:** Homeowner is responsible for moisture, accumulated water, and mold. Homeowner shall maintain the space so water does not accumulate. Water must drain off in a fashion as to avoid runoff onto another space. The skirting shall not extend into the grade because moisture or water may accumulate under the mobilehome. All watering systems

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shall be installed, maintained and adjusted as necessary to avoid water run off and standing water. Any beams shall be maintained to avoid the accumulation of water on the space. Any masonry skirting must contain sufficient ventilation to prevent accumulation of water under the mobilehome.

9) IMPROVEMENTS

- a) All landscaping and structures or other improvements permanently attached to or embedded in the ground (e.g. plants, paving stones, rock, mulch, etc....) shall become a part of the realty upon their installation and belong to the Park and shall remain upon and be surrendered with the Space. Homeowner shall repair any damage to the Space caused by the removal, including, but not limited to, the filling in and leveling of holes or depressions and shall leave the Space in a neat, uncluttered condition with the Park's original engineered grade intact.

10) COMMON AREAS

- a) There are no management personnel to supervise use of park common areas. Based on requirements imposed by federal law, sole responsibility for child usage of facilities and common areas constitute decisions which must only be made by the parents and guardians of children. The abilities of youngsters for unsupervised activities in common areas cannot be decided or enforced by the management. For these reasons, management is not responsible for the decision of any parent or lack of supervision, which results in injury or death to any children, because federal law prohibits management from establishing rules and regulations which require age-based supervision or access requirements.
- b) **Child neglect:** Homeowner should also be aware of Penal Code §11165.2 and .3, which provides that it is a crime to neglect children, such as willfully causing the child to be placed in a situation such that his or her person or health is endangered, including the intentional failure to provide adequate food, clothing, shelter, or medical care, or negligent failure to provide adequate food, clothing, shelter, medical care, or supervision where no physical injury to the child has occurred.

11) CONDUCT

- a) **Guests:** Homeowners are responsible for acquainting all guests with the Park Rules and Regulations.
- b) **Dangerous actions:** Actions by any person of any nature which may be dangerous or may create a health and safety problem or disturb others are not permitted. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, loitering, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct. Persons under the influence of alcohol or any other substance shall not be permitted in any area of the Park which is generally open to Homeowners and guests, known as common areas.
- c) **Compliance with Law, Residency Documents and Posted Signs:** 1. No violation of any federal, state, local law, regulation or legal requirement is allowed (such as violation of setback requirements, building standards, accessory structures, electrical overloading, and plumbing leaks). 2. A violation of terms, conditions, or other provisions of the Rental Agreement or Rules and Regulations is prohibited and constitutes grounds for termination of tenancy. 3. Any

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inspections completed by Park are for Park's purposes only, and Homeowner is not entitled to rely on that inspection or approval to insure that the item has been installed or constructed correctly. Homeowner agrees to indemnify and hold Owner harmless for any work which is improperly done, and/or not in compliance with applicable law, codes or standards, such as indemnity to include the Park's reasonable attorney's fees related to necessary legal proceedings. 4. The Mobilehome Residency Law presumes that a substantial violation of rules and regulations justifies injunctive relief (and thus assumes irreparable harm and lack of adequate legal remedy) without proof of irreparable harm or lack of an adequate legal remedy.

- d) **Quiet enjoyment of park:** Radios, televisions, musical instruments and other devices must be used so as not to disturb others. No devices that may disturb or interfere with radio or television reception will be permitted. Homeowners, their guests, and children must be quiet and orderly.
- e) **No nuisance or waste is permitted:** Homeowners and their guests shall not trespass on any Homeowner's space or on any area which is not open for general use by Homeowners and their guests. All Park property which is not for the use of Homeowners and 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 be avoided and not used, tampered or interfered with in any way.
- f) **Prohibited objects:** Roller skating, skateboarding, baseball, football and ball throwing of every kind are prohibited in the Park. Flying objects, such as Frisbees and the like, are prohibited in the Park. Any remote-controlled devices (including drones) and toys are prohibited from being operated or used in the streets and/or common area in the Park.
- g) **Open fires and fireworks not permitted:** Fires are not permitted except in fully enclosed propane or gas barbecues and other appliances inside Homeowner's mobilehome. Fire pits are expressly prohibited. No fireworks are permitted.
- h) **Termination of Tenancy for Substantial Annoyance:** The Mobilehome Residency Law provides that mobilehome park management may terminate a Homeowner's tenancy in a mobilehome park and proceed with eviction due to conduct upon the park premises by the homeowner or resident which constitutes a substantial annoyance to the other park residents. The term "substantial annoyance" is clarified in the following sub sections "1" through "14." Homeowner(s) agree that conduct which constitutes a substantial annoyance to other Park residents within the meaning of Civil Code section 798.56(b), shall include, but not necessarily be limited to the following conduct or combinations thereof, upon written complaint by other residents and witnesses and their willingness to cooperate and testify in a court proceeding due to the seriousness of the acts or omissions:
 - (1) Frequent arguments at your space (neighbor to neighbor disputes, domestic disputes, domestic violence, etc.) which are audible to a next door neighbor inside their home or in the Park streets;
 - (2) Any terrorist threats or racial/ethnic insults made to others, including management staff or neighbors;
 - (3) Brandishing of any deadly weapon and/or discharge of any explosive device including fireworks, or discharge of any gun including compressed air guns and "BB" guns within the mobilehome park complex, whether intentional or accidental;

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- (4) Multiple responses (i.e., 3 times in any 12 months) to the Park by the police for reported criminal and/or nuisance activity or disturbances of the peace at your space;
 - (5) Frequent vehicular traffic to and from your space for short visits;
 - (6) Frequent bicycle or foot traffic to and from your space for short visits;
 - (7) Frequent loud music at the space night or day which is audible to a next-door neighbor inside their home or in the Park streets at an unreasonably loud level;
 - (8) Frequent open consumption of intoxicants and/or drunken disorderly behavior whether at your space or in common areas;
 - (9) Unsafe driving within the Park including driving at an unsafe speed, failure to stop or yield, endangerment to pedestrians and pets;
 - (10) Loud motor vehicle noises including modified muffler systems, car stereos and motorcycles going to and from your space;
 - (11) Causing any open fire, whether intentional or accidental;
 - (12) Lewd or obscene behavior outside your home or in the common areas;
 - (13) Disturbing the peace by behaving in an unreasonably loud or disruptive manner outside your home or anywhere in the mobilehome park complex;
 - (14) The uttering of profanity outside the home or in common areas loud enough to be audible to persons passing by.
- i) **Getting along with Neighbors:** If neighbors, another Homeowner or their guests cause a disturbance, Homeowner is required to make a friendly and respectful contact and resolve the disturbance. Management is not the cause of such disturbances and cannot compel people to become good neighbors; Management has no obligation to intercede in a "neighbor vs. neighbor" dispute, except as may be required by law. Homeowner is responsible for Homeowner's own actions and actions of other Homeowners, residents and guests of their space. Therefore, Homeowner shall indemnify and defend the Owners and all agents (management agents, entities and employees) (severally and collectively "Owner") in respect to any claimed damage or injury inflicted by the Homeowner, including Homeowner's family members, residents and guests or other invitees. If Homeowner obtains injunctive relief against another Homeowner (including, again, all family members, residents and guests or other invitees), Owner shall not be required to also do so because additional injunctive relief is cumulative to the previous relief already obtained; or, if injunctive relief is issued against you (including again all family members, etc.), Owner shall not be required to seek injunctive relief to advance the cause of a wrongdoer; and, in the event two Homeowners seek legal relief against each other resulting in reciprocal injunction, Owner is not required to seek legal relief because relief is already obtained constraining each side against further harm or injury and both sides are at fault. Any conduct for which a restraining order is issued may be deemed a substantial annoyance to other residents where residents provide admissible evidence of facts sufficient to succeed at trial.

12) VEHICLES

- a) **Two automobile limits:** Homeowners may park only two (2) automobiles in the Park at any time.
- b) **Repairing of vehicles prohibited:** No repair work of any kind on any vehicle, boat or trailer may be done in the Park. Washing of vehicles in the Park is prohibited.

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- c) **Safe operation of vehicles:** Vehicles must be operated in a safe manner. Pedestrians, electric carts and bicycles shall be granted the right of way. No motorized vehicle may be operated within the Park by any person who is not licensed. Homeowners and guests must obey all posted traffic control signs and street markings.
- d) **Licensed vehicles only:** All vehicles operated in the Park must be properly licensed and registered for use on public roadways.
- e) **Maintenance of vehicles:** No vehicle is permitted in the Park unless they are regularly maintained in normal operating condition and are neat and clean in appearance. This includes, but is not limited to, inoperable vehicles, vehicles on which the exterior has deteriorated to a point where they are unsightly and detract from the appearance of the Park, or vehicles which contain unsightly loads that are visible to other persons. Excessively noisy vehicles are not permitted in the Park. Vehicles dripping gasoline, oil, or other fluids or substances must be kept out of the Park until repaired to prevent damage to the pavement. Oil and other drippings must be removed by Homeowner and Homeowner is responsible for the repair of damage to the pavement. A drip pan may be used in the driveway if it is kept clean.
- f) **Bicycles / motorized bikes:** Bicycles must obey the same traffic regulations as other vehicles. Mini bikes, dirt bikes and any type of loud off road vehicles are not permitted within the Park. Persons required by law to wear helmets are required to do so.
- g) **Important notice re. towing vehicles from driveway:** No vehicle is permitted to be in the Park or parked on a mobilehome driveway, on park streets or designated parking space if it is not in compliance with all Vehicle Code requirements, bears current registration, and is compliant with the above rules.
- h) **Removal of vehicles:** Any vehicle not meeting these standards may be removed from the Park by management at homeowner expense in accordance with the Mobilehome Residency Law. In addition, any vehicle parked on the Park streets or in visitor parking in violation of these rules may be towed without notice.

13) **PARKING**

- a) **Two automobile limit:** Homeowners may park only two (2) automobiles in the Park at any time. Street parking is not permitted, except along the golf course side of Park Ave, within the two (2) automobile limit. Some homes may only have space for one (1) automobile at their unit. In this case, a 2nd automobile may park along the west side of Park Ave. Vehicle parking on Homeowner spaces shall be limited to the paved portion of the space under the carport awning. Vehicles may not be parked or stored in front of the home whether paved or unpaved, except designated RV spaces.
- b) **Visitor parking spaces:** Homeowners shall not park in spaces designated as guest/visitor parking spaces. Guests shall not park in designated resident parking except in the resident driveway. Because of limited parking facilities, noise and the need to insure a safe and pleasant environment for all residents, Park Management reserves the right to restrict the number of guests bringing automobiles into the Park.

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- c) **Prohibited vehicles:** Large vehicles such as motor homes, buses, travel trailers, boats, boat trailers, semi-tractor trailers, utility trailers, vehicles over one ton and other similar recreational vehicles may not be parked on Homeowner's Space or on the park streets. All such prohibited vehicles shall be parked outside of the Park. All such vehicles parked in the Park are subject to immediate removal without notice at vehicle owner's expense.
- d) **Service vehicles:** Service vehicles of contractors or other persons performing services for Homeowner during the time the service is being performed will be permitted to park on the streets, as long as they are not blocking a driveway or street entrance.
- e) **RV Park overflow parking:** Le Sage Riviera RV Park, a division of Le Sage Enterprises, Inc., is permitted to allow overflow parking of RV park guests in visitor parking areas in the mobilehome park.

14) FOR SALE SIGNS AND COMMERCIAL ACTIVITIES

- a) The Mobilehome and Space 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, except for home occupations approved and licensed by local governmental ordinance or regulation that do not require walk in clientele- as follows:
 - a. Child care with legally required licensing and permitting is allowed per requirements of state laws and regulations. Homeowners may babysit or care for children of family members on an infrequent basis;
 - b. Any on-site activity requiring the issuance of a business license or permit by any governmental agency; and
 - c. Any activity which increases traffic within the Park, requires the storage of material on the space, results in deliveries within the Park or interferes with other Residents' quiet enjoyment of their homes and spaces.
- b) Except for the sale of Homeowner's mobilehome, no auction, moving sale, garage sale or other signs will be permitted in the Park. Homeowners may, however, advertise items for sale to other Homeowners of the Park. The general public may not be invited into the Park. The Park is for private use of Homeowners, their families and invited guests only.
- c) Except as specifically permitted by the Park's residency documents, no "For Sale" signs or other signs advertising anything for sale or advertising any other commercial activity are permitted. Signs with Homeowner's name and address are permitted. Any sign advertising the sale or exchange of Homeowner's mobilehome shall be as limited by the Mobilehome Residency Law. Door to door selling or solicitation is not permitted. Political signs shall be limited to the minimum allowance under the Mobilehome Residency Law.
- d) Upon request of Homeowners, Management may permit an annual park wide yard/garage sale and impose reasonable restrictions on such sales.

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15) SUBLETTING

- a) **Terms allowed:** The minimum term of a sub-lease shall be six months.
- b) **Rule compliance by sub-lessees:** Sub-lessees are subject to all of the rules and regulations contained herein, and it is homeowners' responsibility to make sure sub-lessee is provided with a copy of the rules, and agrees to comply with them. The failure of a renter to comply with the rules and regulations of the park may result in the termination of the homeowner's tenancy in the park (MRL §798.56).
- c) **Requests by sub-lessee:** Management will not respond to any complaints from Homeowner's tenant. Management will only respond to the Homeowner requests made in writing.
- d) **Short-term vacation renters and homestays prohibited:** Homeowner shall not rent property for short-term vacation or homestays (defined as stays shorter than 6 months). Mobile homes are not to be listed for short-term or homestays on sites such as Air BNB, VRBO, Home-away, or similar sites.

16) PETS

- a) **Permission for pets:** A house pet is defined as a pet that spends its primary existence within the mobilehome. A written request for each pet must be submitted to management, and permission must be granted, to ensure the house pet complies with the rules and regulations. Homeowners are forewarned not to acquire a pet unless and until permission has been given in writing. Should a Homeowner lose his pet he must obtain written permission from Park Management before acquiring another one.
- b) **Registration of pets:** Homeowners with pets acquired prior to April 1, 2025, must submit the breed, name, age, and weight of the pet to the office for record keeping by July 1, 2025. All pets must be registered with the office within seven (7) days of obtaining the new pet.
- c) **Pet restrictions:** Small dogs, cats, and small birds (such as parakeets and canaries), are permitted. Other unusual household pets must be approved in writing by Park Management. Small dogs which will not exceed forty pounds at maturity are allowed. No dog over forty (40) lbs. will be permitted. Pit Bulls, Chows, Doberman Pinchers, German Shepards or other aggressive breeds are specifically prohibited. No more than two dogs or two cats (or one of each) will be allowed per Mobilehome. Wild, poisonous, illegal and dangerous animals are not permitted.
- d) **Legal compliance:** Each pet must be licensed and inoculated in accordance with the local law.
- e) **Protection of spaces:** Pets will not be allowed in the common areas at any time. Pets are not permitted to invade the privacy of other Homeowner's spaces, flowerbeds, scrubs, etc.
- f) **Cleanliness:** Pet owner is responsible for immediately picking up and disposing of excrement left by a pet on their space or any area in the Park. The park provides "mutt mitts" along Park Ave. Homeowners not cleaning up after their pets are subject to being cited with a rule violation.

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- g) **Leashed pets only:** When taken for exercise, pets must be walked with a leash. Any pet off leash in the Park will be impounded at the pet owner's expense and the Homeowner may be notified to vacate his Space or give up his pet.
- h) **Containment of pets:** Pets must be kept inside the mobilehome or in a secure fenced area of the mobilehome space.
- i) **Disturbance by pets:** Pets will not be allowed to cause any disturbance which might annoy neighbors. If a pet causes any disturbance or harm, such as barking, growling, biting, or any other unusual noises or damage which will annoy or cause harm to a neighbor or a neighbor's property, permission to keep the pet will be revoked.
- j) **No guest pets permitted:** Guests are not permitted to bring their pets into the Park.
- k) **Unaccompanied pets:** Tying or housing pets outside the mobilehome and leaving them unattended is prohibited. If a pet is outside the mobilehome the owner must also be outside with them. Leaving food outside is prohibited- and will be removed and discarded where observed.
- l) **No roaming of pets allowed:** California law prohibits allowing dogs and cats from roaming loose in any Mobilehome Park. This law is incorporated into these rules.

17) LOT LINES

- a) The lot lines at the perimeter of the space were for purposes of compliance with legal requirements for construction and operation.
- b) The area leased by Homeowner includes the footprint of the mobilehome and accessory structures and required setbacks from the mobilehome and accessory structures; the area expected to be used and enjoyed may not be represented by apparent physical boundaries or lot lines of the space as they exist at the inception of tenancy, as such lines may be changed, enlarged or reduced as legal requirements, compliance or other business necessities may require. The designated lot lines are as required by law and do not represent a warranted area for use and enjoyment, are subject to change and may be modified as allowed by law.
- c) Homeowner agrees to approve and allow a change in lot line locations if such modification does not exceed a change of up to thirty six inches in length or width to the space. Any adjustment shall not result in reduction, or offset of rents. In such cases, no claim shall lie against management for lot line alterations or satisfaction of such legal mandates or business necessities. Homeowner is responsible for space maintenance within the area defined by the lot line markers and may use, occupy and enjoy such area subject to further modification and alteration as provided.
- d) Homeowner shall maintain the lot line markers as they currently exist and promptly notify management if the lot line markers are lost, moved or destroyed.
- e) The foregoing defines the enforceable expectations of use, occupation and enjoyment to which Homeowner is entitled.

18) RELEASE OF LIABILITY

- a) **Core Tenancy Functions:** With respect to the space, and provided utilities, Owner is not liable for and is hereby released from any loss, damage or injury of any kind to the person or property

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of any Homeowner, family members, residents, guests and any of their agents, employees, invitees, or to any other person, caused by any use or occupation of the Space, or by any defect in the Space improvements, or arising from any other cause in or about the Space inclusive of all essential or core tenancy duties, unless resulting from Owner's negligence or willful misconduct.

- b) **Non-Core Tenancy Functions:** With respect to common areas, Owner is not liable and is hereby released in respect to Homeowner, family members, residents or guests, agents, invitees or employees, for any bodily or personal injury, damage to property or legal damages, or other loss to person or property caused by facilities, amenities, physical improvements, conditions or defects therein, or by Owner, other persons while therein or thereon. Homeowner agrees to indemnify and hold Owner harmless from and against any and all claims for damages to property or person arising from Homeowner's use or occupation of the Space or caused by any pet kept on the Space, or from any activity, work being done, permitted or suffered by Homeowner in or about the Space. Further, Owner shall not be liable for personal injury or damage or loss of personal property (furniture, jewelry, clothing, etc.) from theft, vandalism, fire, water, rain storms, smoke, explosions, or other causes whatsoever. Homeowner agrees to indemnify and hold Owner harmless from all loss suffered by Homeowner or other persons in any of the aforesaid circumstances. The foregoing release means that Homeowner shall proceed at its peril in common areas, facilities and amenities which are not part of the duty of habitability of the Space, including the laundry, walkways, paths, the common areas including the roadway providing ingress and egress to the Park.
- c) **Interpretation:** Language preceding this paragraph shall be construed as a release to the fullest extent of the law in accordance with *Lewis Operating Corporation v. Superior Court of Riverside County*, 200 Cal.App.4th 940, 132 Cal.Rptr.3d 849 (2011).

19) **AMENDMENT OF RULES**

- a) Owner may unilaterally amend, add to or delete any rule at any time during the initial or hold over term. This agreement may be amended except for initial term of occupancy (duration of tenancy from inception to expiration). No term, covenant, condition, promise, or provision of this agreement or rules and regulations and all other residency documents, memoranda, signs and postings are essential to occupancy; none are the "heart" of the occupancy except payment of rents and the right to occupy the Space; none are an inducement for occupancy; and, all are subject to change by Owner. Failure to comply with the rules and regulations, now and in the future, will constitute good and sufficient cause for eviction. Owner shall not be restricted in any way from imposing such additions, deletions and modifications and it is agreed that the judgment issued in the case of *Rancho Santa Paula Mobilehome Park, Ltd. v. Evans* (1994) 26 Cal.App.4th 1139, 32Cal.Rptr.2d 464, shall have no application to occupancy.

20) **ZONING/USE PERMIT**

- a) The nature of the zoning or use permit under which the Park operates is Mobilehome Park and there no conditional or other local use or occupancy permits subject to expiration or renewal. The Park is not currently subject to a Lease in which management is a lessee.

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21) EXECUTIVE ORDERS COMPLIANCE

- a) Homeowner represents and warrants to Owner and Owner hereby represents and warrants to Homeowner that each and every "person" or "entity" affiliated with the respective party or that has an economic interest in the respective party or that has or will have an interest in the transaction contemplated by these Rules and Regulations and the purchase/ownership or leasing a trailer or space in any property that is the subject matter of the Rental Agreement or lease, in any manner whatsoever, in the leasing of the space and the purchase or leasing, is: a. Not a "blocked" person listed in the Annex to Executive Order Nos. 12947, 13099 and 13224; b. In full compliance with the requirements of the Patriot Rules and all other requirements contained in the Rules and Regulations of the Office of Foreign Assets Control, Department of the Treasury.

22) ATTORNEY'S FEES

- a) Attorney's fees and costs shall not be awarded to the prevailing party in the event of any legal action between the parties except as provided by Civil Code §798.85 and for unlawful and forcible detainer cases.

23) PARAGRAPH HEADINGS

- a) The headings and titles of the paragraphs within these Rules and Regulations are included solely for the purpose of convenience, and shall not affect the construction or interpretation of any of the provisions contained herein.

24) WAIVER OF DEFAULT

- a) **No waiver:** by management of management's right to enforce any provision hereof after any default on the part of Homeowner, shall be deemed a continuing waiver or a waiver of management's right to enforce each and all of the provisions hereof upon any further or other default on the part of the Homeowner. The acceptance of rent shall not be, or become construed to be, a waiver of any breach of any term, covenant or condition of Homeowner's Rental Agreement or affect any notice, demand or suit hereunder.
- b) **Acceptance of rent:** Acceptance of rent shall not reinstate a terminated tenancy but is held for disposition by the court. Acceptance of rent shall not create a tenancy with any applicant or third party—only mutual execution of a Rental Agreement may create a tenancy as per Civil Code §798.15. Acceptance of rent shall constitute no waiver of rule violations or any rule, substantial annoyance, or other grounds for the termination of tenancy specified by law, or other rights. Acceptance of rent after service of a notice to terminate tenancy shall not waive, affect or prejudice the notice. Nor shall routine service of other notices, management communications, or other actions or omissions of the management waive, prejudice, or affect the right to terminate tenancy, process a purchaser application and approve a Homeowner for tenancy, or otherwise affect the rights of management.
- c) **Park exercise of rights:** Park may exercise any right under the terms of the rental agreement or these Rules and Regulations as amended or modified or any other right of the management under applicable law, and do so at any time subsequent to the date such right became effective hereunder, and do so retroactively to the date the right initially became effective or enforceable and demand performance from such inception through, to, and including the date of the

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demand and thereafter. Any intentional or inadvertent delay is not a waiver; and shall not constitute an estoppel, or laches; and, shall not render any such right unenforceable or be a defense against enforcement from and after the time such right could first be exercised.

25) ZERO TOLERANCE POLICY RE CONTROLLED SUBSTANCES

- a) **Drug-Related Activity:** "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802). Homeowner, any member of the Homeowner's household, or a guest or other person under the Homeowner's(s') control or present by reason of Homeowner's(s') acquiescence, shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the Space or in any common areas. Homeowner(s) or members of the household will not permit the dwelling unit to be used for or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest. Homeowner(s) or members of the household will not engage in the use, manufacture, sale, cultivation or distribution of illegal drugs at any location, whether on or near the Space or in any common areas. Homeowner(s) or any member of the household, or a guest or other person under the Homeowner's(s') control or present by reason of Homeowner's(s') acquiescence shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near the space or in any common areas.
- b) Management expressly forbids the use or cultivation of marijuana on any park property or on the Homeowner's space.
- c) **Termination:** Any sale, gift, distribution or receipt of a controlled substance in the Park, shall result in immediate termination of tenancy. Any complaints of odors or secondhand smoke emanating from within a mobilehome due to a controlled or illegal substance may result in the termination of tenancy.

26) PROPOSITION 65 WARNING

- a) Homeowner should be advised that this is not a smoke free area. In addition, there are other chemicals that exist on the property. The common areas in and around the Park may contain at least one of the following chemicals known to the State of California to cause cancer, birth defects and/or reproductive toxicity and for which warnings are now required. These chemicals include, but are not limited to: tobacco, smoke, lead and lead components, asbestos, carbon monoxide and gasoline components. To obtain general information on the Proposition 65 list of chemicals, you may contact OEHHA at (916) 445-6900, or visit <http://www.oehha.ca.gov/prop65.html>.

27) SEX OFFENDER NOTICE

- a) "Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides."

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28) REMOVAL ON SALE

- a) Management may require the removal of any mobilehome on sale or transfer of ownership interest, or on assignment or transfer of tenancy (which management must approve as per Civil Code §798.73) for any reason allowed by law including Civil Code §798.73.

29) OWNER INFORMATION

- a) Owner hereby discloses the name, telephone number, and usual street address at which personal service may be effected of each person who is:
 - i) Authorized to manage the premises:
Name: Les Frame Management
Address: 1635 Aviation Blvd
Redondo Beach, CA 90278
(310) 798-1102
 - ii) Authorized to receive service of process and for the purpose of receiving and receipting for all notices and demands:
Name: Les Frame Management
Address: 1635 Aviation Blvd
Redondo Beach, CA 90278
(310) 798-1102
 - iii) To whom rent payments shall be delivered:
Le Sage Riviera Mobile Home Park
319 N. Highway 1, Office
Grover Beach, CA
(805) 489-5506

30) OTHER RULES INCORPORATED BY REFERENCE

- a) Other Rules and Regulations and documents are referred to below and incorporated in our rent land lease agreements. Others are posted in the Park or are on signs. These other rules, regulations and other documents and signs (as they may be periodically changed) are incorporated in these Rules and Regulations by reference.

SECTION INTENTIONALLY LEFT BLANK

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Acknowledgement & Affirmation

I hereby affirm that all information provided to Le Sage Riviera is true and correct, constituting material inducements for this agreement. I will promptly notify park in writing of any change in this information. I understand that provision of false information is fraud, and justifies rescission, damages, and other remedies.

I/WE AGREE THAT WE HAVE READ, UNDERSTOOD AND VOLUNTARILY AGREED TO ALL OF THE PROVISIONS OF THIS AGREEMENT WHICH CONSIST OF THIS AGREEMENT AND ANY OTHER DOCUMENTS REFERRED TO HEREIN.

Dated: _____, 20____

Homeowner(s)

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Approved:

Manager Signature: _____

Printed Name: _____

Dated: _____, 20____

Authorized Agent of the Owner

NOTE TO NEW HOMEOWNERS AND ESCROW: THIS AGREEMENT WILL NOT BE EFFECTIVE UNLESS THE PURCHASE OF THE MOBILEHOME IS COMPLETED; OTHERWISE THIS AGREEMENT IS EXPRESSLY NULL AND VOID FOR ANY PURPOSE.

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Addendums

FHAA Fair Housing Policy

EQUAL HOUSING OPPORTUNITY: WE DO BUSINESS IN ACCORDANCE WITH THE STATE AND FEDERAL FAIR HOUSING LAWS. IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, HANDICAP OR DISABILITY, FAMILIAL STATUS, SOURCE OF INCOME, NATIONAL ORIGIN, ANCESTRY OR FOR ARBITRARY REASONS UNDER STATE LAW -DISCRIMINATORY ACTIONS OF THE MANAGEMENT, LESSEES, RESIDENTS, GUESTS OR OTHERS MAY BE REPORTED TO OWNER'S AGENTS, OR THE DEPARTMENT OF FAIR EMPLOYMENT AND HOUSING. MANAGEMENT WILL NOT AT ANY TIME UNLAWFULLY ADMINISTER, ENFORCE OR EXPRESS ANY PREFERENCE WITH RESPECT TO EXISTING OR PROSPECTIVE HOMEOWNERS, RESIDENTS, OR GUESTS BASED ON ANY PROTECTED CLASS STATUS AS DEFINED UNDER SUCH LAWS. NO SUCH UNLAWFUL ACTIVITY BY OTHER PERSONS WHETHER RESIDING IN OR DOING BUSINESS IN THE PARK OR OTHERWISE IS PERMITTED; ANY UNLAWFUL DISCRIMINATION KNOWN OR REASONABLY SUSPECTED MAY BE REPORTED TO APPROPRIATE GOVERNMENT AUTHORITIES FOR PROSECUTION.

Law Enforcement Cooperation

The park cooperates with all law enforcement agencies in the identification, apprehension and prosecution of all persons who use, sell, possess, transport or manufacture any controlled substances and illegal substances and things, and all persons who harbor such persons or allow them into their homes or this park. Park will further cooperate to the fullest extent of the law, with all efforts to prosecute such persons and seek the forfeiture of all instrumentalities of such crimes. Tenancy will be terminated for such conduct as a substantial annoyance to other residents.

Acknowledgment of policy addendums:

HOMEOWNER 1:	_____	_____
	Sign	Date
HOMEOWNER 2:	_____	_____
	Sign	Date