BRAVO ESTATES

PARK RULES AND REGULATIONS

1. The following Rules and Regulations are a part of your rental agreement and have been established to encourage community cooperation and to promote an environment which allows for quiet enjoyment in the community, and keeping the welfare of all Residents, guests, and employees of the mobilehome park in mind. These Rules and Regulations have been prepared in accordance with the Mobilehome Residency Law, and are not permanent or irrevocable, and may be changed at any time at the Park's discretion, in compliance with California Civil Code section 798.25. Please read them carefully.

   Being a "GOOD NEIGHBOR" is worth more than a set of rules. We trust we will have your complete cooperation due to the fact that you are interested in having a nice community in which to live.

   The California Civil Code Provisions of the Mobilehome Residency Law, the Rules and Regulations set forth herein, and all other rules of conduct of the park which are posted throughout the community, which may change from time to time, and any other documents of the Park, are part of the Resident's Rental Agreement, and by this reference, are incorporated into the Rental Agreement.

2. **Universal Rule.** Unless a more specific rule exists, the Universal Rule applies and is controlling which is that (a) Residents will conduct themselves in a reasonable manner, being respectful of the rights of others; (b) Residents will not adversely affect others; (c) Residents will not do anything which may cause endangerment to property or person; and (d) Residents will not engage in any activity which may cause nuisance, breach of quiet enjoyment, violation of law, or exposure to liability to other Residents, or to the community, even if not specifically described in these Rules and Regulations.

3. **Compliance.** Residents and guests have the right to be in the Park and use the facilities only if they comply with the Rules and Regulations and other provisions of the Park's tenancy documents. Violation of any federal, state, or local law is prohibited by you or your guests.

   Due to the fact that you live in a community in which you live in close proximity to others, you will be subject to a certain amount of disturbance by your neighbors, as you also would in any other type of neighborhood dwelling. For example, children run and play, people laugh and talk outside of their homes, Residents work at varying hours, lawn equipment is operated, music is played, friends come and go, and so on. Therefore, should such an occasion exist in which a disturbance is created by others in the community which you believe to be unreasonable, we ask that you make every effort to speak with the individual who is creating the problem and attempt to resolve it on your own. Should you be unable to achieve satisfaction in the resolution of your problem, and it continues to persist, it would be appropriate, at that time, to request the Management's assistance.

4. **Enforcement.** The Management will make every effort to reasonably and uniformly enforce these Rules and Regulations. However, there may be instances when it will be impossible to do so, due to various practical and/or legal considerations. Resident further recognizes that the Management's ability to obtain compliance is dependent upon a number of factors, including the cooperation of all Residents and their guests. Resident agrees, therefore, that the enforcement of the Rules and Regulations and other conditions of tenancy are a private matter between the Park and each Resident, individually.

5. **OPEN-AGE COMMUNITY.** The Park is an "open-age" community, and has no minimum age requirements. The Park does, however, require that the principal signatory, or "Homeowner", as described in the Mobilehome Residency Law, be an adult.

6. **RESIDENCY.** Any person wishing to purchase a mobilehome and become a Resident of the Park must make application for residency in writing, and be approved by the Management. The applicant must be willing to sign and comply with the terms and conditions as set forth within the Park tenancy documents. No rights of tenancy shall exist unless and until the Management has approved the prospective purchaser as a Resident, and a rental agreement has been executed, pursuant to California Civil Code section 798.75. At all times, at least one occupant must be the registered owner of the mobilehome.

7. **USE AND OCCUPANCY.**

   A. Your mobilehome and space are for residential purposes only and may not be used for any business or commercial activity without prior written approval from the Management. This includes such activities as repair operations or mail order businesses, etc., which would increase the risk of harm to the management, or to any other person or property, or would create an unreasonable amount of traffic within the Park, or would be inconsistent with Park zoning, or might increase the insurance cost to the Park.

   B. No more than two (2) persons per bedroom, plus one (1) additional person per mobileome may occupy the mobilehome. For purposes of this restriction, a "bedroom" is a room intended by the manufacturer of the mobilehome to be regularly used as a bedroom and all bedrooms must contain closet space. A bedroom is not a den, family room, living room, or other room which has been or could be converted to a bedroom

8. **STANDARDS FOR MOBILEHOMES, ACCESSORY EQUIPMENT, STRUCTURES, AND APPLIANCES.** All mobilehomes, their accessory equipment and structures, and appliances must comply with Title 25, Housing and Community Development of the California Code of Regulations, Chapter 2.

   A. **Mobilehome Approval.** The Management reserves the right to approve or reject any mobilehome as to age, size, appearance and associated external structures and appurtenances, which are to be installed or stored in the park. These items include, but are not limited to, skirting, carport and patio awnings, pop-outs, add-ons, fences, decks, cabanas, cabinets, storage sheds, and concrete slabs. Resident agrees not to replace the mobilehome on the space without first obtaining the Park's prior written consent and all necessary permits.

   B. **Accessory Equipment, Structure Approval.** Prior to installation or modification of accessory equipment or structure, or of any appliance which is to be connected to the gas, electric or water supply, a written plan describing the proposal for installation is to be submitted to the Management. Approval must be obtained prior to commencement of any work. Any item installed without prior Management approval and deemed to be unacceptable to the Management, will be required to be removed by you within ten (10) days of notification of deficiency. Residents are cautioned that there may be mobilehome spaces existing in the park which have accessory equipment and/or structure that do not presently conform with the Park's standards. Nonetheless, Residents may not assume that their plan will be approved because it conforms with other mobilehomes or spaces within the Park.

   C. **Timing of Completion.** The installation of all approved accessory equipment, structures, and appliances on existing mobilehomes must be completed within thirty (30) days of the

date of approval for said installation. For incoming mobilehomes the time period allotted for completion shall be sixty (60) days.

D. **Permitting and Compliance with Law.** Building permits or licenses which are required to perform any installation or modification to your mobilehome, accessory equipment, or structure must be secured prior to any installation or construction of said installation or modification. It is your responsibility to determine when, and what permits or licenses may be required, and any inspections or approvals which may be required.

E. **General Standards for Existing Mobilehomes.** The Management requires that the mobilehome and all accessory equipment, structures and appliances that are presently installed or may be installed on the space be kept in good and safe condition. This obligation includes the replacement of any such items, which are missing or are damaged to the point that they 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 the Management's prior written approval. Persons who were Residents prior to the standards for incoming mobilehomes being implemented will only be required to adhere to the current Park standards should Resident make a voluntary change or addition to Resident's space, mobilehome, accessory equipment, structure or appliance.

F. **General Standards for Incoming Mobilehomes.** The following standards are required to be met with respect to installation of new mobilehomes:

i. **Exterior Materials.** All exterior siding material must be of hardboard, vinyl, or other material approved by the Management, with skirting to match. Skirting must completely surround the mobilehome, and be of a texture and color compatible with the remainder of the home. Colors must be approved by the Management.

ii. **Carport and Patio Structures.** All carport and patio structures must meet with applicable codes and regulations (Title 25) and be aesthetically pleasing in appearance and be compatible with the mobilehome.

iii. **Exterior Storage Cabinets.** Resident may install a storage cabinet, which shall not exceed a floor area of one hundred (100) square feet, or extend more than 10' in height. Cabinet should be of a material approved by the Park and painted to match the mobilehome.

iv. **Manufactured Equipment.** Only manufactured accessory equipment and structures are permitted and no "homemade" equipment, structures or appliances may be installed without the Management's approval.

v. **Earthquake Bracing and Tiedown.** You are required to install a tiedown and earthquake bracing system on your home, which is approved by the State of California.

vi. **Mobilehomes.** All mobilehomes moving into the park must have detachable hitches and tongues which must be removed when the home is set onto the space, and stored under the mobilehome.

vii. **Air Conditioners and Evaporative Coolers.** Any air conditioner or evaporative cooler installed in a mobilehome must be in good operating condition and must not make excessive noise that will be disturbing to any other Resident. Condensation accumulation from any air conditioner or evaporative cooler must be piped away from the mobilehome and not be allowed to fall onto the ground,

under the mobilehome or on another space. All cooling equipment must be properly supported.

viii. **Porches, Steps, and Patios.** Porches, steps and patios must be constructed under permit and meet city and state building codes and regulations (Title 25). Porches must be of an approved color to match the exterior materials of the mobilehome. Unless made of masonry, or other Park approved material, steps must be carpeted and have approved handrails, as required by law. The temporary steps provided with the mobilehome must be removed within sixty (60) days from the date that the mobilehome is set upon the space.

ix. **Fences.** Fences, if permitted, must not exceed four feet (4') in height, and must be of a design and material approved by the Management, prior to installation. No fence shall be installed so as to prevent the Park employees or vendors from gaining access to the utilities. Fencing must be maintained in good condition and repair at all times.

G. Antennas.

1. This rule applies to the placement on a manufactured home or leased Space of a dish designed to receive broadcast satellite service or other video programming services (referred to as a "satellite dish"). Regulations of the federal Communications Commission (the "FCC") do not allow management to prohibit installation of satellite dishes of one meter diameter (39inches) or smaller on homes, but they do allow reasonable restrictions affecting placement, appearance or installation.

   A satellite dish installed by a Resident of the community must be affixed to the Resident's home or improvements or the ground within the Resident's Space in a location not visible from the street. If placement in such a location impairs the quality of reception, a partially visible satellite dish colored to blend with its surroundings may be placed on the home or space in the most unobtrusive location possible, attractively shielded from view to the extent feasible. In all instances, the satellite dish must be securely affixed and placed in a manner that will not constitute hazard. Satellite dishes larger than one meter in diameter are prohibited.

2. PLACEMENT OF TELEVISION ANTENNAS: This rule applies to the placement on a manufactured home or leased space of an antenna designed to receive over the air broadcast signals from local VHF and UHF television stations. Regulations of the FCC do not allow management to prohibit installation of antennas on homes, but they do allow reasonable restrictions affecting placement, appearance, or installation.

H. Flagpoles. Only flagpoles, which are designed to be mounted on the front of a structure, with appropriate brackets, are permitted.

I. Utilities. You are responsible for the connection from the utility pedestal to your mobilehome, which must be performed in a state-approved method. You shall not tamper with the utilities, or modify in any way, the connections for gas, electric, water, sewer, or any other utilities. Should you or your guests be responsible for any damage to the utilities, you will be billed for any cost of repair which shall be paid to the Park within ten (10) days of the date that the repair is made. Should you be planning to do any digging on your space, please contact Underground Service Alert at (800) 422-4133, in advance to locate the utilities, in order to avoid potential damage to the utilities and expense to you.

9. **LANDSCAPING AND DRAINAGE.**

A. **Prior Approval.** Prior to commencing any work on the installation or change of any landscape or hardscape to your space, you must discuss your plans with us and obtain approval, which shall not be unreasonably withheld. Should you install or change your landscape in a manner which is unacceptable to the Park you will be required to remove the installation or change within ten (10) days of notification of deficiency. You are cautioned that there may be other spaces within the Park which have landscaping which may no longer conform to the Park standards, therefore, do not assume that your plans will be approved because they conform to existing landscaping.

B. **Timing of Completion.** Landscaping of unlandscaped spaces or changes to existing landscaping must be completed within sixty (60) days of the date that the date that your plan is approved.

C. **General Standards.** The Park's general landscape requirements are as follows:

i. Resident may use any combination of lawn, shrub, flowers, or rock approved by the Park. If decorative rock is to be used, plastic sheeting must be placed beneath, leaving a ring around any trees, shrubs, or other plant material to allow for adequate watering, and edging must be used in order to contain the rock within the space. Decorative rock must be kept in a neat condition, weed-free, with no plastic visible from underneath, at all times.

ii. Residents are encouraged to be creative in the choice of landscaping; however, there are certain considerations which you should make in the planning of your space. The size and type of your plant material is very important, as certain trees or shrubs create a deep root structure which may cause future damage such as cracking or buckling to sidewalks, driveway, streets, utilities, or the level placement of the mobilehome on your space. You will be solely liable for any damage to park property, which may result from your choices, regardless of the fact that the Management may have approved your plan.

iii. All landscaping must be attractive and well maintained by Resident. Lawns must be mowed regularly, and the space kept free of weeds and debris. Should Resident fail to comply with requirements for landscape upkeep and maintenance, the Management may give Resident a notice that requires Resident to comply with the Rules and Regulations within fourteen (14) days. Should Resident fail to comply, the Management will take all necessary steps to maintain the space and charge Resident a reasonable fee for having this work done, payable by Resident upon receipt.

iv. Decorative items of any kind, which include but are not limited to, statuary, barbecue pits, wood ornaments, masonry, or brickwork, must be approved by the Management.

D. **Drainage Requirements.** It is the Resident's responsibility to assure the natural flow and drainage of water on the space. This means that Resident is not permitted to affect the natural flow of drainage that was established when the Park was designed or to create the buildup or accumulation of water under the mobilehome, on the space or adjacent spaces, or in the street. You are financially responsible for correcting any drainage problems or replacement of any item(s) that may result from same. You may not leave hoses or sprinklers running so that water runs into the street or onto a neighbor's property.

E. **Digging.** Before digging or driving rods or stakes into the ground, Resident must have the Management's consent in order to avoid damage to the underground utilities. Resident shall bear the cost of repairs to any utilities or Park property damaged by Resident within ten (10 days of notification of cost of repair. Please contact Underground Service Alert at (800) 422-4133 in advance to locate your utilities.

10. **MOBILEHOME AND SPACE MAINTENANCE AND APPEARANCE.**

A. Resident is financially responsible for maintaining the mobilehome and all of its improvements and installations upon the space, whether existing prior to occupancy or installed by Resident, in good and safe condition and repair, and in an aesthetically pleasing condition. This includes, but is not limited to, skirting, awnings, storage sheds, fences, awnings, walkways, trees, and landscaping.

B. Resident is required to maintain the space in a clean, weed-free, litter-free, attractive condition, which includes sufficient watering, as needed.

C. Tree Maintenance and Removal: Resident is responsible for the maintenance of all trees situated on his/her homesite, except as otherwise provided by the Mobilehome Residency Law as it may be amended from time to time. This requirement applies to all trees, whether planted by Resident or Resident's predecessors or any other person. A tree which comes under the responsibility of Resident is one in which the trunk is either situated on the space, predominantly on the space or within the lot lines. Resident is required to maintain each tree on the space above and below the grade in order to avoid encroachment onto other's property, spaces, or interference with utilities, sewers, or other improvements or facilities or services.

(i) Resident shall not plant any new or additional trees anywhere within the lot lines of the space without the written consent of Management. A tree may not be removed, replaced or relocated without prior written consent. In the event that consent to plant a tree is given, only trees of a specific variety and size approved by the Park to be placed in an authorized location will be permitted.

(ii) Management may, however, at Management's discretion, remove any tree, in whole or in part, which poses a specific hazard to persons or property or, due to its condition, may be deemed to be inconsistent with health and safety law or regulation. Any actions of Owner and resulting conditions pursuant to the terms herein or performance of the duties set forth herein shall not result or give rise to any claims for reduction, deduction, offset, discount or other adjustment to monthly rent or other charges.

(iii) Resident shall maintain all trees and shrubs in a manner that shall prevent them from becoming a specific hazard or health and safety violation, some examples of which may include, but are not limited to: (a) development of a root structure that causes cracking, buckling or deterioration of a paved surface; (b) a trip hazard that occurs as a result of roots protruding above the surface of the ground; (c) a change in the grade of the space or another space or common area or property; (d) the accumulation of water on a space or under a mobilehome, accessory structure or on a common area; (e) a need for releveling of a mobilehome, accessory structure or equipment or appliance, any paved surface or to otherwise damage or interfere with any streets, driveways, hardscape or other spaces, property, community facilities or common areas; (f) become a specific hazard or health and safety violation. "Specific hazard" is defined as an unreasonable risk of bodily injury or property damage. In order to comply with this requirement and avoid a specific hazard or health and safety violation as determined by the Housing and Community Development (HCD), Management may require tree branch and limb thinning, trimming or tree removal, cutting and stump grinding to grade, or root removal, if necessary and appropriate.

(iv) In the event of any disputed condition as to any tree on the space, Resident shall have the duty to request the Department of Housing and Community Development to inspect any such condition. Until such time that the inspection is conducted, no action is required to be taken by Management except at its option, to trim, remove or otherwise provide care or maintenance to the subject tree(s). Furthermore, if a determination is received by Management that a tree poses a specific hazard or a violation of a health and safety regulation, a reasonable time period shall be allowed for action as specified by the HCD in order to allow time to take the necessary corrective steps to complete the work required. Management agrees that a reasonable time period for this to occur shall take approximately thirty to sixty days.

(v) If the Department of Housing and Community Development determines that a tree poses a specific hazard to property or persons, or violates a health and safety regulation, Management shall remove such tree in whole or part, or opt to otherwise comply with the notification from the HCD, or challenge its determination as provided under law. On removal of any tree, the stump shall be permitted to remain unless it is determined by the HCD that the stump further poses a specific hazard or health and safety violation. Such stump will be permitted to remain on the space protruding above the grade.

(vi) Should Resident fail to maintain the trees on the space as described in these rules and regulations, Management may elect to take action as provided by law, including issuance of a notice that requires Resident to comply with the Rules and Regulations within fourteen (14) days. Should Resident fail to comply with the notice, the Managment will take all necessary steps to correct the specified deficiency and charge Resident a reasonable fee for having the work done, payable by Resident upon receipt. These rules and regulations shall not be otherwise construed, interpreted, or enforced.

D. Driveway Maintenance: Individual driveway maintenance so as to avoid damage to the driveway shall be Resident's responsibility. Management shall comply with its obligations under Mobilehome Residency Law, including, but not limited to, Civil Code Section 798.37.5 as it may be amended from time to time with respect to driveways.

(i) Resident shall be responsible for the repair, replacement, paving, sealing, and all expenses related to the maintenance of a homeowner installed driveway, including driveways installed by any previous homeowners.

(ii) Damage to a driveway caused by Resident or Resident's guest(s) or a breach of Resident's responsibilities under these rules and regulations shall result in Resident being charged for such damages and costs. These charges may be added as further rent, or, at option of Management, assessed under the terms of a fourteen (14) day notice as provided for under Civil Code section 798.15. In that event, Resident shall be charged a reasonable fee to perform corrective work, should Resident fail to comply with written notice of the specified deficiency. Management may also elect to treat the damage as a breach of contract, or damage to real property owned by Owner (as a legal claim in tort), or seek other legal remedy as provided by law.

(iii)No maintenance, repair, or other work of any kind on any vehicle, boat or trailer (other than the home that Resident resides in) is permitted on the homesite without Management consent. This includes, but is not limited to the changing of oil, or changing, adding or draining of any automotive fluid. Dripping or spills from any vehicle or other source which result in damage to the driveway caused by or resulting from the acts or omissions of Resident or Resident's guests, must be immediately cleaned by Resident. Use of any product which may contribute to wear and tear, or deterioration of the driveway surface is not permitted on the driveway portion of the space, including but

not limited to any solvent, cleaning product, detergent or chemical, whether liquid, spray, or solid. No such materials may be placed, kept or stored on driveway.

E. Residents are not permitted to store anything under the mobilehome except wheels, hitches or other items permitted by law. Unless specifically approved by the Park, nothing may be placed, stored, installed, or hung outside of the mobilehome or storage shed(s). This includes but is not limited to, toys, furniture that is not manufactured for outdoor purposes, appliances, debris or trash, auto parts, equipment, tools, or laundry. Only patio furniture which is in compliance with the Rules and Regulations, one (1) barbecue, and bicycles, all of which must be in good condition, are permitted outside of the mobilehome or storage shed. Clotheslines are prohibited.

F. All windows must have appropriate treatments, such as proper blinds, shades, drapery, or other covering, which is manufactured for the purpose of such use. Other than screens and shutters, window treatment may not be placed on the exterior of a mobilehome. Substitutes, some examples of which are: blankets, foil, sheets, paper, paint, furniture, or plastic may be not be used to cover any window inside or outside of the mobilehome.

G. Electrical cords, rope, wire, or any other similar material may not be strung on the exterior of your mobilehome, or from the mobilehome to the storage shed.

H. You may not electrify or otherwise modify your storage shed without first consulting with the Park to ensure safe and proper installation.

I. Garage, yard, or rummage sales are not permitted except by express permission from the Park. Any such sale shall not be conducted in excess of four (4) times per year. Such sales will take place in a centralized location to be determined by the Resident Manager, on a designated date, and organized by individual(s) authorized by the Resident Manager. Announcement of sales shall be through the Park office. Any Resident wishing to participate in a sale must contact the Resident Manager.

J. Sanitary and health laws must be observed at all times. Any trash that cannot be placed in a mechanical garbage disposal must be wrapped and placed in plastic bags or cans of size and type approved for use by the trash company. Cartons should be flattened to conserve space. Trash cans must be covered and stored so as not to be visible from the street.

i. **Trash Service.** YOUR TRASH PICKUP SERVICE IS:

Bin Service: You must make sure that your trash is contained securely in plastic bags, so as not to attract insects or other pests. Trash is not to be thrown on the ground next to, or on top of, closed or full trash bin containers.

ii. Tree trimmings are permitted to be disposed into the trash bin containers if cut into smaller sections so as to allow for other trash.

iii. Trash bins are not to be used for disposal of such items as mattresses, tires, furniture, appliances, vehicle parts, batteries, hazardous waste, rocks, concrete, construction materials, or other similar items. Additionally, materials used in Resident's daily business outside the Park, such as carpentry, roofing, or gardening materials are expressly prohibited from being dumped into the Park's trash bins. If Resident should hire an outside vendor to perform maintenance on Resident's mobilehome or space, vendor must be informed that the use of Park trash bins is prohibited.

iv. "Scavenging", or rummaging, through the trash bins is not allowed.

K. **Hazardous Materials.** Anything that creates a threat to health and safety shall not be permitted to be stored or used on Resident's space or anywhere on Park property. No flammable, combustible, volatile, corrosive, or toxic fluid, material, chemicals or substances, except ones customarily used for normal household purposes, may be stored on your space, and then only in quantities reasonably necessary for normal household purposes. Such material may not be disposed of in common area receptacles or household trash. The Management will seek referral to and prosecution by appropriate governmental authorities, and Resident's tenancy may be terminated in the event of a violation of this rule.

L. **Sewage Disposal.** Cooking grease must be contained, and not poured down the sink into the sewage system. Other items such as potato peelings, diapers, tampons, clothing, paper products other than toilet paper, toys, rocks or any other foreign object **must not** be flushed into the toilet or otherwise placed into the sewer system.

M. **Utility Pedestals.** The utility pedestal (water, gas, electric, and sewer connections) must be accessible at all times. If any one of the Park's gas or water shut-off valves or electrical installations is located on your space, it must also be kept uncovered and accessible at all times. Tampering with, or modification of, any utility located on your space is expressly prohibited. You must pay for the cost of repair of any utilities damaged by you within ten (10) days of notification of cost of repair.

N. Holiday decorations, such as Halloween items, or Christmas lights may be put up outside of your home, but must be removed promptly after the holiday. Christmas tree lights must be removed by the end of the second week in January.

11. **VEHICLES AND PARKING.**

A. You have permission to keep any number of vehicles that will fit upon the concrete or paved portion of your driveway, without extending into the street or yard. Only vehicles which are used in daily transportation may be parked on the driveways of a Resident's space.

B. **On street parking is prohibited.** A loading and unloading period of twenty (20) minutes only is permitted; however, vehicles must have emergency flashers on for the duration of this time period. Otherwise, vehicles parked on the street will be towed.

C. Recreational vehicles, campers, boats, trailers, buses or other similar vehicles which are not for use in daily transportation may not be parked in Resident's space. Other arrangements must be made for such prohibited vehicles to either place in the Park's storage for a monthly fee, or outside of the Park premises. Recreational vehicles (motor homes) may be temporarily parked at a Resident's space for purposes of loading and unloading for a period not to exceed twenty-four (24) hours, but may not be parked on the street.

D. Leaking, excessively noisy, or unsightly vehicles are not permitted on your space, in the storage area, or anywhere in the Park. Vehicles elevated on jacks, covered with cobwebs, that have flat tires, or other such visibly inoperable features, shall not be permitted to remain in the Park, and shall be removed from the premises at your expense.

E. No vehicle may be operated in an unsafe manner. All traffic control signs in the Park must be obeyed. The Management requires everyone to drive a slow and safe speed, giving right of way to pedestrians, bicycles, and golf carts, at all times.

F. Motorcycles, motor scooters, mopeds, or any other 2 or 3-wheeled motorized vehicles must be approved by the Park, and must be legal to be used on the street, and operated in such a manner so as not to disturb other Residents. Such vehicles must be driven directly to Resident's space. Off-road vehicles are not permitted to be operated in the Park by Resident or Resident's guests.

G. Guests, caregivers, vendors, or other persons in the Park visiting Resident's space may only park at Resident's space or in designated guest parking spaces provided. Resident and other members of Resident's household may not park in the guest parking areas. Any vehicle left in guest parking in excess of twenty-four (24) hours will be towed.

H. All vehicles driven in the Park must be operated by a licensed individual, and must be registered. You must be of driving age to operate a golf cart on the Park premises, unless accompanied by an adult.

I. Repair of vehicles on Park property is not permitted. This includes any kind of repair, such as replacing engine parts, bodywork, painting, changing the oil or brake fluid, etc.

12. **GUESTS.**

A. It is the obligation of the Resident to acquaint all guests with the conditions of tenancy, including these Rules and Regulations. Resident is personally responsible for the actions and conduct of family members and guests at all times.

B. All guests must register with the Park management when staying with a Resident more than twenty (20) consecutive days or a total of thirty (30) days in a calendar year. Should any guest exceed a stay of thirty (30) days, Resident may be subject to a guest charge, as set forth in the Rental agreement. Guests will not have any rights of tenancy in the Park. Guests may be required to sign a copy of the Rules and Regulations, or other Park tenancy documents.

C. The Management reserves the right to determine whether the Park's recreational and other facilities can accommodate all the Residents and their guests and, therefore, the Management may refuse any guest access to said facilities if the guest would reasonably detract from the use and enjoyment of these facilities by other Residents and guests.

D. All guests must be accompanied by the Resident at all times while using the common facilities.

(i) If Resident is living alone and wishes to share his or her mobilehome with one (1) person, Resident may do so as provided for in the Mobilehome Residency Law, section 798.34(b), without charge. This person shall be considered a guest, and may be required to sign the Rules and Regulations. No rights of tenancy will be recognized.

(ii) If Resident qualifies for a live-in health care or supportive person as provided for in the Mobilehome Residency Law, section 798.34(c), the health care provider will not be considered a guest and will not be charged. The Park may require the individual to sign the Rules and Regulations. No rights of tenancy will be recognized.

13. **CONDUCT.**

A. Residents, all members of Resident's household, and guests may not trespass in any area which is not a designated common area. Any area, which is Park property, and not open for Resident's use, must not be encroached upon, including vacant mobilehomes.

B. 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 Residents and their guests.

C. Actions by any person of any nature which may be dangerous or may create a health and safety concern or disturb others are not permitted. This includes, but is not limited to, fighting, immoral conduct, or illegal conduct.

D. Except for barbecues and fireplaces, fires are not permitted.

(i) Discharge of firearms including, but not limited to, air rifles, BB guns, or pellet guns is prohibited. Brandishing of any type of weapon in the Park is not allowed.

14. **PETS.**

A. Resident must obtain written permission from the Management to keep a housepet. If any pet appears to pose a threat to the health and safety of the Residents or employees of the community, permission will be denied. Should Resident lose a pet or the pet dies, permission must be obtained from the Management in order to replace the pet. A Pet Agreement must be executed between the Park and Resident for each pet.

B. A housepet is defined as a pet that spends its primary existence within the mobilehome. Exotic (large snakes, iguanas, poisonous spiders, ferrets), wild, farm animals or potentially dangerous pets are not allowed under any condition. Some examples of other animals, which would not be permitted, are: pot bellied pigs, goats, peacocks, chickens, rabbits, macaws, or birds of prey. **Pitbulls (American Terrier, Staffordshire Terrier, or any relation thereof) are expressly prohibited.**

C. Each pet must be licensed and inoculated in accordance with applicable laws.

D. Pets will not be allowed to cause any disturbance, which might annoy neighbors, including, but not limited to, barking, growling, biting, chasing, or any other unreasonable noises, harm or damage, which will be cause for revocation of permission to keep the pet.

E. Guests may not bring pets into the Park, except for guide dogs, signal dogs, and other service dogs.

F. Pets are not permitted in the clubhouse, laundry, or any recreational area of the Park at any time, with the exception of guide dogs, signal dogs, and other service dogs. Pets which are found running loose in the Park may be confined and turned over to Animal Control, at Resident's expense.

G. Pets must be on a leash while in the common area, and Resident must exercise care in cleaning up, and disposing of, pet excrement.

H. If Resident fails to comply with any one of the pet rules, the Management may revoke approval of the pet and require that the pet be permanently removed from the Park property. Further, Resident is responsible and liable for any injury, damage or other loss, expense, harm, claim, demand, suit and cause of action arising from, or as a result of, possession of the pet. Resident therefore agrees to indemnify and hold Owner and its employees, agents and representatives free and harmless from all liability, including the provision of a defense, and including all claims, demands, suits, controversies, causes of action, loss, damage, injury, expense, attorneys fees, or any other liability which relates to the pet and permission to keep a pet.

I. Feeding stray animals is not allowed. Food may not be left out of doors for any pet or other animal.

15. **COMMON AREA FACILITIES AND RECREATION AREAS.**

A. The common area facilities and all recreation areas of the Park are for the exclusive use of all Residents, their guests, and the Management. Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities are posted throughout the Park, and are incorporated into these rules by reference. Periodically, the facilities may be closed for cleaning or repair, at the Management's discretion.

B. When entering the clubhouse, shirts and footwear must be worn. Wet bathing suits are not permitted.

C. Smoking is not permitted in the clubhouse or in the Park office.

D. Alcoholic beverages may not be consumed in any common area of the park.

E. NO breakables, such as glass bottles, etc. are allowed in any common areas of the Park.

F. All persons entering the pool or spa must be toilet trained. Rubber or plastic elasticized pants must be worn by anyone who is unable to avoid urination or defecation while in the water.

G. Only manufactured swimwear may be worn in the pool or spa.

H. Residents wishing to reserve the clubhouse or rooms in the clubhouse for private parties, meetings or other functions must make arrangements for doing so at least fifteen (15) days in advance. Should the date not conflict with any other functions, and upon approval by the Resident Manager, permission will be granted. You will be required to sign an agreement and make a damage and cleaning deposit.

I. The Park's clubhouse and recreational facilities may be used by Resident during posted hours.

J. Use of the common area and recreational facilities is permitted as referenced in the Mobilehome Residency Law sections 798.50 and 798.51.

K. Use of bicycles, skateboards, rollerblades/skates must be confined to the streets and is not permitted on sidewalks, walkways or in any common area facility. Children six (6) years of age or less must be accompanied by an adult Resident while operating any bicycle, tricycle or riding toy.

L. **Laundry.**

____ SEPARATE LAUNDRY FACILITIES ARE PROVIDED, for which the following applies:

i. The laundry equipment is for Resident's use only. Instructions for use and hours are posted. The laundry room(s) may be closed from time to time, for cleaning or repairs, at the Park's discretion.

ii. Out of courtesy to others, the laundry facilities should be left clean and neat for the next user. Washers and dryers must be cleaned after use, and lint removed from dryers. Dyes may not be used in the washing machines. Clothes must be removed promptly after machines have stopped. Do not leave spilled soap,

bleach, trash, or other matter on the machines, folding tables, or floor. Your cooperation is requested in reporting to the Resident Manager any machines or plumbing that may be out of order.

16. **PARK OFFICE HOURS & COMPLAINTS.** Business hours for the Park are posted. Please limit your telephone calls to the Park Office to these hours, unless an emergency has occurred. You are encouraged to make any complaints, suggestions or comments in writing, when not of an emergency nature.

17. **ENTRY UPON RESIDENT'S SPACE.** The Park maintains the right to enter upon the Resident's space to perform any necessary repairs, maintenance, inspection, meter reading, or any other legitimate purpose, with care not to interfere with Resident's quiet enjoyment.

18. **MOBILEHOME REGISTRATION.** Resident must provide the Management with a copy of the current registration of the mobilehome upon initial occupancy. The Management must be provided with all legal and registered ownership information, and be notified immediately of any changes. At all times, a registered owner of the mobilehome must reside therein as a homeowner.

19. **SUBLEASING IS PROHIBITED:** No subletting, subleasing, or renting of mobilehomes or space is allowed. There is no power and no right to sublease, unless approved in writing in advance by the Park in conformance with the hardship-sublease policy guidelines in the Park Office.

20. **INSURANCE.** The Park maintains insurance coverage for the common areas of the Park. It is the Resident's responsibility to obtain, at Resident's cost, a policy of insurance to cover liability, and any other such needs as Resident deems necessary to protect Resident, family members, guests, and others form loss or liability.

21. **CHANGES TO RULES AND INTERPRETATION.** Any of the above Rules and Regulations may be changed at any time as allowable by the Mobilehome Residency Law section 798.25. In the event any provision is determined to be invalid or unenforceable, the validity of all other provisions of the Rules and Regulations or other Park tenancy documents shall remain in full force and affect.

22. **ATTORNEY'S FEES AND COSTS.** Except as provided for in Resident's Rental Agreement, Resident agrees that in any action arising out of Resident's tenancy, these Rules, or the provisions of the Mobilehome Residency Law, the prevailing party shall be entitled to reasonable attorney's fees and costs.

23. **ACKNOWLEDGEMENT.** Resident(s), which includes each of the people set forth in the Rental Agreement, acknowledge that they have read, understood, and received copies of these Rules and Regulations, and a copy of the Mobilehome Residency Law. Resident(s) understand that by executing these Rules and Regulations; or that by having been served with a copy of these Rules and Regulations in accordance with the Mobilehome Residency Law section 798.25, they will be bound by the terms and conditions, thereof.