

**NOTICE OF RULE CHANGE
THE OAKS SENIOR COMMUNITY**

[California Civil Code Section 798.25]

Date: January 24, 2003

Dear Resident,

Please be advised that this rule change will be effective August 1, 2003. The following rules for The Oaks are amended as follows:

Rule #2

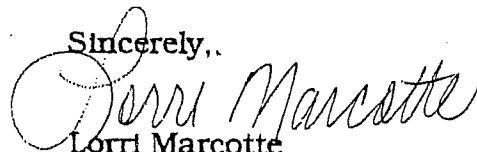
Will be changed from "all occupants fifty five (55) years of age or older", to "one full time resident fifty five (55) years of age or older, any additional residents must be at least forty seven (47) years of age or older." The rest of the paragraph is unchanged.

Rule #22

Delete only line 2, "Such approval will be granted only for a pet which does not exceed 20 pounds when full grown". Add "Pet(s) must be small inside pet(s). Existing pet(s) maybe grandfathered upon the condition that Resident(s) agree that all future pets will be small pets and approved in advance by management in writing."

These amendments supersedes any other contrary reference in existing Rules and regulations.

Sincerely,


Lorri Marcotte
Property Manager

Please note that there have been some changes to the Mobilehome residency Law for 1994. To the extent that these changes in any way conflict with any of the provisions of the existing Park Rules and regulations, please note that the provisions of the 1994 Mobilehome Residency Law will prevail.

Date: January 15, 1992

Effective: August 1, 1992

THE OAKS
5250 OLIVE HIGHWAY
OROVILLE, CA 95966

PARK RULES AND REGULATIONS

1. RENTAL AGREEMENT

A. These Rules and Regulations are an integral part of the Park's Rental Agreement. All Residents are required to sign a written Rental Agreement. An existing Resident is entitled to a Rental Agreement for a term of twelve (12) months, or a longer period if Management approves, or a lesser period if Resident desires.

B. Prospective Residents must fill out a Resident application, all required Management forms and sign a rental agreement before they can be accepted as a Resident of this community. A prospective Resident who has already purchased a mobilehome from a previous Resident is not a legal Resident of this community until and unless Management has accepted that person as a resident and a rental agreement has been signed.

2. SENIOR ADULT COMMUNITY: THE OAKS is a senior adult community which is limited to all occupants 55 years of age or older. Prospective Residents will be required to submit proof of their birth date before Management will approve their residency.

3. WORD USAGE:

- A. HIS, HER: Any reference to his or her is intended to include the other and is not limited to any particular gender.
- B. PARK, COMMUNITY: Any reference to Park or community refers to THE OAKS.
- C. MANAGER: Any reference to the Manager refers to the Resident Manager.
- D. MANAGEMENT: Any reference to Management refers to the owners and operators of the Park, including the Resident Manager.
- E. RESIDENT: Any reference to a Resident refers to a person who resides in the Park, and is subject to a Rental Agreement or Lease.

F. HOME, MOBILEHOME: Any reference to home or mobilehome refers to the Resident's mobilehome.

G. LOT, HOMESITE: Any reference to lot or homesite refers to the area upon which the Resident's mobilehome rests, which area is described by a specific number in the Rental Agreement.

4. SPECIAL RULES INCORPORATED BY REFERENCE: Other rules of conduct concerning the use of the Park's facilities are posted throughout the Park and by this reference are incorporated herein as though set forth in full. Residents must read and follow the posted rules.

5. MOBILEHOME STANDARDS: All homes to be placed in the Park must meet all local, state, and federal standards and must be no more than one year old. All homes to be moved into this community must have the written approval of Management. Tongues and hitches must be removed. Only homes with asphalt shingles or shake roofs, wood or hardboard siding, and of earth tone colors will be approved. No window air conditioners or evaporation coolers allowed.

6. INSURING PROPER DRAINAGE: It is the Resident's responsibility to assist Management in assuring the natural flow and drainage of water on the homesite. This requires that the Residents do no act which would impede the natural flow and drainage of water, or assist in the build up of water. Residents are required to use proper irrigation techniques. Additionally, it is suggested that the Resident "level" the mobilehome on a consistent basis and install rain gutters on the roof. Please consult Management for suggestions or assistance in this regard.

7. SKIRTING AND AWNINGS: Complete skirting and awnings of mobilehome must be completed within sixty (60) days after Resident's arrival at the Park. Skirting must be the same material and color of the home. Only skirting approved by Management in writing will be allowed. Any Resident installing patio or carport awnings must obtain written specifications from Management. Each home must have either a garage, or covered carport.

8. STORAGE SHEDS: Written approval of Management must be obtained before a shed is installed. One storage shed, up to a total of 100 square feet may be placed on the homesite at the rear of the home. Storage shed must be commercially manufactured, made of either metal or wood, and be painted the same color of the home or a earth tone. Electrical service to the shed requires a State Permit. The maintenance requirements for a shed are the same as those required for the mobilehome as outlined in Paragraph 12. Sheds must be at least four feet from utility pedestal to allow for maintenance and reading of meters.

9. PERMISSIBLE USE OF LOT: The homesite shall be used for a home, approved by Management, to be used solely as a residence and shall house only those persons approved, in writing, by Management, and no others. Occupancy is limited to no more than two persons per the number of bedrooms, plus one. Residents agrees not to change the home or homesite without first obtaining Management's written consent, and all necessary permits. The homesite shall remain accessible to Management at all times in order to facilitate repairs of equipment, installation of new equipment, maintaining landscaping in proper condition and other emergencies that may arise. No commercial business, garage sales, moving sales, etc, shall be conducted in the Park.

Neither the park name, nor the Manager's name shall be used by Resident in any advertising.

10. GUESTS:

A. Guests should be made aware of the community Rules and Regulations. Residents are responsible for the conduct and actions of their guests and any damages done by the guest is the responsibility of the Resident.

B. Guests may stay with a Resident for twenty (20) consecutive days or thirty (30) days in a calendar year without registering. Thereafter guests must register at the Park Office. Management reserves the right to determine whether the Park facilities can accommodate all the Residents and guests in the park, and therefore, may at its sole discretion refuse a guest permission to stay in accordance with Civil Code provisions. Park agrees that it will not unreasonably withhold its consent to allow additional people to move in with Resident. Resident agrees to have prospective new Residents in his home complete Management's required documents and be acceptable to Management. Thereafter, Resident agrees to have the new Resident execute the Rental Agreement and the Park Rules and Regulations.

11. LANDSCAPING: Each Resident will be required to landscape his or her homesite within ninety (90) days of occupancy. Resident may use any combination of lawn, shrub, flowers, trees, rock or bark. If lawn, shrub, flowers, or trees are used, such landscaping, including existing trees and landscaping, must be well maintained, neat and attractive. If rock is used, plastic sheeting or weed mat must be placed beneath, leaving a ring around any trees for watering and an edging must be used. Written permission of Management is required prior to any digging, trimming or removal of any tree in the Park or on the homesite. If rock or bark is utilized, such must be contained within the homesite and kept in a neat and attractive fashion. Any landscaping that would require excavation or digging greater than six (6) inches, including irrigation canals, must have the prior written approval of Management, to avoid damage to underground cables and pipes.

12. MOBILEHOME MAINTENANCE: The exterior of the mobilehome must be well maintained, clean and neat in appearance. All electrical, water, sewer, and gas connections must be kept in a good leak-proof condition at all times, and in compliance with all state and municipal laws or regulations. Report any community facility which is out of order to the Management. Any additions to the home (porches, screen rooms, cabanas, air conditioners, water softeners, etc.) must be approved by Management in writing, then submitted to the proper regulatory agency for the necessary permit.

13. LOT MAINTENANCE:

A. Residents shall maintain their homesite in a clean, well kept and attractive fashion, including the front, sides, and back. Utility pedestals must be kept accessible at all times. If a homesite is neglected, after reasonable written notice, Management reserves the right, but is not obligated to, take over its care and bill the Resident for this service, pursuant to Civil Code Section 798.36. All trash, debris, boxes, barrels, brooms, ladders, etc., must be kept out of sight. When homesite is vacated, all holes must be filled and leveled. Driveways must be kept clean at all times.

B. Management approval of all work to be done by a contractor in the Park is required.

C. Resident waives all rights to make repairs or capital improvements to homesite at Management's expense. All alterations, improvements, and changes shall be done either by or under the direction of Management, but at the cost of the resident, and shall at once become a part of the realty and belong to Management. However, at Management's option, Resident shall, at his expense when surrendering the lot, remove all such alterations, additions, or improvements installed by Resident, and Resident shall repair any damage to the premises caused by the removal.

14. LOT USAGE AND VEHICLE REPAIR: No towels, rugs, wearing apparel, or laundry of any description may be hung outside the mobilehome at any time. Non-operational or unlicensed vehicles are not permitted to park on homesites. Vehicles may only park on approved driveways, in carports or garages. No vehicle may park on a vacant lot. No major car repair, servicing or painting will be allowed in the Park. Any car dripping gasoline or oil must be repaired to avoid damage to the pavement. Driveways are to be kept clean of oil stains. No storage or extended parking of travel trailers, motor homes, boats, large trucks, campers, tow trailers or commercial vehicles permitted at homesite. Ask office for information concerning space available for these vehicles. Patio furniture, barbecue equipment, and a storage shed are the only items permitted outside the home. Carports and porches are not to be used for storage.

15. GARBAGE: Only uniform 30-gallon containers are permitted. These containers must be covered and placed adjacent to the street for pickup. Trash which cannot be placed in garbage containers will not be hauled. Containers must be stored out of sight, and removed promptly from street after garbage pickup.

16. SUBLETTING:

A. No subletting, subleasing, or renting of homes is allowed, without prior Management approval.

B. A Resident wishing to have someone use his home during the Resident's absence must obtain written permission from Management if the Resident plans to be absent for more than two weeks.

C. Residents are prohibited from assigning their rights under the lease without the prior written approval of Management.

17. MOBILEHOME RESALE:

A. Residents must notify Management sixty (60) days prior to the intended date of sale. At this time, Management will notify Resident in writing of any conditions of sale for homes which are to remain in the Park. A twenty-four by eighteen inch (24" X 18") square "For Sale" sign may be placed in a window of the coach or on the side of the coach facing the street. No other signs are permitted. No "Open House" signs or "Real Estate Caravans" are permitted in the Park. Management reserves the right to require removal of a home upon resale in order to upgrade the Park, in conformance with the California Civil Code.

B. Before the sale has been completed, the prospective Resident (Buyer) must be accepted in writing by Management and a Rental Agreement signed. Failure to comply with this Rule may result in denial of entry into the Park for such person.

18. FENCES: No fences may be erected on Homesites.

19. ANTENNAS: No T.V., radio antennas or satellite dish may be erected in the Park.

20. SAFE DRIVING: Due to heavy pedestrian traffic in the Park, everyone is urged to drive SLOWLY and CAREFULLY at all times within the Park.

21. PARKING: Each homesite has parking facilities. **NO STREET PARKING IS PERMITTED.** The streets within this community are narrower than conventional city streets and in compliance with construction standards for mobilehome parks in California. The streets within a mobilehome park are entitled "Fire Lanes" and as such are under the jurisdiction of the local fire

department. Therefore, any Resident or guest of a Resident parked on the street is subject to having their vehicle towed away at the owner's expense. Parking is **ONLY** permitted in the designated parking spaces. Visitors may park in the designated guest parking areas or in their host's carport if space is available. Guest parking areas are **ONLY** for guests.

22. PETS: Residents may keep a pet, subject to Management's prior approval. Such approval will be granted only for a pet which does not exceed 20 pounds when full grown. A separate pet agreement must be signed with Management before a pet can be approved. Pets acquired after move-in must be approved by Management before the pet will be permitted in the Park. Residents are responsible for their guest's pets, which are subject to all park rules. All pets must be kept on a leash at all times when outside of Resident's mobilehome. No pets are to be kept or tied outside, under, around, in an enclosed patio, or screen room of a mobilehome. Pets which cause substantial annoyance to neighbors must be removed from the Park. Pet droppings must be cleaned up daily. No pets are allowed in the pool areas or recreational facilities. No horses will be permitted in the park.

23. MOTORCYCLES & MINI-BIKES: Motorcycles and mini-bikes may only be operated to and from residents space.

24. SWIMMING POOLS: The swimming pools are heated at Management's sole discretion during the summer months. The pools are for the exclusive use of Residents and their guests. Guests must be accompanied by a Resident at all times in the pool area. Persons under the age of 18 years are not permitted in the upper pool. No alcohol, glass containers, or food permitted in the pool area. Please shower and remove all hair pins, clips, and ornaments before entering the pool. Due to limitations on facilities, Management may restrict the number of guests in the pool from time to time. The pool hours and other rules are posted in the pool areas and are incorporated herein as though set forth in full. **NO LIFEGUARD IS PROVIDED.**

25. CLUBHOUSE: This facility is for the exclusive use of Residents and their guests. The facilities are for Resident oriented use only and is not available for Non-Park related functions. Groups activities for Residents require prior written approval by Park Management. Limit of two guests per homesite at any time. All guests must be accompanied by a Resident at all times. Due to limitation on parking and the size of this facility, organized functions are restricted to Park Residents only; no non-residents guests can be accommodated. The Clubhouse hours and other rules are posted at the facility and are incorporated herein as though set forth in full.

26. INSPECTION: Residents states that he or she has fully and completely examined the premises, the streets, and other facilities, and all other areas open to his or her use, and found their condition as being safe and acceptable.

27. WRITTEN APPROVAL: References to approval permission or authorization of the Management shall be construed as written approval prior to taking action.

28. COMPLAINTS: All Residents complaints, except in emergencies must be presented to Management, in writing, during office hours.

29. ADDITIONAL AGREEMENT: Any additional agreements between Residents and Management, which are signed by Residents, are by this reference hereby incorporated and made a part of these Rules and Regulations, with the same force and effect.

30. RECEIPT OF PARK RULES AND REGULATIONS AND APPLICABLE LAW: Resident hereby acknowledges receipt of the Park Rules and Regulations and a copy of the California Civil Code provisions entitled "Mobilehome Residency Law". Park reserves the right to amend these Rules and Regulations from time to time pursuant to the provisions of the Civil Code.

31. CAPTIONS: The titles of paragraphs herein are for identification only. Residents should read the complete text of all paragraphs in order to fully understand the Rules and Regulations, or to find answers to particular questions.

32. EXECUTION AND ACKNOWLEDGMENT: Residents acknowledgment having read the Park Rules and Regulations and agrees to be bound by all the terms and conditions herein contained.

Executed this _____ day of _____, 19 ____, at Oroville, California.

RESIDENT

RESIDENT

RESIDENT

THE OAKS

By, _____
PARK MANAGER