

APPLICATION FOR RESIDENCY



Western
Manufactured Housing Communities
Association

(Each person desiring residency must complete a separate application.)

IN CAMINO DEL ROBLE SENIOR LIVING (805) 466-0898
1215 EL CAMINO REAL (Community Name) ATAS, CA. 93422

Personal

Name of Person Making Application: _____

Phone Number: _____

Date (of application): _____

Present Address: _____

DATE OF BIRTH _____

Social Security Number: _____ Driver's License Number: _____

Name(s) of Other Person(s) Who Will Be Occupying Homesite: _____

Relationship(s): _____

Social Security Number(s): _____

Driver's License Number(s): _____

Previous Residency

Present Landlord or Mortgage Co.: _____ Yrs. _____

Address: _____ Phone: _____
(City) (State) (Zip)

Monthly Rent or Mortgage Payment: _____

Prior Landlord or Mortgage Co.: _____ Yrs. _____

Address: _____ Phone: _____
(City) (State) (Zip)

Monthly Rent or Mortgage Payment: _____

Have you ever been asked to terminate your residency elsewhere or have you ever been evicted? ☐ Yes ☐ No

If yes, please explain: _____

Have you ever lived in a mobilehome park before? ☐ Yes ☐ No

If yes, please explain: _____

Address: _____

Dates of Residency: _____

Amount of Last Rent: _____



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Vehicles

Number of Automobile(s): _____ Boat(s): _____ Other: _____

We must have complete descriptions of all vehicles:

Make: _____ Model: _____ Year: _____ License No.: _____ State: _____

Financed By: _____ Address: _____ Phone: _____

Make: _____ Model: _____ Year: _____ License No.: _____ State: _____

Financed By: _____ Address: _____ Phone: _____

Make: _____ Model: _____ Year: _____ License No.: _____ State: _____

Financed By: _____ Address: _____ Phone: _____

Employment

Employer: _____ Phone: _____

Address: _____ City: _____ State/ZIP: _____

Position: _____ Gross Monthly Salary: \$ _____

Immediate Supervisor: _____ Length of Employment: Yrs. _____ Mos. _____

If not employed, please provide source and amount of means of financial support:

Financial

Name of Bank: _____ City: _____ Acct. No.: _____

☐ Checking ☐ Savings ☐ Loan

Name of Bank: _____ City: _____ Acct. No.: _____

☐ Checking ☐ Savings ☐ Loan

Net Worth (from back page): _____

References

Business: Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____

Personal: Name: _____ City: _____ Phone: _____

Name: _____ City: _____ Phone: _____



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Emergency

Person(s) to notify in case of an emergency (other than co-resident):

Name: _____ Relationship: _____

Address: _____ City: _____

State/ZIP: _____ Phone Number: _____

Pets ONE IN HOUSE CAT. OR ONE SMALL IN HOUSE DOG.

If you have dogs and/or cats, please provide the following information:

Name	Age	Type	Color/Description	Height	Weight
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_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Home or Recreational Vehicle to Occupy Homesite

Make/Model: _____ Net Size: _____ Length: _____ Width: _____ Height: _____

Year: _____ Breaker Size: _____ amps. License or Decal No.: _____

Serial No.: _____ Value: _____

Financed by: _____

Current Location: _____

Legal Owner Name/Address: _____

Registered Owner Name/Address: _____

Junior Lienholder Name/Address (if any): _____

The following paragraph should be completed by management and initialed by the prospective resident in the event the park has established minimum age requirements. If there are no age requirements for occupancy, the paragraph should be crossed out.

The undersigned understands and acknowledges that this Park is a "housing for older persons" park with a minimum age requirement of _____ years of age or older for at least one resident and a minimum age requirement of _____ years of age or older for all other residents. The undersigned hereby represents that the person(s) making application to reside in the park meet the age requirement.

The undersigned requests the management to check the above credit references and representations. The undersigned acknowledges that in the event a rental agreement is executed by both the management and the undersigned, it is subject to approval by the management of the undersigned's mobilehome or recreational vehicle as provided in the Rental Agreement.

The undersigned represents and warrants that the above information is true and correct and has been made for the purpose of informing the management of the park. The management has permission to verify any and all information offered on this application. In the event of any misrepresentation by applicant, management will have grounds to cancel any agreement entered in reliance upon the misrepresentation.



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The undersigned understands that in the event that any of the above information cannot be verified by the management of the Park, the management of the Park has the right to deny the application. The undersigned further understands that Prospective Resident(s) shall have no rights of tenancy until a Rental Agreement has been signed by the Park management and the prospective resident(s).

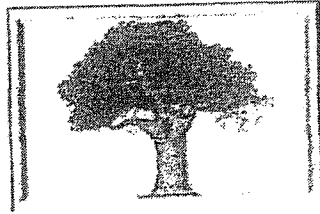
APPLICANT _____

DATE _____

NET WORTH STATEMENT

ASSETS		IN DOLLARS	LIABILITIES		AMOUNT
	Bank Office Name & No.	(Omit Cents)		Bank Office Name & No.	(Omit Cents)
CASH			NOTES PAYABLE TO BANKS		
STOCKS AND BONDS			OTHER NOTES & ACCOUNTS PAYABLE	Mobilehome Loans	
				Sales Contracts	
				Loans of Life Ins. Policies	
NOTES RECEIVABLE (COLLECTIBLE)	Relatives & Friends		TAXES PAYABLE	Current Yr's Income Taxes Unpaid	
	Trust Deeds & Mortgages			Prior Yr's Income Taxes Unpaid	
	Other			Property Taxes Unpaid	
REAL ESTATE	Improved		OTHER LIABILITIES	Unpaid Interest	
	Unimproved				
	Leasehold Interest Owned			Total Liabilities	
LIFE INSURANCE	Cash Surrender Value		NET WORTH CALCULATION	TOTAL ASSETS	
OTHER PERSONAL PROPERTY	Vehicles			TOTAL LIABILITIES	
	Other			NET WORTH	
	TOTAL ASSETS				





Camino Del Real

Senior Living

1215 El Camino Real, Atascadero, CA 93422

I HAVE READ AND AGREED TO ABIDE BY THE RULES AND REGULATIONS AND I (PRIMARY RESIDENT/APPLICANT ONLY) HAVE OBTAINED A COPY OF THE RULES FOR MY OWN RECORDS.

Signed (Primary) _____

Date: _____

Name (Print) _____

Address _____

Phone Number ____ (____) _____

Signed (Secondary/Guest) _____

Date: _____

Name (Print) _____

Signed (Caretaker/if applicable) _____

Date: _____

Name (Print) _____

ATTENTION

1. Please bring the Rules and Regulation back with your application's.
2. Bring you Driver License and Social Security Card, So I can make copies.
3. The head of the house hold He/She must be 62 years old. The other He/She must be 55 years old or older.

Checklist- Mobile Homes for Sale

Camino Del Roble Senior Living Park

Physical Address:
1215 El Camino Real
Atascadero, CA 93422

Mailing Address:
1205 Normadel Lane
Atascadero, CA 93422
805-466-0898

Welcome to Camino Del Roble Senior Living, we are happy to have you become part of our community. Please initial each line, then sign and date at the bottom. Thank you in advance.

<u>Initial</u>	<u>Documents/Requirements</u>
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_____	Procedures for Resale of Mobile Home Units
-------	--

_____	Inspection Report
-------	-------------------

_____	Park Approval Letter
-------	----------------------

_____	Application for Residency
-------	---------------------------

_____	Credit Check Authorization
-------	----------------------------

_____	Current Rent Amount \$ _____ /monthly
-------	---------------------------------------

_____	Park is currently on septic, however, down the road the park may be required to be connected to the city which will have additional cost to the tenant. Notice will be provided prior to any changes.
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Signature

Printed Name

Date

Credit Check Authorization

Camino Del Roble Senior Living

Physical Address:

1215 El Camino Real
Atascadero, CA 93422

Mailing Address:

1205 Normadel Lane
Atascadero, CA 93422
805-466-0898

I/We, the undersigned, hereby authorize Camino Del Roble Senior Living to make any credit inquiries that it may deem necessary in connection with the application of residency.

Applicant

Signature

Print Full Legal Name

Current Address

Years at Current Address

Social Security Number

Date of Birth

Driver's License Number/State

Co-Applicant

Signature

Print Full Legal Name

Current Address

Years at Current Address

Social Security Number

Date of Birth

Driver's License Number/State

PARK APPROVAL LETTER

CAMINO DEL ROBLE SENIOR LIVING

Physical Address:

**1215 EL CAMINO REAL
ATASCADERO, CA 93422**

Mailing Address:

**1205 NORMADEL LANE
ATASCADERO, CA 93422
805-466-0898**

Buyers Name: _____

Borrower Name: _____

Co-Borrower Name: _____

Address of Mobile Home: _____

Amount of Space Rent: \$_____

Dear Park Manager:

We have received an application for the above customer for a mortgage on the mobile home located at the above address. The final approval is subject to the buyer(s) meeting your park qualifications. We ask that you acknowledge that the buyer(s) are acceptable as new residents in your mobile home community. We appreciate your prompt notification should any problem with the buyer(s) arise.

Signature of Park Manager

Date

Phone Number

**Camino Del Roble
Senior Living
1215 El Camino Real
Atascadero, CA 93422**

Rules and Regulations

Welcome! These rules and regulations have been compiled to help make Camino Del Roble a pleasurable environment for all its residents. Many of the following regulations are well known and practiced regularly by all our wonderful current residents. To protect the interests of those that currently call Camino Del Roble their home, and to ensure the standard of living we have come to enjoy: why not put it all in writing. It saves confusion when it's written and helps answer questions that future residents may have. Please read these pages and store them in a convenient place for referral during the year.

The Camino Del Roble Senior Living Park is classified as Housing for Retired Persons community. All residents/persons of each household must fall under the following: One must be 62 years old or older and spouse or other must be 55 or older. Each household may only have two residents occupying the unit and fall under the age requirements. Special approval from Management must be obtained prior to a "live-in" caretaking situation. Certain requirements such as a physician's letter might be required to verify this need. Any caretaker would have to be over the age of 18 and engaged full-time, with no other job/work commitments as a caretaker for the senior resident. Additional requirements may be needed. Contact Management if you wish to discuss these options further as each situation is treated on a case-by-case basis.

The occupancy of each mobile home is limited to a case-by-case basis- agreed to prior to occupancy. Any changes to occupancy need must be approved by management.

Section 1- RENT

- a). Lots are rented on a month-to-month basis or as noted on the rental agreement. Rental agreements may be terminated by the resident or by management by giving at least 60 days' notice in writing. The rental premises shall be used exclusively for homeowners residing in the mobile home and may not be subleased or used for commercial purposes.
- b). Rents are due and payable in advance on the first workday of each month at the Rec. Hall between 9:00 AM – 5:00 PM. There will be a \$50.00 late fee if the rent has not been paid in full

by the end of the fifth (5 days) day after rent is due. Anyone who does not have their rent paid on time, unless otherwise arranged for in writing, shall be directed to leave the park within (30) days at the option of management.

c). Any annual rent increases that occur will be determined by the Consumer Price Index (CPI) for this area. An average percentage will be calculated based on the CPI from September 1st of the previous year through August 31st of the current year. All residents will be notified in writing 90 days prior to the effective date of any change in the rent amount as is required by the California Civil Code (798.30).

d). Electric, natural gas and water utilities are individually metered at your space and billed at the end of each month at the rate adopted by California Public Utilities Commission. All utilities must be kept easily accessible, clean, and free from obstructions such as storage containers etc. No structure may be built around the utilities preventing the repair, maintenance, or meter reading.

- Gas and Water are sub metered by Camino Del Roble Senior Living and submitted to Park Billing.
 - Currently the Park is on septic, however, down the road the park may be required to be connected to the city which will have additional cost to the tenant. Notice will be provided prior to any changes.
- Tenants are responsible for setting up electric through PG&E for their space unit.

Section 2: GUESTS

Guests may visit for a maximum of 30 days in any 12-month period. Guests need to be registered in the office for safety and emergency purposes. Guests may use the recreational facilities only when accompanied by a resident. Residents must inform their guests of our park's rules and are responsible for their compliance with these rules.

Section 3: RECREATIONAL FACILITIES

a). The Recreation Hall, laundry facilities and BBQ area are for the exclusive use of residents and their adult guests. Specific rules are posted for their use. Residents must accompany their guests in the common areas. Out of respect, cleanliness, and safety for fellow residents; pets are not allowed in or around the Recreational Hall.

b). Children who are your guests must be under the supervision of an adult resident in the common areas at all times for safety purposes.

c). The Rec. Hall may be reserved for a private gathering (up to 49 persons) however no weddings are permitted.

Section 4: CONSTRUCTION

- a). Any construction outside the mobile home must comply with city and state requirements and have approval from management before work commences. This includes, but is not limited to, awnings, sheds, patios, porches, cabanas, wind breaks, fences, ramps, electrical or plumbing installations, exterior painting, etc. Contact Management prior to commencement of any construction project for approval.
- b). Any work done in the park, for the park itself or for any tenant that exceeds \$500.00 must be done by a licensed contractor and that contractor must be bonded and have workers compensations.
- c). Most construction projects, even decks and ramps, must have a permit from the State. There is typically a state fee. All work must be done by a licensed contractor. Call the Department of Housing 1-951-782-4420, for paperwork. Your licensed contractor can do this for you.
- d). If you see work being performed and the Company is not on our list- Ask them for their license and proof of Workers Compensation. If it is a 'one-man' crew and no one is assisting/helping; this Contractor may be considered to have no employees and may be excluded from workers compensation, but not from having a contractor's license.
- e). There are to be no permanent fences. Please discuss with Management what is allowable. This rule is to ensure easy access for you as well as our local fire department.
- f). If an independent Contractor does work for a tenant; any trash, debris or items needing disposal are to be removed and disposed off-site by the Contractor- not to be placed in the dumpsters onsite.
- g). All new air-conditioners must have office approval before purchase and installation to ensure that they are compatible with the Park's electrical capabilities.
- h). Electric stoves and clothes dryers are not permitted as they are not compatible with the Park's electrical capabilities.
- i). If you choose not to have cable TV, your television antenna should be located at the back half of your home. Small, 18" satellite dishes are permitted, but should be located in an unobtrusive location. Please check with the office before installation.
- j). New homes and homes built within the last ten years may be moved onto empty lots with management approval. The maximum size of a home will be determined by the size of the lot. Management approval is required for all homes prior to installation.
- k). A 3-foot minimum set back is required for all homes to comply with Title 25 of the California Civil Code as well as to allow for plants and landscaping.

Section 5: MAINTENANCE

a). To protect each homeowner's investment and provide an attractive environment for all, each resident shall maintain his home in an attractive, sanitary, and structurally sound condition. Residents shall periodically inspect their homes and paint or repair any rusted, bent, or broken siding, awnings, awning posts, skirting or any other portion of the home or accessory structure in need of attention.

b). In order to maintain high standards and ensure that all homes and spaces meet the requirements of the Health and Safety Code of California and the California Civil Code, there will be periodic inspection of all mobile homes and lots by both governmental agencies and park management. Management always reserves the right of access onto all lots for the purpose of inspection and utility maintenance.

c). Management reserves the right to refuse admittance and refund any advance deposits and payments to any new resident whose mobile home is not acceptable in appearance and condition.

Section 6: STORAGE

a). One or two storage cabinets, with the total floor area not to exceed 100 square feet, may be placed near the rear of the mobile home on the carport side. If it is within three (3) feet of a lot line, it must be constructed of non-combustible materials.

b). There shall be no other storage outside the mobile home without the approval of management. This includes, but is not limited to, washers, dryers, refrigerators, or freezers.

Section 7: LANDSCAPING & LOT MAINTENANCE

a). Residents shall maintain their spaces and landscaping according to plans approved by the management. The Camino Del Roble standards for lot maintenance are for the benefit of all homeowners and include a minimum number of trees and shrubs to be planted and kept in a neat, weed-free environment. Hoses should be rolled up and out of sight whenever possible.

b). Street trees will be trimmed by the park; all other plants are the responsibility of the resident to maintain in an attractive manner. If a lot is not kept up to Park standards, the management reserves the right to charge residents a fee to accomplish this.

c). No trees are to be removed or planted without approval. Small plants, shrubs and flowers may be planted without approval- however, tenants must not plant within two feet of the perimeter fence that goes around the park.

d). Residents are requested to make arrangements for the care of their lots before leaving on vacation.

e). Residents are not to sweep their leaves into the street. Please pick up the leaves, etc. and put them in the dumpster. In order to maintain a sanitary environment, all pet droppings around your home must be picked up immediately.

f). Residents are not to wash off their yards, driveways, or walkways towards the street. This includes no washing your vehicles in the park and/or carport area, etc.

Section 8: STREETS

a). Emergency vehicle access to each home must be maintained at all times, therefore, our streets need to be free of parked vehicles unless temporary loading/unloading is necessary. Limited to 15 to 30 minutes.

b). All residents are required to park their cars in their own carport. Guest parking areas are for the exclusive use of guests.

Section 9: YARD SALES

a). All residents are allowed one yard sale per year and/or one move-out sale. Approval for the sale must be obtained in the office at least one week prior to the sale. For your privacy- sales are for park residents only and no outside sales are permitted. Please talk to management about estate sales.

b). Yard sales are limited to Fridays and/or Saturdays only, with minimal signs posted which must be removed at the conclusion of garage sale.

c). There will be no sales involving items brought in from outside of the park or of a commercial nature.

Section 10: HOME SALES

a). Any repairs that need to be made to meet our minimum Park standards must be completed before the home is offered for sale. Residents may then advertise their home and display a sign with the approval of management.

b). In accordance with the California Civil Code, a potential buyer must be approved for residency and have a signed rental agreement before the close of sale. Five business days will be required after the application has been submitted for notification of this approval. Therefore, it is necessary to arrange for an in-person interview between your potential buyer and the park owner/management well before the sale is closed. This does not apply if the home is to be moved out of the park, which may be required if the home is in a significantly rundown condition or in disrepair.

c). Any new home that is to be brought into the park must have a plot plan and floor plan submitted to park management and approved prior to the home being ordered from the dealer or manufacturer. A three-foot minimum set back is required for all new homes and all homes must be inspected/permitted by State.

d). When an older mobile is going to be sold it needs to be inspected by the appropriate state enforcement agency. Dept. of Housing inspector 1-559-358-1367. Please see additional procedures or resale.

Section 11: DRIVEWAYS

a). Maintenance of driveways is the responsibility of each homeowner. Because water causes asphalt to deteriorate, our streets and driveways will last much longer if they are swept instead of washed. Residents are requested to avoid excessive watering and washing of patios and carports causing runoff onto the streets. If a driveway needs to be washed occasionally, be sure that the water is hosed toward the back of the lot and not out into the street. It is the responsibility of each resident to inform any hired help of this requirement.

b). Streets are not to be washed down at any time. If there is a dirt problem not taken care of by our regular street sweeping operation, the matter should be discussed with the park management.

c). Inoperative or unregistered vehicles are not to be stored in the Park.

d). All vehicles parked in the driveway should be properly maintained to eliminate the leaking of fluids/oil etc.

e). Residents are not to sweep their leaves into the street. They are to pick up leaves and put them in the dumpster.

Section 12: SPEED LIMIT

The Camino Del Roble speed limit is 5 miles per hour. A strict compliance with this rule will protect the safety of all and avoid the necessity of speed bumps. Residents are responsible for reminding their guests, visitors, and service people of this rule.

Section 13: TRASH COLLECTION

a). Trash pick-up for the park is scheduled for Tuesday and Friday morning.

b). Recyclable items should be placed into a recyclable dumpster. No large items are to be placed in either of the dumpsters. No 'sifting' through trash. Once an item has been disposed by a resident- leave it.

Section 14: QUIET HOURS

Quiet hours will be observed between 10 PM and 7 AM. Hours for construction work shall conform to the standards of the City of Atascadero: 7AM to 8PM, Monday through Saturday. Sundays shall be free of commercial activity and construction noise unless 'emergency' repairs are needed.

SECTION 15: GENERAL RULES

I. General Rules

- a.) No peddling, soliciting, or commercial enterprise is permitted in the park except with written approval of the management. Mobile homes may not be sold with the understanding that the buyer may retain the same lot without prior consent of the management.
- b.) Disorderly conduct, abusive language, noisy disturbances, or disregard of the rules and regulations contained herein shall be grounds for immediate removal of all persons committing said offenses from the premises.
- c.) Management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods, or other natural acts which are beyond its control. Equipment and apparatus furnished on the grounds are solely for the convenience of residents and all persons using same do so at their own risk.
- d.) The management shall be notified immediately of any hazardous conditions which are known to be a violation of these rules and regulations, or otherwise.
- e.) Every resident shall be responsible for any violation of these rules and regulations by a member of his/her family, or their guest.
- f.) Any violation of these rules and regulations by a resident that is uncorrected by them or that causes damage to a dwelling or seriously interferes with the comfort or safety of another resident, shall be grounds for termination of the lease.
- g.) All residents should notify the management as far in advance as possible when planning to vacate. Residents must check out according to the following conditions in order to have their security deposit returned: (Security Deposit is only required when renting a unit)
 - 1. Management must be notified in writing received by management at least sixty (60) days before the resident(s) intend to vacate.
 - 2. If all the rent is paid current and no damage has been done to the park property, the resident's security deposit will be returned. The management must be present when the resident removes the manufactured home from the lot.
 - 3. The resident must provide management with new address, in writing, within thirty (30) days after leaving.
- h.) Management reserves the right to alter these rules and

regulations as circumstances require, upon seven (7) days prior written notice to residents.

- i.) Fireworks are prohibited on the park property and the areas around the park.

II. Mobile Home Lots

- a) Lots may be inspected periodically by the management.
- b) No changes, alterations, or additions to mobile home lots may be made by the resident without written approval of the management. Skirting, porches, awnings, and other additions, if approved by the management, shall be maintained in good repair by residents.
- c) The resident shall be responsible for the proper placement of their mobile home on their foundation stand and proper installation of all utility connections in accordance with the instruction of the management.
- d) Management will supply utility connections to each lot; each resident shall be solely responsible for the proper connection of the utility connection from their mobile home. No occupant shall tamper with or alter the utility connection owned by the park.
- e) Connection to the park-owned utility should be made with all applicable regulations.
- f) If a lot is neglected, management reserves the right to take over its care and bill the resident the actual cost of maintenance.
- g) No tenant has the right to alter or obstruct the construction, repair, or clearing of the road. All roads are private roads for the use of residents and their invitees, and management only.
- h) An approved skirting will be provided by the resident and placed around the mobile home within thirty (30) days after arrival. The management reserves the right to have skirting installed after this time, and to bill the resident the actual cost.
- i) All mobile homes shall be tied down to prevent wind damage.
- j) All residents water pipe and connections shall be frost proofed by the resident. Any damage caused to the park water lines or mobile home water system, because of frost or water line freezing of resident water pipes and connections, shall be repaired at the tenant's expense. The management reserves the right to have the park property repaired in such instances and bill the tenant.

III. Solid Waste Disposal, Storage and Fire Protection

- a) Garbage containers used by tenants to store garbage temporarily before dumping into dumpster(s) shall be tightly covered and fastened to prevent trash blowing freely in the park. Plastic garbage bags may not be left exposed outside of doors.

- 1) The garbage containers shall be rodent proof, insect proof and watertight.
- 2) The space under the mobile home shall not be used for storage of any nature.
- 3) VERY IMPORTANT: The septic system may only be used for human waste; toilet paper, and typical wash water. Feminine products, food, and other trash much be disposed of in the garbage.

Suggestions to Tenants:

- ❖ Have fire extinguishers at central locations in your mobile home where they are readily accessible.
- ❖ Have smoke detectors installed in your mobile home. Each person's safety is the concern of all people in the community.
- ❖ In order for the management to provide you with a community in which you will be comfortable, you need to inform the management of infractions of regulations and make suggestions as to how we can make our community better.

1. **MOBILE HOME STANDARDS:** All Mobile Homes must be maintained in accordance with the laws of the State, County and City codes and the standards of the park, as outlined in the Park Rules/Regulations and Rental Agreement.
2. **RESIDENCE REQUIREMENTS: STATE LAW** Requires Mobile Home Parks to have the NAME OF THE Tenants occupying the mobile home along with proof of ownership and insurance.
3. **PAYMENT OF RENT:** Rent is due and payable on the 1st of each month. A \$50.00-dollar late fee will be added after the 5th day of each month.
4. **MAINTENANCE:** Residents are responsible for maintaining their space in a clean and attractive fashion. If your space is neglected, management reserves the right to charge a fee of \$200.00 dollars (or the amount it costs) for maintenance and/or clean-up. No appliances, indoor furniture, garbage, tools, etc. shall be kept outdoors. Your tools should be kept in a shed or behind your mobile.
5. **GARBAGE:** All garbage must be put inside the dumpsters. No garbage shall be left outside or next to any bins. This is in accordance with local codes. Flatten all boxes before placing them in the recycle bin. No bulky items. This includes appliances, bikes, televisions, chairs, propane tanks and construction materials. Anyone that is not a resident of Camino Del Roble Senior Living, is not allowed to put trash in the dumpster. It's against the law for nonresidents or guests to put trash in the trash bin from somewhere else other than Camino Del Roble Senior Living, this is also against the law. Anyone seeing the law broken please call the Atascadero Police Department at (805) 461-5051. No overloading of the dumpsters you are responsible for large items. Camino Del Roble Senior Living is not responsible for your large items. Also, your gardener must take their trash to the dump, they cannot put it in the dumpster.

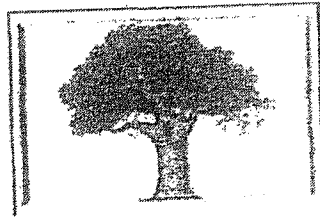
WE WILL INCREASE YOUR RENT \$25.00 DOLLARS A MONTH FOR THE TRASH BILL IF OR WHEN THE RULES ARE BROKEN.

6. **VEHICLES:** Non-registered vehicles or non-running vehicles are not permitted in the park. Check with management before you plan any extensive repairs. Washing your vehicles in the park is not permitted. The speed limit is 5 miles per hour.
7. **PARKING:** Park in designated space only. Anyone parking in another residents parking space will be towed away at their expense. NO EXCEPTIONS. Guests staying overnight can park in the guest parking area. They will need to get a permit from the manager. If you do not get a permit, your vehicle will be towed away at your expense. NO EXCEPTIONS.

8. **NOISE:** Disturbing noise is not permitted at any time. No loud music, bass music, honking horns, or ringing bells. If you can hear it outside your home, it's too loud. THIS WILL BE STRICTLY ENFORCED.
9. **RESPONSIBILITY AND LIABILITY:** The management and owner are not responsible for loss or injury due to fire, theft, or accidents. Violations of any law ordinance of the State, County or City will not be tolerated.
10. **PLAYING IN THE PARK:** Playing on the driveway is not permitted. No ball bouncing, skateboarding, roller blades or children playing on or in the driveway is not permitted. Breaking these rules will be subject to termination.
11. **DRAINS:** If your drain is plugged up and it's your fault, you will be responsible to pay the bill.
12. **SIGNS:** Obey all signs in the park, including all stop signs.
13. **STORING:** Storing anything on and under your mobile is not permitted at all.
14. **BUILDING:** There will be no building (construction) of any type without first talking with management. No building anything out of wood per State, County and City Law. You will have to get a permit from the State/County/City and post permit up before building anything.
15. **MAILBOX:** For residents use only. It is the responsibility of the resident to replace the mailbox if it breaks. Please put your space number on all inquiries.
16. **TRESSPASSING ON PRIVATE PROPERTY:** No residents and/or guests can walk through other residents' property/space. This is against the law.
17. **LAUNDRY:** Clothes lines are not permitted on any premises. Hanging of any type of laundry, rugs, etc. on fences are not permitted as well as on vehicles. If you need to hang dry anything, we have a clothesline at the Rec. Hall for use.
18. **MOTORCYCLES:** No motorcycles are allowed in the park. You, the resident, or guest, must walk the motorcycle into the park or out of the park. Anyone breaking this rule will be reported to the police department and will be subject to eviction. Residents will notify their guests prior to them entering the park premises of Camino Del Robles Senior Living.

19. ANIMALS-PETS: ONLY ONE (1) PET ALLOWED PER HOME:

- ❖ No dogs over 15lbs. ONLY ONE DOG.
- ❖ Cats: ONLY ONE CAT. Keep your cat indoors or it will be trapped.
- ❖ Dogs/Cats must have their current shots and papers.
- ❖ Walk your dog on a short leash.
- ❖ Pick up after your dog/cat.
- ❖ Keep your dog/cat off other residents' lots.
- ❖ No animals on Rec Hall grounds or in the Rec Hall. Unless your dog is a service or care dog. Must be able to show papers upon request.
- ❖ Non-Residents or guests can not have their dog/dogs in the park due to some laws. Service or Care dogs okay, but they must show their papers.



Camino Del Real

Senior Living

1215 El Camino Real, Atascadero, CA 93422

CONTACT INFORMATION

Office Number for Residents/Rental Questions	805-466-0898
Park Manager/Reserve Rec Hall/General Questions	805-466-0898
Gas Meter problems (Contact Manager 1 st)	805-610-9622
Water/electrical/plumbing/heating/air/other issues: Sam	805-400-0190
Emergency Issues (Primary- On-site Manager)	805-610-9622
Permits (Department of Housing)	951-782-4420