

**RULES AND REGULATIONS
GOLDEN FEATHER MOBILE HOME PARK**

TENANT NAME: _____

ISSUE DATE: _____

SPACE NO.: _____

EFFECTIVE DATE: _____

THESE RULES SUPERSEDE ALL PREVIOUS RULES AS OF ABOVE EFFECTIVE DATE

GENERAL: The below listed Rules and Regulations apply to all tenants(as that term is used in the California Mobile home Residency law), all renters (who are renting a mobile home sited within this property), any guests and all lawful residents of the mobile home located within Golden Feather Mobile Home Park (hereinafter referred to as "Park"). For purposes of definition, the terms "tenant" or "tenants" or "renter" or "renters" or "resident" or "residents" are used synonymously herein.

1. The Tenant and all residents must complete an application for residency prior to residing in the Park. Tenant must provide to Park Manager a copy of HCD or DMV registration or copy of property tax bill, whichever is applicable to the status of mobile home or RV ownership annually.
2. Subleasing is prohibited, except as provided by the provisions of California Civil Code section 798.23.5. "House-sitting" is not allowed. A "guest" may not occupy a mobile home in the absence of the resident.
3. Solicitors, vendors, peddlers, etc., are not permitted in the Park.
4. Drunkenness or immoral conduct is not acceptable and will not be tolerated. No open containers of alcoholic beverages are to be possessed, served or consumed in any community area of the Park except on those occasions approved in advance by Management.
5. Tenants and guests shall observe all Rules and Regulations as posted in the Park/common/recreation areas. Tenants shall pay for all damages to Park property or equipment caused or contributed to by them or their guests. Tenants are responsible for the conduct of their guests. Guests must be accompanied by an adult park resident when using Park property or equipment.
6. No loud talking, radio, television or other noise capable of disturbing a neighbor in any manner by the tenant or his/her guest(s) will be permitted between the hours of 10:00 p.m. and 8:00 a.m. No unusual disturbing noises will be allowed at any time. Tenants and their guests shall not commit, or allow to be committed, any nuisance or any waste on the Premises, nor shall tenants use or allow the Premises to be used for an unlawful purpose. Commission of any misdemeanor or felony upon Park premises shall be deemed a nuisance and/or substantial annoyance.
7. Tenant any member of the Tenant's household, or a guest or other person under the Tenant's control, shall not engage in criminal activity, including drug-related criminal activity, in or near the mobile home, the mobile home space, RV/RV space, or any common area of the Park. "Drug-related criminal activity" means

the illegal manufacture, sale or use of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).

- (a.) Tenant any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in an act intended to facilitate criminal activity, including drug-related criminal activity, in or near the mobile home, the mobile home space, the RV/RV space, or any common area of the Park.
- (b.) Tenant or members of the household, shall not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
- (c.) Tenant or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether in or near the mobile home, the mobile home space, RV or RV space, or any common area of the Park.
- (d.) Tenant any member of the Tenant's household, or a guest or other person under the Tenant's control, shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, in or near the subject premises.

ANY VIOLATION OF THE ABOVE PROVISIONS SHALL BE CONSIDERED A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.

A single violation of any of the provisions of this addendum shall be deemed a serious violation and a substantial annoyance to other homeowners or residents. It is understood and agreed that a single violation shall be good cause for termination of the lease. Proof of violation shall not require criminal conviction.

8. All mobile homes and RVs must bear the current yearly license or registration, as required by state regulation. Pursuant to California law, Park owners are required to confirm yearly registrations.

9. Tampering with Park fuses, electric service connections, sewer/septic, water well or water systems, or other Park utility connections, is strictly forbidden. Please contact the Management in case of trouble.

10. Residents must keep their home sites, including but not limited to, the mobile home; yard, driveway, landscaping, swamp coolers, air conditioning units, sheds and other structures, in a functional, clean, neat condition, and free of debris. If home sites are not maintained, the Management may, at Management's sole option and discretion, give due notice, and if necessary, undertake appropriate maintenance at the Resident's expense which will be added to the rent, pursuant to California Civil Code section 798.36 of the Mobile Home Residency Law or by reason of provisions of the rental agreement as between the renter and Landlord. Residents may not plant trees or shrubs upon the home site without first obtaining written permission from the Management. It is the responsibility of the resident to maintain the appearance of their home site, including routine landscaping such as weed abatement, mowing grass, and trimming of trees, bushes and shrubs. However, if a tree poses a specific hazard or health and safety violation or presents a threat to Park infrastructure, Management may, in their own determination, undertake trimming or removal of the offending tree. Should a resident desire a tree trimmed or removed due to a specific safety hazard or health and safety violation, the resident is to make a specific written request for Management to take necessary action.

- (a.) Normal driveway maintenance is the responsibility of the resident. If toxic fluids (oil, gasoline, etc.)

are allowed to leak onto paved areas causing damage, the cost for repair will be charged to the resident and will be added as rent. Oil and fuel stains must be removed from the home site and street immediately, and the offending vehicle must immediately be removed from the Park until repaired.

(b.) Standard yard and patio furniture (no indoor type furniture), manufactured barbecue equipment, and approved storage cabinets are the only items permitted outside of the mobile home. All other items, including containers, tools, brooms, lawnmowers, tires, lumber, etc., are to be stored out of sight. Materials other than wheels, axles and hitches from the mobile home may not be stored underneath a mobile home. Major appliances are not allowed to be used or stored outside of the mobile home. No towels, rugs, wearing apparel or laundry are to be hung outside the mobile home at any time. Clothes lines are absolutely prohibited but are provided in the common areas adjacent to the laundry room.

(c.) Approval by management is required, prior to installation, regarding size, condition, age and construction of mobile home and all accessories, including awnings, skirting, carport, porches, storage sheds, etc. All fencing must have the prior written approval of Management before installation.

(d.) Only one storage cabinet, approved by management, may be placed on the home site in a location in compliance with state and local regulations. The total area of the storage cabinet shall not exceed 100 square feet. Storage cabinets must be kept in good repair and attractively maintained.

11. If Tenant desires to sell his mobile home in place, Management must be notified and prior approval obtained in accordance with the provisions of the Mobile Home Residency Law. Management approval may require the tenant to make certain repairs or improvements to the mobile home, its appurtenances, and/or accessory structures. The repairs or improvements shall be limited to those required for compliance with these Rules, or a local ordinance or state statute or regulation relating to mobile homes.

(a.) "For sale" signs must conform to the size limits prescribed in the Mobile Home Residency Law, Civil Code section 798.70.

12. Guests are limited to 20 consecutive days or a total of 30 days in a calendar year. Written approval of Management is necessary prior to any extension of guest stays - additional charges applicable after 30 days = \$5.00 per day per guest. All guests must be accompanied by a resident at all times. A guest cannot occupy a mobile home in the absence of the resident. Occupancy of any mobile home in this park is limited to two persons per bedroom, plus one additional person. Example: a two bedroom mobile home can be occupied by no more than five persons. (A bedroom is defined as a room designed for sleeping accommodations and must contain a closet.)

13. No "baby sitting" or "child care" is permitted in the Park. Visiting children must be supervised and accompanied by an adult Tenant at all times while in the Park.

14. No commercial business shall be conducted in the Park nor shall "auction," "moving," or "garage," sales be permitted.

PETS

15. **GENERAL:** You must obtain permission from the Management to keep a pet in the Park. Small pets (not over 20 inches high at the hips measured when the animal is standing erect, and not over 30 pounds at maturity) will be allowed. In consideration of others, it is important those who have pets observe the following rules:

- (a.) The word “pet” is defined as a dog or cat. Small household birds and fish are also permitted. All other animals and reptiles are prohibited.
- (b.) Residents will be limited to two (2) pets per space without prior approval of Park Management.
- (c.) Residents must provide to Park Management, in writing, proof of vaccinations, licenses where appropriate, and identify the breed of pet.
- (d.) Any pets, when not inside your mobile home, must be kept on a leash at all times. Any pet found loose in the Park will be taken to the animal shelter. (This includes cats).
- (e.) No pets are to invade the privacy of anyone's home site, flower beds, shrubs, or common areas provided for the use and enjoyment of all residents.
- (f.) If your pet causes any disturbance such as barking, snarling, etc., which could annoy your neighbor, permission to keep this pet may be revoked.
- (g.) Pets may not be left unattended outside of mobile home.
- (h.) Droppings must be picked up and placed in the trash daily or designated “doggie station” depositories.
- (i.) No pets will be allowed to be acquired or replaced after moving into the Park unless approved by Park manager.
- (j.) Pets belonging to guests and visitors must obey all Park rules, and must be confined to a resident's space.
- (k.) A full description and photograph of pet must be on file with Management at all times for consent to be valid.

Failure to comply with Pet Rules may result in revocation of your residency in the Park or permission to keep a pet.

AUTOMOBILES AND PARKING

16. **GENERAL:** Speed limit for all vehicles shall be 5 miles per hour. The parking of no more than two (2) vehicles for each mobile home space will be permitted. Vehicles must be registered with Management. Only those vehicles approved in advance by Park Management are to be parked at the home space. No commercial vehicles are allowed to be parked in or on Park property or at the mobile home space. No broken-down, inoperative, or unsightly vehicles will be allowed in the Park or common areas of the Park.

(a.) Only licensed motorcycles, motor scooters, mini bikes or mopeds will be allowed in the Park; vehicles of any kind making excessive noise may not be operated in the Park.

(b.) On-street parking is prohibited. Tenants are prohibited from using “guest parking” for personal vehicles. Visitors or guests must park their vehicles at designated guest parking areas. Repairing of motor vehicles in the mobile home park is prohibited. This includes tune-ups, oil changes, radiator draining/flushing, etc.

(c.) All vehicles not registered with the Park must be parked off the Park premises including but not limited to: trailers, travel trailers, RVs, commercial trucks and tractors (i.e., over-the-road commercial diesel/gas tractors).

ROLLER BLADES/SKATE BOARDS

17. Use of roller skates, roller blades and skateboards is prohibited on park streets. The construction of ramps or other “jumping platforms or obstacles” for use with roller skates, roller blades and skateboards or bicycles is also prohibited on park streets.

LAUNDRY ROOM

18. Instructions are posted in all laundry rooms. Please abide by the rules. Do not overload or abuse washing machines and/or dryers. In case of trouble, please call the office. Machines are to be cleaned inside and outside after use. Laundry rooms are to be left in a neat and orderly condition. Please empty lint trays. Drying clothes outside at the home sites is prohibited. Clothes lines are provided in the common area adjacent to the laundry room.

GROUNDS FOR EVICTION

19. **GENERAL:** Any of the below listed violations shall constitute an incurable breach of the rental agreement and constitute adequate grounds for termination or tenancy and eviction, upon such notice and pursuant to such proceedings as may be provided by law and in force from time-to-time:

(a.) Failure of the Tenant to comply with local ordinances and state laws and regulations relating to mobile homes and RVs within a reasonable time after the Tenant receives a notice of noncompliance from the appropriate government agency.

- (b.) Conduct of the Tenant, upon the mobile home park space or on or in the Park common areas, which constitutes a substantial annoyance, or recurring violation, as set forth in Civil Code § 798.56.
- (c.) Failure of the Tenant to comply with reasonable Rules and Regulations of the mobile home Park for nonpayment of rent, utility charges, or reasonable incidental service charges. Condemnation or change of use of the mobile home park.
- (d.) Violation of any federal, state or local law, statute or ordinance (or regulation promulgated under any such law, statute or ordinance) which adversely affects, or is detrimental to, the health, safety, or welfare of tenants in the park.
- (e.) The breach or violation of any provision of the Rental Agreement. Any other basis or grounds now or hereinafter provided by law.

ENFORCEMENT OF RULES AND REGULATIONS

Management, in its discretion, will make every effort to enforce all of its Rules and Regulations and conditions of tenancy applicable to residency in the Park. However, Tenant agrees that the enforcement of those rules, regulations and conditions of tenancy are a private matter between the Management and the affected Tenant and the enforcement, or lack thereof, will not result in any damage or claim by any Tenant in the Park. Tenant hereby acknowledges that he is not a third party beneficiary of any other Lease, Rules and Regulations, or relationship between Management and any other Tenant in the Park.

DATE: _____

TENANT SIGNATURE: _____

SPACE NO: _____

Printed Name: _____

DATE: _____

MANAGEMENT SIGNATURE: _____

PRINTED NAME: _____