

Desert Rose

RULES AND REGULATIONS

Desert Rose Mobile Estates has established the following Rules and Regulations, which apply to all Residents, their visitors and guests. These rules have been prepared in accordance with the provisions of the Mobilehome Residency Law; and Management may supplement or amend these rules in accordance with the Mobilehome Residency Law, upon proper notice to the Residents. By executing these rules, the Residents acknowledge that they are in every respect reasonable and "accept" them.

Violation of these rules will give Desert Rose Mobile Estates cause to evict anyone living in the mobilehome pursuant to California Civil Code, §798.56(d).

The California Civil Code provisions of the Mobilehome Residency Law, the Rules & Regulations set forth herein, and all other rules of conduct concerning the use of the park facilities posted throughout the park are part of the Resident's Rental Agreement, and by this reference, are incorporated therein as though set forth in full.

1. **RESIDENCY:** Desert Rose Mobile Estates is an gated-aged community. Any person wishing to become a Resident of Desert Rose Mobile Estates must complete an application for residency in writing, and be approved by Management. They must be willing to sign and comply with all terms and conditions as set forth in the Rental Agreement, the Rules and Regulations as set forth herein, and the California Civil Codes. All terms and conditions as set forth in the Move-in or Change in Ownership Requirement List must be met before rights of residency may be obtained. Said Move-In or Change In Ownership Requirement List is incorporated herein by this reference as though fully set forth in full.

A prospective Resident who has already purchased a mobilehome within the park will HAVE NO RIGHTS OF RESIDENCY AND NO RIGHT TO MOVE INTO OR OCCUPY THE MOBILEHOME, UNLESS AND UNTIL MANAGEMENT HAS APPROVED THEM AS A RESIDENT, AND A RENTAL AGREEMENT HAS BEEN. EXECUTED BY BOTH APPLICANTS AND PARK. (Civil Code, 1798.75).

2. **MOBILEHOME OCCUPANCY AND USE:**
 - A. All Mobilehomes are to be occupied by no more than two persons per bedroom, plus one for the household. The number of bedrooms is to be determined by the original configuration in which the mobilehome was manufactured. Management will not unreasonably withhold its consent to allow an additional person to move in with Resident. Resident must have the prospective additional person complete an application prior to moving in. The applicant must be approved by Management. Refer to Civil Code 1798.34(b)(c).
 - B. The Mobilehome and Space shall be used only for private residential purposes, and no business or commercial activity of any nature, whether for profit or otherwise, shall be conducted therein or on; this includes, but is not limited to, babysitting, "Auctions", "moving sales", or "garage sales" or similar activities are not permitted.
3. **MOBILEHOME REGISTRATION:** All Residents must provide Park Management with a copy of the current registrations of their mobilehome upon initial resident, and thereafter upon any changes to legal and/or registered ownership.
4. **CHILDREN:** Anyone under the age of 18 is considered a child. Parents/Guardians are responsible for their children at all times. Parents' Guardians must acquaint all children with the park rules and regulations, including any posted signs.
5. **GUESTS & VISITORS:**
 - A. Guests and visitors are the responsibility of the Resident with whom they are visiting. It is the Resident's obligation to acquaint all guests with the conditions of tenancy, including but not limited to, the Park Rules & Regulations. Guests must be accompanied by the Resident when using the community facilities. Violation of Park Rules by guests may be cause for termination of Resident's tenancy.
 - B. Guests may stay with a Resident for twenty (20) consecutive days or any thirty (30) days in a calendar year without any charge. Guests must be registered with Park Management, if they are to stay more than twenty (20) consecutive days with Resident.
 - C. If Resident will not be present, then no guests may occupy or otherwise use Resident's mobilehome without the Park's prior consent. Resident is fully responsible for actions of persons staying in their home.
6. **SUB-RENTING OR SUB-LEASING:** Residents may sub-rent their mobilehomes under the following terms and conditions:
 - 1) Resident may not sub-rent more than one mobilehome in the park.
 - 2) Resident must be in full compliance with all current Park Rules and Regulations and their terms of tenancy, prior to consent by Management to sub-rent.
 - 3) A written Sub-Rental Agreement must be entered into between Park and Resident (Homeowner).
 - 4) All sub-renters must be approved by Park Management before they may obtain rights of tenancy and move in.
 - 5) All sub-renters must sign and comply with all Rules and Regulations of the Park
 - 6) All rental agreements with sub-renters must be in writing, and be for a term of at least 6 months. A copy of the agreement between Resident and sub-renters must be provided to Park.
 - 7) Approval of any sub-renter may not be construed as automatic approval of the sub-renter for permanent residency. If sub-renter wishes to purchase the Resident's mobilehome at any time (prior to or after approval is given to sub-rent), they must be processed as a prospective purchaser in accordance with all park change in ownership requirements.
 - 8) Regardless of Management's consent, no subletting shall release Resident of their obligations under their Rental agreement, the Park Rules & Regulations or the Mobilehome Residency Laws. Resident shall remain liable for payment of all rent and other charges; space maintenance, mobilehome occupancy limits; and conduct of occupants and guests. Park Management will not accept payments from sub-routers for rent or other charges.
- 9) **COMMUNITY Facilities':**
 - A. The community facilities are for the use and benefit of Residents in the park. Any other persons must be accompanied by a Resident when using the facilities. Management reserves the right to determine if 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 use the park facilities.
 - B. All posted rules and signs throughout the park must be complied with at all times. This includes, but is not limited to the rules posted at the pool. spa. clubhouse, restrooms, playground and storage yard.
 - C. The playground area is to be used during the hours of 9:00 A.M. and sundown only and in a manner that does not disturb neighboring residents.
 - D. Alcohol may not be consumed in any community facility of the park which is open to Residents and guests.
- 10) **DISTURBANCES:**
 - A. Actions by any person of any nature which may be dangerous or may create a health and safety problem disturb others are not permitted. This includes. but is not limited to, disturbing the peace, fighting, rude' or abusive language, drunkenness or other excessive noises or conduct, which is a disturbance to others* Residents, threatening interfering with Manager, employees, contractors, or owner of the Park. Radios of any kind, .stereos, televisions. instruments and other similar devices must be used so as not to disturb others. Persons under the influence of alcohol or drugs shall not be permitted in any area of the park which is generally open to Residents and guests.

- B. No nuisance or waste is permitted. Person shall not encroach or trespass on any other Resident space or on any area which is not open for general use by Residents and their guests. All park property which is not for the use of Residents and guests. including but not limited to gas. electric, water, and sewer connections and other equipment connected with utility services and tools and equipment of park shall be avoided and not used, tampered or interfered with in any way.
- C. Trash facilities, such as bins, dumpsters etc. may not be scavenged or rummaged through for any reason. Retrieval of items from the trash facilities is not permitted.
- D. No violation of any law. ordinance or regulation of the City. County. State or Federal government is permitted. No acts shall be committed that would place the Management or Owners of the Park in violation of any law, ordinance or regulation of this City, County, State or Federal government.

9. PETS:

- A. Written permission must be obtained by Management before a pet may be kept in the park. Pet approval will be limited to two (2) house pets. All pets must be domesticated. Exotic and potentially dangerous pets are not allowed under any condition (this includes but is limited to. pit bulls, Doberman pincers, rottweilers, potbelly pigs, snakes and other reptiles). Size and breed of dog must be approved by Management
- B. There are or maybe, pets already in the park which no longer conform to park standards. However, Residents cannot assume that a new pet will be approved, which does not meet the new standards, because there may be such pets already in the park.
- C. Resident must register each pet with Management; and a Pet Agreement must be executed between the Park and Resident for each pet! Said Pet Agreement, by reference hereto, is made a part of these Rules and Regulations as though fully set forth herein. If a pet is lost or dies, written consent of Management must be obtained before a new pet is allowed.
- D. All pets must be licensed and vaccinated and otherwise cared for and maintained as required by law. Resident must provide Management with evidence of licensing and vaccination; and to provide a picture of their pet. or bring their pet into Management to take a photograph of the pet for the Park's file.
- E. Residents may not keep dogs outside of the mobilehome, unless the dog is confined in a fenced yard, which is approved by Management. Dogs walked in the park, .must be kept on a leash. Pets are not permitted in the community facilities of the park. Pets are not permitted to enter upon any other Resident's space without the other Resident's permission. Pet droppings are to be cleaned up immediately. Pets which cause an annoyance (including but not limited to, barking, howling or wining) or cause harm to any person or property must be permanently removed from the park upon seven (7) days' notice from Management. Any pets caught running at large through the park will be turned over to the local Department of Animal Control and impounded at owners expense.
- F. Guests may not bring pets into the park, unless kept on a leash and tended to at all times.

10. VEHICLES & PARKING:

- A. NO STREET PARKING IS PERMITTED IN THE PARK. all streets are considered "Fire Lanes" and must be kept open for emergency vehicles at all times. vehicles parked in the street, are subject to towing at the vehicle owner's expense, This limitation would not apply to "identifiable" service vehicles of contractors or other persons performing services for Resident during the time service is being performed only.
- B. Parking is only permitted in designated parking spaces. Vehicles parked at Spaces may only be parked in driveways (parallel to the length of the mobilehome). and sot in yards or extending into the street.
- C. No more than two vehicles are to be parked at each space at any given time, unless the driveway is long enough to the extra vehicle without it extending into the street or yard. Written approval by Park Management and any required permits must be obtained prior to installation of extended driveways.
- D. Guests are to park in visitor parking areas or .at the host resident's space only. Because of limited parking facilities, and the need to insure a safe and pleasant environment for Residents and guests. Management reserves the right to restrict the number of guests bringing automobile or other vehicle into the park. RESIDENTS ARE NOT TO PARK IN VISITOR PARKING SPACES OR ON VACANT SPACES/DRIVEWAYS.

10. VEHICLES & PARKING (Cont.)

- E. Semi-trucks "big rigs" (with or without trailers) may not parked in the Park. Moving vans and mobilehome g trucks are excepted, during time of actual moving in or out of the Park only. Motorhomes, campers, shells buses, travel trailers, boats, boat trailers, and other similar recreational vehicles may not be parked in the Park, unless they are the sole source of transportation for the Resident. Any such vehicle belonging to a guest may not be parked overnight in the guest parking or at the homesite. Temporary parking of such vehicles is permitted at the homesite only for loading or unloading the vehicles. Maximum time permitted for loading/unloading is (24) hours, provided vehicle is kept in the .driveway and not extended into the street. Such vehicle should not be occupied or connected to the lot utility services or interconnected with the occupied mobilehome.
- F. RV, boat and vehicle storage is available on an assigned, pre-approved, first come -first served basis. All residents that have anything stored in the fenced storage area, do so at their own risk and liability. A separate Storage Agreement must be executed between Park and -Resident for any vehicle stored in the park facilities.
- G. Vehicles must be operated in a safe manner. Due to the pedestrian traffic within the park, everyone is to DRIVE SLOWLY AND CAREFULLY at all times within the park. Pedestrians, bicycles and electric-carts have the right of way over automobiles, No motorized vehicle may be operated within the park by any person who is not properly licensed to operate such vehicle. Vehicles operated in the park must be properly unlicensed and registered in compliance with the California Department of Motor Vehicles; Residents must obey all posted traffic control signs (e.g. stop signs, no parking signs, etc.).
- H. Motorcycles, motor scooters, mopeds or other two or three wheeled motorized vehicles operated within the park must be driven directly to a Resident's space, and operated so as not to disturb the other Residents. All vehicles and motorcycles must have proper mufflers. Minibikes, ATC's, quad-runners or other off-road Vehicles are not permitted to be driven in the park by anyone.
- I. Vehicles are not permitted in the Park if they are m a dilapidated condition and unsightly in appearance, or which contain unsightly loads that are visible to others. Excessively noisy vehicles are not permitted in the park. Vehicles dripping gasoline, oil, or other fluids or substances must be repaired immediately, b order to prevent damage to the pavement. Oil and other dropping must be removed by Resident, and Resident is responsible for the repair of damage to pavement or asphalt
- I. Residents are to provide Park Management with a description of all vehicles owned by them and kept in the park, make, model, and license number.
- J. Bicycle riding, skateboarding and the park is to be on the streets only. They are not to be ridden on any walkways or in any of the common facilities.' Bicycles and vehicles of any nature arc not to be ridden b the park after dark, unless properly equipped with lights and reflectors.
- K. Wheeled vehicles (tricycles, bicycles, etc.), toys and other such items used must be operated or used in a manner that will not create traffic problems or other safety hazards.

11. MOBILEHOME MAINTENANCE AND APPEARANCE:

- A. Residents are required to maintain their mobilehome, storage shed, fences, skirting, awning, fences and all improvements and installations upon the space (whether installed by current or prior resident) in a well-painted, clean condition and in good repair. All concrete, asphalt and other surfaces shall be maintained in good condition and repair, kept clean and free of oil, and all other substances of any kind
- B. Residents must maintain their space in a clean, weed-free, well-groomed, litter free condition, and properly cut and trim all lawns, and trees. Landscape shall not hang over lot lines or onto other spaces, unless mutually agreed to by all effected parties. Landscaping shall not extend into or over the streets. When Resident is away, it is residents

responsibility to have someone maintain their mobilehome and space.

IF THE SPACE IS NOT MAINTAINED IN ACCORDANCE WITH THESE RULES, MANAGEMENT MAY SERVE RESIDENT WITH A NOTICE TO COMPLY. IF RESIDENT DOES NOT COMPLY WITHIN 14 DAYS FROM THE . NOTICE, MANAGEMENT MAY HAVE THE WORK COMPLETED AND CHARGE RESIDENT FOR ACOTAL COSTS RENDERED TO MAINTAIN THE SPACE. This provision is b accordance with current Civil Code requirements (Civil Code, §798.36).

- C. Running sprinklers or hoses are not to be left unattended.. Sprinklers or hoses may not spray or overflow onto neighbors homesite, or cause flooding into streets.
 - D. Wheels, hitches and other items permitted by law are the only objects which may be stored under the mobilehome. Unless specifically permitted by the Park's residency documents or approved by Park, nothing may be placed or stored outside of the mobilehome or storage shed. This includes, but is not limited to, toys, tools and equipment, overstuffed furniture, appliances, debris, refuse, litter, or any item which is unsightly in appearance. Patio furniture that complies with these Rules and Regulations and barbecue equipment, all of which are to be maintained in good condition, are acceptable items. Nothing is to be hung outside the mobilehome or shed to dry or air for any purpose, including laundry.
 - E. Sanitary and health laws must be obeyed at all times. Garbage must be properly disposed of in covered trash cans and placed out for pickup on trash day, or removed from the park. Furniture and large appliances, or other similar hard-to-handle items are to be disposed of outside of the park. Disposal of hazardous materials is prohibited in the park. This includes, but is not limited to, automotive fluids such as oil and transmission fluid, paint, and pesticides. Residents are responsible for proper disposal of their own hazardous materials. Personal trash bins used by Residents are to be kept covered with lids at all times, kept concealed from public view and emptied on a regular basis. Cans and bags are permitted on curbside only from the evening prior to and until the afternoon of the scheduled pick-up day
 - F. Anything which creates a threat to health and safety shall not be permitted on the space or in the park. "No flammable, combustible, or explosive fluid, material, chemical or substances, except ones customarily used for normal household purposes, may be stored on the space, and then only in quantities reasonably necessary for normal household' purposes.
 - G. The utility pedestals (water, gas, electric and sewer hookups) must be accessible at all times (Title 25, §1226 & §1646). If one of the park's utility shut-off valves is located on Resident's space, it must be uncovered, accessible and not tampered with at all times. All water, gas, electric and sewer connections must be kept in a good and leak-proof condition at all times, and in compliance with all state and local laws or regulations. Residents should report any community facility which is out of order to the Management. Resident shall not connect any apparatus or devise, except through existing electrical, gas, water or sewer connections on the space, and only in accordance with all applicable codes and laws.
 - H. CAUTION! Mobilehome parks, of necessity, contain extensive underground utilities. Any damage to underground utilities as the result of digging or driving stakes or other devices into the ground, shall be the responsibility of the Resident. Residents must have Park's consent before digging or driving rods or stakes into the ground. 1. Driveways must be kept clean and in good repair at all times.
 - I. No flags or banners, other than small United States and California flags on short flagpoles mounted on the front of the mobilehome shall be visible on the homesite.
 - J. Holiday decorations may be placed outside the home, but must be tasteful and properly cared for. The time allowed for decoration display must be immediately before the Holiday and must be removed immediately after the Holiday. Christmas decorations may be displayed only from Thanksgiving weekend through the first weekend in January. This includes outdoor lighting.
 - K. It is the Resident's responsibility to assure the natural flow and drainage of water on the homesite. This requires that Residents do not impede the natural flow and drainage of water, or assist in the buildup of water under the mobilehome, on the space or adjacent spaces, or in the streets. Residents are required to use proper irrigation techniques,
 - L. Resident is prohibited from making any repairs or improvements at the expense of the Park. If Management approval or authorization is required in any matter, Resident is expressly prohibited from giving such approval or authorization on behalf of the Park. N. If Resident vacates the space, the space must be returned in the same condition as received when first occupied. At Management's option, Resident must remove at Resident's expense, any improvements or alterations or additions when surrendering lot. Homeowner must repair any damage to the space caused by the removal, including but not limited to the filling in of holes or depressions.
12. **LANDSCAPING:** All occupied mobilehome spaces within the park must be fully landscaped. Bare, unlandscaped lots are, not permitted. The following are the park's general requirements:
- A. Landscaping of unlandscaped spaces or changes to existing landscaping must be completed within ninety (90) days of the date Resident takes possession of the space or starts the change. Prior to initial installation of landscaping and/or fencing, Resident must submit a written plan for approval by Park Management.
 - B. Any major change, installation, or removal of landscaping, walkways, or driveways must be approved by Park.
 - C. Fencing around spaces is not permitted without Park's prior approval. Park reserves the right to approve or reject any fences as to height, material and location. Fences may not exceed. four feet (48") in height above finished grade. Fences may not extend beyond the front door toward the front or side street, without exception.
 - D. The Park's general landscaping standards are:
 - 1) Resident may use a combination of lawn, shrub, flowers, or rock approved by Management. If rock is used, plastic sheeting must be placed beneath, leaving a ring around any trees for watering, and edging must be used in order to contain the rock within the homesite, and it must be kept in a neat condition.
 - 2) Park must approve the type of trees planted or removed and their location. No tree or shrubbery is allowed which does or may develop a root structure which causes cracking, buckling, or otherwise interferes with streets, driveways or other park facilities. Resident is responsible for trimming and maintaining the trees and landscaping planted on Resident's space. Park shall not be responsible for any damage or injury caused by Resident's failure to maintain or trim trees and landscaping.
 - 3) All decorative objects of any kind, including but not limited to, bricks, statues, concrete, wood approved by Park.
 - (4) All landscaping must be well maintained by Resident. Also refer to Paragraph 11 above
13. **SIGNS AND ADVERTISING:**
- A. All mobilehome spaces must be prominently identified by space number and/or address. Park Management will advise as to acceptable size, type and location. Except as provided for in these Rules and by any local Ordinances or by the Mobilehome Residency Laws and any future changes thereto, signs are not permitted on Residents' mobile, windows or space; with the exception of signs with Residents' name and address (which must be pre-approved by Park Management).
 - B. All "For Sale" and "For Rent" signs and flags must be in compliance with the Mobilehome Residency Law. *Open House" signs and flags are permitted, with the condition that they are pre-approved by Management as to size, number and location; and Management is informed in advance of any open-house. Any signs permitted must be put up immediately before and taken down immediately after the scheduled hours of the open house. Signs are not permitted in streets.
 - C. Political campaign signs are permitted during election periods only, and must be removed within ten (10) days after the election.
 - D. Distribution of commercial handbills and door-to-door selling or solicitation is not permitted. Non-commercial material may be distributed by residents only. items, must be

14.

- A. All mobilehomes, additions, patios, awnings, carports, storage sheds, concrete slabs, and other improvements or structures must comply with all Health & Safety Codes as determined by the Department of Housing & Community Development (HCD) (California Administrative Code, titled "Title 25, Chapter 2, Mobile Home Parks Act"), or any California or local codes governing mobilehome parks that may be enacted, in addition to, or supplement the above codes.
- B. ALL CHANGES OR MODIFICATIONS MUST BE APPROVED BY THE PARK MANAGEMENT BEFORE INITIATED. No additions, changes or modifications may be made to any mobilehome without proper permits, where required, from the agencies governing the change. Copies of such permits must be provided to Park Management. Only licensed contractors may install appliances or equipment which are required to be connected directly to the electric, gas or water supply at the Resident's space.

15. **MOBILEHOME APPROVAL:** The Park 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, driveways and concrete slabs. Resident must not replace the mobilehome on their space without first obtaining Management's written consent and all necessary permits. If Resident replaces their mobilehome, they must also amend their current rental agreement to reflect the new mobilehome, at the time of installation. All mobilehome sites within the park shall remain at all times under the control and approval of the Management/Ownership.

16. **ACCESSORY EQUIPMENT, STRUCTURES AND APPLIANCES:**

- A. The installation of all required appliances, accessory equipment and structures on incoming mobilehomes must be completed within thirty (30) days of the date the mobilehome is installed in the Park. Prior to commencing installation of or a change in accessory equipment, structures, appliances or anything which is to be connected to the gas, electric, water, or sewer supply, Resident must submit for Park's approval a written plan describing the accessory equipment, structure or appliance which Resident proposes to install or change. Because of the wide variety of types and styles of available appliances, accessory equipment, and structures, it is difficult to describe all those which Management will or will not accept. Consequently, the following standards are provided only to assist Residents in their preliminary planning. Residents are cautioned that there are, or may be, premises in the park which may contain accessory structures and equipment which no longer conform to park standards. Therefore, Residents may not assume that their plans will be approved because they conform to others that may exist in the park. Residents must obtain Park Management approval of all changes before commencement of such change. Management may elect to change, revise, or otherwise establish new or different standards for mobilehomes, accessory equipment, structures and appliances.
- B. Only manufactured accessory equipment and structures and appliances are permitted, and no such "homemade equipment, structures or appliances (such as storage sheds etc.) may be installed without Management's approval.
- C. All installations or changes must be done in compliance with all State, County and Local Codes, and proper permits must be provided where required by such codes. Any accessory equipment or structure or appliance installed or changed which does not conform to Park Regulations, State, County or Local Codes, and are not done with proper permits, shall be removed by Resident within seven (7) days of receipt of written notice.
- D. The Park's general standards for accessory equipment, structures and appliances for EXISTING MOBILEHOMES are:
 - 1) Park requires that the Resident maintain in good condition and repair the mobilehome and all accessory equipment, structures and appliances which are presently installed or may be installed on the space. This obligation includes the replacement of any such items which are missing or are damaged to the point that 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 Park's approval. In addition, all above items shall be required to comply with all applicable laws and regulations."
 - 2) Persons who were Residents prior to the standards for incoming mobilehomes being instituted will not be required to adhere to them, unless the Resident voluntarily undertakes to make the change or addition to Resident's space, mobilehome, accessory equipment, structures or appliances. Resident will also only be required to adhere to the new standard(s) which apply to the change or addition Resident is actually making.
- E. The Park's general standards for accessory equipment, structures and appliances for INCOMING MOBILEHOMES are
 - 1) The following items are required: full skirting, carport and patio awnings, rain gutters with down spouts which extend to the ground, and storage sheds.
 - 2) All exterior siding of the mobilehome must be of hardboard, with skirting to match.
 - 3) Skirting must completely surround the mobile, and must be constructed of siding to match the mobile. Masonry skirting may be permissible, with prior approval.
 - 4) Carport awnings must be a minimum of 10 ft. wide x 30 ft. long. Patio awnings must be a minimum of 8 ft. wide x 20 ft. long. Patio awnings must cover the front door. Awning supports are to be vertical and securely anchored to the ground. Awnings are to be metal.
 - 5) Porches are to be carpeted with or made of material approved by Management. Location and size of patios and porches must be pre-approved by Park Management.
 - 6) The temporary steps provided by the dealer must be removed from the park no later than thirty (30) days from the time the mobilehome is installed into the park. Steps must have approved handrails as required by law, and be sided to match the mobilehome. Step treads and landings must be covered with carpet or other approved material. Each exit must have steps with approved handrails as required by codes.
 - 7) Resident must install one (1) storage shed with a maximum of 100 square feet, to be placed in a location approved by Park and which meets all current legal set-back requirements. A second storage shed may be installed, provided that together they do not exceed 100 square feet, and it meets all other shed requirements. Storage sheds and other accessories must be of an approved manufactured type of anodized material or Masonite and match the exterior decor and color of the Mobilehome. All sheds must be securely anchored to the ground.

16. **ACCESSORY EQUIPMENT, STRUCTURES AND APPLIANCES (CONT.):**

- 8) All driveways and driveway extensions must be made of concrete.
- 9) All mobilehomes moving into the park must have detachable hitches.
- 10) The roof must be composition shingles or other material approved by Management (no wood shingles or m roofs); and have a minimum 3/12 roof pitch.
- 11) T.V, ham radio, C.B. or other antennas, such as dish antennas, may not be erected outside of the mobilehome without prior written approval of Management. Approval as to size, height, location and appearance of such its is at the sole discretion of Management. No shades, screens, blinds or other similar items shall be located outs the mobilehome without Management's approval. €
- 12) Swamp coolers and air conditioners must be mounted in an approved location; and be piped away from mobilehome so that condensation does not drip onto the side of the mobilehome, or on the ground around or un the mobilehome.
- 13) Colors and materials used for all improvements, appliances, equipment and structures are subject to Park's approval
- 14) The location, set-back and final position of each home will be under the overall direction, approval and supervis of the Park Management, and must meet all legal set-back requirements. (15) See Paragraph 12 (Landscaping).regarding fencing.

17. **COMPLAINTS & OFFICE HOURS:**
- A. Except in emergencies, any complaints regarding other Residents, Management or any conditions, need to made in writing and delivered or mailed to Park Management.
 - B. Normal business hours for the park office are posted at the office. Appointments may also be made insidva with the Resident Manager for other reasonable hours if necessary.
18. **INSURANCE & LIABILITY:** Each Resident is responsible for their own insurance covering their mobilehome, spe and personal property. Residents will be responsible and liable for any damage to other persons, property or park prope caused by themselves or their guests, pets or vehicles.
19. **DISCLAIMER:** The equipment, apparatus and facilities furnished on the grounds of the park are solely for the convenien of the Residents and guests; and all persons using same do so at their own risk. The Park, Management, and/or Owner not be responsible for loss, damage or injury to any person or property caused by the use of the park facilities, space, any improvements thereon, or by fire, theft, wind or any Act of God.
20. **ZONING (Civil Code, §798.27):** The zoning of the land on which Stonehenge Mobile Estates exists is MP-FPS, in County of Kern, State of California. If a change occurs concerning the zoning under which the Park operates, Reside shall be given written notice within thirty (30) days of that change.
21. **ATTORNEY'S FEES & COSTS:** Except as provided for in Residents' Rental Agreement, in any action arising ou these Rules and Regulations, or the provisions of the Mobile Home Residency Law, the prevailing party shall be entit to reasonable attorney's fees and costs. A party shall be deemed a prevailing party if Judgment is rendered in his favor where the litigation is dismissed in his favor prior to, or during the trial, unless the parties otherwise agree in a settlem or compromise.
22. **INTERPRETATION:** 'Each provision of these Rules and Regulations is separate, distinct and individually enforceab In the event any provision is declared to be unlawful or unenforceable, the validity of all other provisions shall not affected. The numbering and titling of paragraphs is for reference purposes only.
23. **ACKNOWLEDGMENT:** Resident(s), which includes each of the people set forth in the Rental Agreement, acknowld that they have read, understand, and received copies of these Rules and Regulations, and a copy of the Mobilehome P Residency Law. Resident(s) understand that by executing these Rules and Regulations; or that by having been served w a copy of these Rules and Regulation in accordance with the Mobilehome Residency Law (8798.25), they will be bound the terms and conditions, thereof.

DATED: _____	_____
	RESIDENT' (Signature)
DATED: _____	_____
	RESIDENT' (Signature)
DATED: _____	_____
	RESIDENT' (Signature)