

Mission Valley Oaks^{LLC}

A 55+ Luxury Community

*12367 Fourth Street
Yucaipa, California 92399
909-797-1015*

COMMUNITY RULES & REGULATIONS

1. INTRODUCTION.

A. Welcome to Mission Valley Oaks. Our Rules and Regulations are for promoting good relations within the Community. We are certain that we will have your cooperation in keeping the standards high as well as maintaining a friendly atmosphere. Our Resident Manager has the authority to enforce the Rules and Regulations on behalf of the Owner of Mission Valley Oaks.

B. These Rules and Regulations apply to Residents, their guests, visitors and Management. The terms and conditions of a Resident's written Lease/Rental Agreement for tenancy, and the terms and conditions of the current Mobilehome Residency Law, are incorporated into these Rules and Regulations by reference. In the event of a conflict between the terms of the Lease or these Rules and Regulations, the terms of the Lease shall prevail. In the event of a conflict between the terms of the Lease, these Rules and Regulations and the terms and conditions of the current Mobilehome Residency Law or any other governmental law, code or ordinance, the Mobilehome Residency Law and/or the applicable governmental law, regulation, code or ordinance, shall prevail.

C. These Rules and Regulations cover a variety of different subjects, making it impossible to cover each conceivable situation. Therefore, the basic rule and regulation that is applicable to all, is that all Residents, guests and visitors shall conduct themselves in a reasonable manner so as not to do anything that would adversely affect any other Resident, guest or visitor, or adversely affect the ownership or Management of the Community. This rule prohibiting unreasonable conduct includes, without limitation, the prohibition of vulgar, profane, abusive or threatening language directed to any resident, guest, visitor or Community Management. The prohibition against unreasonable conduct further prohibits, without limitation, the assaulting, or threatened assault, injury or damage to any Community Resident, guest, visitor, Community Manager, or to any property.

2. USE OF FACILITIES.

A. Residents and guests have the right to use the home site and Community facilities only if they comply with these Rules and Regulations, other Community residency documents, or other government laws or regulations. Management will attempt to promptly, equally and impartially obtain the cooperation and compliance of all residents with respect to the Rules and Regulations and other conditions of residency. Resident recognizes, however, that Management's ability to obtain compliance is dependent upon a number of factors, including the cooperation of all residents and their guests. Resident agrees that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Management and each resident.

3. RESIDENT REQUIREMENTS.

A. Resident acknowledges that this Community is restricted to persons who are at least age 55, and any others, besides the primary homeowner, must be at least 30 years of age. Eighty percent (80%), or more at Management's discretion, of the homesites are to be occupied by at least one resident who is age 55 or older. Management reserves the right, in its sole discretion, to immediately change the age requirements as to prospective residents, and as to existing residents, upon the appropriate notice provisions permitted by the Mobilehome Residency Law or other applicable law.

B. Due to physical limitations of the existing common facilities and the infrastructure of the Community, including, but not limited to, sewer, utilities, road, and recreation capacity, occupancy limits are applicable to each home. The occupancy limit for Resident's home is two persons per bedroom plus one for a one-bedroom home and two persons per bedroom for a two bedroom or larger home. Mission Valley Oaks must approve all prospective residents. Prospective residents are required to complete all application forms and submit them to Mission Valley Oaks, along with requested fees for credit and or background checks. Applicants will be approved or disapproved based on the information submitted in this application, which includes but is not limited to, credit history, past residency history, employment and demonstrated ability to pay per the terms of the Lease. All registered owners of homes in the Community, other than the owner of Community-owned homes, are required to execute a written Lease or Rental Agreement on Management's then current form and sign a copy of the Community's Rules and Regulations. All homes in Mission Valley Oaks, other than Community-owned homes, must be occupied by a registered owner of the home.

4. GUESTS.

A. All guests must register with Management if they stay with a resident more than a total of twenty (20) consecutive days or a total of thirty (30) days in a calendar year (herein after "grace period"). Furthermore, if any guest stays beyond the grace period, resident will be charged a guest fee for each month following the expiration of such grace period. The additional charge shall be due and payable on the day after the grace period expires and shall thereafter be due on a monthly basis, paid in advance.

B. Resident agrees to acquaint all guests with the conditions of tenancy of the Community, including but not limited to, the Community's Rules and Regulations. Resident is personally responsible for all the actions and conduct of his or her guests.

C. Management reserves the right to determine whether the Community's recreational and other facilities can accommodate all the Residents and their guests. Therefore, Management may refuse any guest access to said facilities if the guest's presence would reasonably detract from the use and enjoyment of these facilities by other Residents and guests who are then using the facilities.

D. A guest is permitted to use the recreational facilities only while accompanied by a Resident. If Resident will not be present, then no guests may occupy or otherwise use Resident's home without Management's consent.

5. HOME STANDARDS.

To ensure architectural compatibility, construction and installation standards, all homes, other than those already existing in the Community, must be no older than 10 years and must have pitched shingled or tiled roofs with wood siding, vinyl lap siding or Hardy Panel siding, unless approved by Management. No metal roofs are allowed. All incoming homes must be pre-approved by Management. All homes in the Community shall conform in size to the lot on which they are placed, as determined by the useable area. Management shall determine placement of the homes.

EXTERIOR PAINTING.

Exterior painting of homes or accessory structures, must have written approval of Community management before painting.

Exterior paint on Resident's home, accessory structures and equipment shall be properly maintained including, but not be limited to, the repainting of the exterior whenever the paint begins to fade, peel, flake, chip or deteriorate in any other manner that detracts from the aesthetic beauty of the home and Mission Valley Oaks. ***Color chips must be submitted for Management approval.*** Management reserves the right to approve colors that are in keeping with the overall aesthetics of Mission Valley Oaks. ***Non-approved colors that are applied are a rule violation and must be corrected at homeowner's expense.*** Non-compliance will result in breach of the Lease and resulting legal action.

ACCESSORY EQUIPMENT AND STRUCTURES.

Mission Valley Oaks requires that awnings, skirting, porches and other accessories be added to insure that Mission Valley Oaks remains an attractive community. Approval of Management must be obtained before construction or installation of any accessory or structure. Permits from the enforcement agency may be required for certain accessories before installation begins. Certain awnings or other accessories if impossible or impractical to install, as determined in Management's sole discretion, may be waived. Any waiver must be in writing. Residents are informed that there are homes and home sites in the Community that contain accessory equipment and structures which do not conform with present Community Rules and Regulations. Nonetheless, plans will not be approved just because they are similar to other homes or accessories in the Community. ***Residents, who have erected structures or accessories on their home site, without written permission from Management, may be required to remove them at Resident's expense.***

All homes are required to have two awnings, one on each side of the home (except where room does not allow). Newly constructed awnings must be unitized (Awning must be flush with front of home fascia and be faced with same material as the home fascia) with the home and must have a minimum length of 20 feet and be long enough to cover the all doors. All skirting material must match the siding on the home where possible. Brick or small slump stone skirting is encouraged, especially in front of the home. Imitation stone or brick skirting, metal corrugated, lattice or other home fabricated skirting is not allowed. Awnings, steps and decks must be installed before the home can be occupied.

Porches and steps must conform to all building codes, have approved railing, and be covered with outdoor carpet or other Mission Valley Oaks approved material. Porches must be fully skirted with the same material used for the home. Mission Valley Oaks reserves the right to set a minimum size for all decks. All steps and decks must be constructed in a good and workmanlike manner.

Management may, in its sole and absolute discretion, establish further architectural standards for all homes in the Community. When new architectural standards are established, Management may defer compliance by existing homes for a reasonable amount of time.

AIR CONDITIONERS.

All air conditioners or evaporative coolers installed must be in good operating condition, must not make excessive noise that disturbs other Resident(s). They must be hidden from the street view when installed on the ground. ***Window type evaporative coolers or air conditioners are not allowed.*** Existing electrical pedestals may have inadequate amperage supply for some air conditioners. It will be homeowner's responsibility to upgrade the amperage capacity of the pedestal.

EXTERIOR STORAGE BUILDINGS.

Each Resident may install up to two (2) storage buildings (provided space is available), that shall not exceed a combined floor area of 100 square feet or exceed 8 feet in height. Storage buildings must be constructed of aluminum, wood with vinyl lap siding, vinyl, Hardy siding or wood type material to match the home and must be a manufactured building that meets the Community architectural and location requirements. ***Home built storage buildings are not allowed.***

6. FENCES.

In order to maintain the beauty of the community, and utility access fences are prohibited.

7. ANTENNAS.

Management must approve in writing all antenna locations before installation.

Antennas are never allowed on the front of the home or at the front area of the homesite.

Antennas or microwave dishes one meter or less in diameter or diagonal measurement, which are designed for reception of signals from satellite, wireless cable, AM/FM or TV, with associated mounting hardware, may be installed toward the rear 1/3rd of the home or home site. Every effort must be made to lessen visibility from the street and to minimize visual impact to your neighbors.

The antenna must not be higher than the height necessary to establish line of sight contact with the transmitter, and never higher than the minimum height allowed by applicable law or regulation. This will result in an antenna not more than 3' high on the roof or 3' high if located on the ground.

8. LANDSCAPING.

A. Landscaping of home sites or changes to existing landscaping shall be completed within (60) days of the date Resident signs the rental agreement or first occupies the home. Prior to commencing any landscaping, including changes to existing landscaping, Resident shall submit a detailed landscaping plan to Management for written approval.

B. The following landscaping guidelines are provided to assist Residents in their preliminary planning:

1. Remember, a landscape plan must be submitted to Management for review and approval in writing before work may begin.

2. All landscaped area on the home site is required to be covered with acceptable materials. Shrubs, lawn, plant material or rock are acceptable materials. Decorative rock, when used must be an approved color, and no larger than ¾ inch, with an underlining of black plastic for weed control. White or green rock is not permitted.

3. Live plants may be used, not artificial plants or flowers.

4. Evergreen grasses, ground covers, flowers and small shrubs are acceptable, and residents are encouraged to install these. Bermuda grasses or other winter dormant grasses are not allowed.

5. Management prohibits the use of any odorous manures or odorous chemical fertilizers.

6. Waterfalls, statuary and other forms of décor will be permitted only with Management's approval.

7. Trees may only be planted with management's written approval. The Management retains the option to determine the location of and the type of tree. The resident shall be required to trim and maintain any tree planted on the home site.

8. Lawns, if installed, must be irrigated with an underground sprinkling system that does not spray water onto the Community Street.

9. Resident shall not, without **written** Management approval, remove any plants upon his vacating the home or home site.

C. All plant material including shrubs, vines, trees and lawns shall be well maintained. Such maintenance shall include, but not be limited to:

1. Mowing lawns as needed to maintain a neat manicured appearance.

2. Home site shall be kept free of weeds and debris at all times.

3. The trimming of all shrubs, vines, and bushes in a manner that maintains an attractive shape and prevents such plants from blocking a neighbor's view or from being excessively high or brushing against a neighbor's home or awning.

4. The trimming and maintenance of all landscape plants in a manner that prevents them from developing a root structure that causes cracking or buckling or otherwise interferes with the streets, driveways or other community facilities.

5. It is the responsibility of the Resident to arrange for someone to maintain the home site when away.

6. The maintenance of all trees on the space is the responsibility of the Resident, except as outlined in Section 798.37.5 of the California Civil Code.

9. HOMESITE.

STORAGE.

A. Manufactured outdoor patio furniture and barbecues may be used on the patio, deck, yard or other portions of the home site. Household furniture is never allowed outside on decks or other home site areas.

B. Storage of anything beneath, behind or on the outside of the home is not allowed. This includes but is not limited to, storage of boxes, trunks, camper shells, wood, pipe, bottles, garden tools, mops, exercise equipment, ladders, paint cans or items which are unsightly in appearance, as determined by Management.

C. No towels, rugs, wearing apparel or laundry of any description may be hung outside of the home.

D. Anything, which creates a threat to health and safety, shall not be permitted on the home site. No flammable, combustible, or explosive fluid, material, chemical or substances, except those customarily used for normal household purposes, may be stored on the home site and then only in small quantities.

DAMAGE.

If any portion of the exterior of the home, its accessory equipment, structures, or appliances is damaged, the damage must be repaired or replaced within twenty (20) days. This includes, but is not limited to, damage to the siding, awning supports, downspouts, skirting, porch or storage shed. If a Resident's home has not been repaired, reconstructed, or restored within a reasonable time after work has been commenced, the Resident may be required to remove the home from the Community and pay costs for said removal. Upon such removal, consult the Lease under which Resident occupies the home site.

CONCRETE.

All concrete surfaces must be kept clean and free of oil and all other sticky or oily substances. Concrete driveways, walkways or slabs, which are damaged by resident, must be repaired at resident's expense.

STREETS.

Resident shall keep the street area in front of their home site, to the middle of the street, free from debris.

UTILITY PEDESTALS.

The utility pedestal area must be accessible and uncovered at all times. Where a Community water shut-off valve is located on a homesite, it must be kept uncovered and accessible at all times.

10. TRASH, GARBAGE AND LIQUIDS DISPOSAL.

A. All homes are required to have installed and use a garbage disposal. Grease, coffee, tissue, disposable diapers, and sanitary napkins or other inappropriate items, shall not be placed in the sewer system. The Community or Management shall ***not be responsible for damage done to any home because of stoppage or backing up of the sewer system due to placement in the sewer system of any prohibited material.*** Resident acknowledges that the placement of such prohibited material into the sewer system is difficult, if not impossible, to police and therefore waives any and all claims for personal injury or property damage caused by a stoppage in the sewer line due to the placement of prohibited materials into the sewer system, by any persons, known or unknown.

B. Trash (but not household garbage) must be deposited in the disposal bins. Sanitary and health laws must be obeyed. Combustible or hazardous material cannot be placed in the bins, it must be disposed of in an County approved disposal site. Please break down boxes before placing them in bins or do not overload the bins with landscape material or large items so as to render the bins unusable by other Residents. No trash from outside the Community is to be dumped in the bins.

C. State and local laws prohibit disposal of any hazardous liquid on the home site, street or storm drains.

11. PARKING.

A. Parking is permitted only in designated areas. A maximum of two passenger cars or light trucks (SUV or pickup) may be parked on Resident's driveway. Unless otherwise posted or permitted by these Rules and Regulations, no parking is permitted on the streets of the Community overnight. Vehicles parked on Resident's driveway may only be parked on the carport side of their home site, and not on the landscaped or other areas of the home site. Residents may not add additional parking area to their space without written permission from the Management. Parking is not permitted on vacant home sites without written permission of Management. There are a limited number of guest parking spaces in the Community; therefore, guests may park on the street in front of the host resident's home site up to a maximum of two automobiles for a maximum of two hours. Residents may not park in spaces designated for guests without Management's approval. Residents may use the guest parking if the Resident is using the recreational facilities or laundry room. Management has the right to restrict the number of vehicles guests bring into the Community due to the limited parking areas, traffic congestion and emergency access.

B. No permanent parking of trailers, trucks, boats, disabled automobiles, van campers, or other types of RV's is permitted in the driveway of the homesite. Permanent parking shall include, but not be limited to, parking for a period exceeding 24 hours or parking on the driveway or street more than 5 times in any one month, except for short periods (1 hour) for loading and unloading.

C. Storage lot parking spaces are available for a fee for boats, trailers, RVs or vehicles, on a first come first serve basis. ***Storage is at resident's own risk and resident must provide Management a copy of proof of insurance for stored vehicles.***

12. MOTOR VEHICLES, BICYCLES AND WHEELED TOYS.

A. No vehicle leaking oil or any other substances or fluids shall be allowed in the Community.

B. No maintenance, repair or other work of any kind on any vehicle, boat, trailer or RV, may be done on the home site without Management's consent. This includes, but is not limited to, the changing of oil.

C. For the safety of Community's Residents and their guests, no vehicle may be driven in an unsafe manner and in no event at a speed greater than 15 miles per hour.

D. No off-road vehicles are permitted in the Community.

E. Riding motorcycles, motor scooters, minibikes, or other two, three or four wheel-motorized vehicles, is not permitted.

F. Bicycles may only be driven on the streets and not on landscaped areas or vacant home sites. Bicyclists must obey the same traffic regulations as cars. □

G. Skateboarding, skating or other wheeled toys are never allowed within the Community including Resident's own homesite.

13. CONDUCT.

A. ***Threats, yelling, physical or verbal abuse or foul language of any kind toward Management, Residents or other Guests in the Community by Residents or Guests will not be tolerated and can lead to eviction.*** Radios, TV, Stereo, musical instruments and other sound systems must be used so as not to disturb others. ***Residents shall observe a quiet time from 10pm to 8am.***

B. Residents and their guests shall not encroach or trespass on any Resident's home site or upon any area, which is not open for general use by Residents and their guests. All Community property which is for the operation of the Community, including, but not limited to gas, electric, water and sewer connections and other equipment and tools of Management, shall not be used, or interfered with in any way by Resident.

C. Children (under the age of 18 years) who visit must be quiet and orderly and shall not be allowed to play in the street, on other Resident's property, on vacant home sites, or to do anything that might be a cause for complaints. Residents are responsible for guests and must acquaint all visiting children with the Community Rules and Regulations. Children must be under the supervision of an adult Resident when in the Community and when using Community facilities such as the Clubhouse and swimming pool.

D. The violation of any law or ordinance of the City, County, State or Federal Government is not allowed. No behavior shall be permitted which would place Management in violation of any law or ordinance.

E. In an effort to serve Residents better all complaints need to be signed and presented to Management in writing.

14. ENTRY UPON RESIDENT'S HOME SITE.

A. The Management shall have a right of entry upon the home site for maintenance of utilities, utility meter reading, for maintenance of the home site where the Resident fails to maintain the home site in accordance with the Rules and Regulations and for the protection of the Community at any reasonable time. Management may enter a home without the prior written consent of the Resident in the case of an emergency or when the Resident has abandoned the home per the Mobilehome Residency Law.

15. RECREATIONAL FACILITIES.

A. Recreational facilities are provided for the exclusive use of homeowners and their accompanying guests and are not for commercial, club or general public use unless approved in writing by management.

B. Hours for the recreational facilities and additional rules and regulations governing the use of the recreational facilities may be posted in and about the facilities and are incorporated into these Rules and Regulations by reference.

C. No drinking of alcoholic beverages is allowed in or around the recreation areas or building, except at special functions approved by Management. No glass bottles may be taken into the recreation areas.

D. No gambling is permitted.

E. Shirts, tops and footwear must be worn in all Community buildings.

F. Residents wishing to reserve the clubhouse or rooms in the clubhouse for private parties, meetings or other functions, should apply with Management in advance. Management will check for available times and acceptability of the event. Those scheduling the event will be responsible for the cleanup afterwards. Residents may be required to pay in advance a one hundred dollar cleaning and security deposit. There may be a charge for the use of the clubhouse. The deposit will be returned if the Clubhouse is returned to a clean and undamaged condition within one day. All events in the clubhouse are for adults only, except when approved by Management. All events must be in full compliance with the Rules and Regulations and the other residency documents of the Community.

16. SWIMMING POOL RULES.

- A. Persons using the pool must do so at their own risk. There is no lifeguard on duty.
- B. Swimming pool hours are posted. The pool may be heated from May 1 to October 1.
- C. Swim fins, diving masks, floats and toys, are not permitted while others are using the pool.
- D. Yelling, running, horseplay and loud noises are not allowed in the pool area.
- E. Only swimwear, in good condition, may be used. No cutoffs or other similar "homemade" swimwear is permitted.
- F. Visiting guests and children, under 18 years of age, are not permitted to use the swimming pool unless accompanied by an adult Resident.
- G. For the protection of deck furniture, please place towels over chairs when using suntan oil, creams, or lotions.
- H. Management reserves the right to limit the use of the pool at any time and to restrict use of the pool by anyone. Residents are responsible for the conduct of their guests.
- I. No jumping or diving in pool.
- J. Additional pool rules are posted in the pool area and are made part of these Rules and Regulations.

17. ADVERTISEMENTS.

For Sale signs may be displayed on the home in compliance with the Mobilehome Residency Law. No other signs are permitted on the space without approval.

18. LAUNDRY FACILITIES.

- A. Laundry hours are posted. These facilities may be closed from time to time for cleaning and repairs. Washers, dryers, and the laundry facility are to be cleaned by Resident, immediately after use and left in a clean neat condition. Clothes are to be removed from washers and dryers as soon as they are finished. Dyeing may not be done in the washers.
- B. Additional rules and regulations governing the use of the laundry and its facilities are posted and are part of these Rules and Regulations.

19. PETS.

Management must approve all pets (dog, cat or bird only are allowed) in advance of bringing pet into the Community. After approval the pet must be registered at the office. Residents are limited to one pet as defined under the Mobilehome Residency Law. The Pet may not exceed 25 pounds or 18 inches tall when grown. All pets must be on a leash or carried when outside the home and may not be left unattended, fenced in or tied up outside the home. The owner is responsible for the pet at all times including, but not limited to, immediate disposal of droppings and ensuring that the pet does not disturb other residents in any way. Assistive animals, for residents requiring them due to a disability, are not subject to the Community's size or weight restrictions. Assistive animals must be registered with the Manager. Residents are responsible for cleaning up after and for the behavior of their assistive animals.

20. ZONING, CONDITIONAL USE PERMIT AND LEASE

The Community is not operating pursuant to any conditional use permit or an underlying ground lease. If a change occurs to the zoning permit under which the Community operates, all Residents shall be given written notice. The Community is zoned RM-72C.

21. FIXTURES.

All landscaping and structures or other improvements permanently attached to or embedded in the ground shall become a part of the homesite upon their installation and belong to the Community. Upon Residents vacating the home site, such improvements shall remain upon and be surrendered with the home site. Management may, however, at its option, ***permit or require*** Resident to remove, at his own expense, the improvements. Resident shall repair any damage to the homesite caused by the removal, including, but not limited to, the filling in and leveling of holes or depressions and shall leave the home site in a neat and uncluttered condition with the Community's original engineered grade intact.

22. SOLICITATION AND YARD SALES.

Throwaway newspapers, distribution of handbills and door-to-door selling or solicitation are not permitted without Management's consent. Yard sales are prohibited without Management's consent.

23. COMMUNITY OFFICE AND EMERGENCYS.

Call 911 in a medical or sheriff required emergency. Management office hours are posted to allow Residents' to conduct business during those hours. After hours calls should only be for a Community urgency.

24. REVISIONS OF RULES AND POSTING.

Management reserves the right to add to, delete, amend, and revise these Rules and Regulations from time to time, as provided in Section 798.25 of the Mobilehome Residency Law.

25. PARAGRAPH HEADINGS.

The heading and titles of the paragraphs within these Rules and Regulations are included for purposes of convenience only and shall not affect the construction or interpretation of any of the provisions of said Rules and Regulations.

EXECUTION AND ACKNOWLEDGMENT: Resident acknowledges having read the Rules and Regulations, and agrees to be bound by all the terms and conditions herein contained.

HOMESITE # _____

RESIDENT SIGNATURE_____

DATE _____

RESIDENT SIGNATURE_____

DATE _____