

WILDWOOD CANYON
RULES AND REGULATIONS

1) INTRODUCTION

- A. Definitions:** These Rules and Regulations are part of your rental and lease agreements, so please read them carefully. In these Rules and Regulations, the following terms will have the following meanings unless the context or way they are used indicates a different meaning is intended. In all cases, the common sense, normal meaning of the term will apply. "Resident," "you," "your" and other similar terms mean someone we have approved for tenancy in the Park under a rental or lease agreement or who we have approved to lawfully occupy a mobile home with a resident as a member of their household. "Owner," "we," "Park Management," "Management," "Park" and other similar terms mean the owners of the Park, including their partners, shareholders, directors, officers, representatives, employees and agents. "Park" also means our mobile home Park. "Park facilities," "recreational facilities," "common areas" or other similar terms means those facilities and areas of the Park, which are generally open to residents and their guests. "Space" or other similar terms mean the mobile home lot you are renting from us. "Mobile home" or other similar terms mean the home which you occupy in the Park. "Mobile Residency Law" means California Civil Code sections 798 and subsequent, which are commonly known as the "Mobile Residency Law." "Guest" includes anyone living with you who has not been approved by us for tenancy and does not have the right to occupy your mobile home on an ongoing basis as a member of your household. Unless noted to the contrary, "guest" also includes your agents, employees, persons living with you as allowed by Civil Code section 798.34(b), invitees, permittees, licensees, or other persons in the Park at your invitation, request or tolerance. "Owner's approval," "our approval" or other similar terms means you must obtain our prior written approval before you may do something. We have the right to give or withhold at our sole option even though you may believe we are being unreasonable. "Adult" means someone age 18 or older and "child," "children" or other similar words mean someone under the age of 18. When something of a general nature is required or prohibited, the required or prohibited conduct is applicable to all residents and their guests, even though specific reference is not made to the guest.
- B. Compliance with Law and Lease and Rental Agreement.** You and your guest may only be in the Park and use our facilities if you comply with these Rules and Regulations and our other conditions of tenancy. No violation of any federal, state or local law or regulation or administrative order by you or your guest, is allowed. Also prohibited is any violation of any term, condition, or other provision of the lease or rental agreement applicable to anyone's tenancy or residency in the Park or these Rules and Regulations.
- C. Basic Rule Applicable to All.** Although these Rules and Regulations cover a variety of subjects, it is impossible for them to deal with everything you and your guests are expected to do. Therefore, the basic rule and regulation applicable to all is that they will conduct themselves in a reasonable manner and will not do anything to unreasonably or adversely affect their neighbors, others, the Park or us. This rule and regulation as well as all of the other rules and regulations apply to all Park residents and guests.
- D. Enforcing Compliance.** Although we make a reasonable effort and try to have residents and guests comply with these Rules and Regulations, we will not always be successful. In many instances, it may be impossible or impractical for us to enforce these Rules and Regulations. For example, our ability to enforce is limited by the time available to the personnel, the severity of the violation, and other practical and legal considerations and constraints. We are also not committing to you that our Park will be any different from any other typical single-family residential neighborhood of similar quality and population make-up. Just like any other typical

residential area, you and the other residents may experience some reasonable disturbances such as a neighbor giving a party, running their lawn mowers or other noisy equipment earlier than you would like or other things which commonly occur in any other neighborhood. If you feel that the disturbance is unreasonable, we expect you and the others who are affected, to make reasonable efforts to talk to the person who is creating the problem and try to resolve it. If you cannot resolve the problem, and you are being unreasonably affected, we will take reasonable steps to try to solve the problem. We will not be liable to you or others for normal, routine disturbances or other things which one should expect when they live in our society.

- E. **Other Rules and Regulations and Documents.** Other rules and regulations and documents are referred to below and incorporated in our rental and lease agreements. Others are posted in the Park. These other rules, regulations and other documents (as they may be periodically changed) are incorporated in these Rules and Regulations by reference.
- F. **ALL-AGE PARK.** There are no minimum age requirements to live in the Park.

2) **LANDSCAPING AND DRAINAGE**

- A. **Prior Approval:** We have certain requirements and restrictions regarding landscaping, sprinkler systems and other related items. Prior to beginning any landscaping, including changes to existing landscaping, you must discuss your landscaping plans with us and obtain our approval. Any landscaping installed without our approval shall be removed by you within ten (10) days of written notice.
- B. **Description of Landscaping:** Because of the infinite variety of living and non-living objects which may be used in landscaping, it is impossible to describe all the things we will or will not accept. Consequently, our landscaping standards are listed only to assist you in preliminary planning. You are cautioned that there are Spaces in the Park with landscaping which no longer conforms with our present standards; therefore, do not assume your plans will be approved because they conform to existing landscaping.
- C. **General Standards:** Our general standards are: All landscaping must be clean and attractive in appearance. Evergreen grasses, ground cover, flowers and shrubs are generally acceptable. Large trees and tall plantings are prohibited. Non-living objects of every kind and description, including, but not limited to, gravel, rock, red or black lava rock, precast concrete scallops, precast concrete statuary, and other objects made of pre-cast concrete, wood or metal are restricted and may not be used without our approval. Wood chips and bark are prohibited. Where rock is approved for use as ground cover, it may be no larger than ¾" and the soil under the rock must be covered with heavy gauge visqueen to prevent weed intrusion. Do not plant any large plants or trees within 5' of the curb line or where the underground utility systems are installed. Dead or dry palm fronds must be removed to prevent fire hazards. Trees, shrubs and bushes must be trimmed to the level of the mobile home gutter line and must not encroach on adjoining spaces, or obscure the street view of persons driving in the Park. This does not include trees or shrubs on Park common grounds, or certain areas where height or root structure of a tree or shrub is not hazardous to neighbor's property.
- D. **Drainage:** You are responsible at all times to make sure the drainage is proper so that the water will drain away from your Mobile home to the street and not onto other spaces or common areas. This includes your redoing the grading of the Space if the present grading does not meet these requirements. You may not leave hoses or sprinklers running so that water runs in the street or onto a neighbor's property.

- E. **Lawn Maintenance:** Lawns must be mowed weekly. Landscaping must be kept trimmed, watered, and fertilized, and all weeds and debris removed. Landscaping may not block your neighbor's view, be excessively high or rub against mobile homes, awnings, or other structures so as to cause damage or other problems. Landscaping must be maintained so that it does not cause damage to or interfere with property belonging to you, your neighbors or the Park. You may not remove a tree without our consent. If rock is permitted, additional rock must be added as necessary to ensure there is sufficient rock to adequately cover the area where rock is spread. If you will be on vacation or absent for another reason, you are responsible to arrange for someone to water and maintain your landscaping. Individual driveway maintenance shall be your responsibility, including periodic seal coating and filling of cracks and holes. You shall keep the street in front of your space free from debris.

- F. **Gardens:** Small vegetable or fruit gardens not to exceed 100 square feet are permissible in the rear of the SPACE PROVIDING IT IS OUT OF VIEW FROM THE Park streets. You must contact us to determine whether the vegetables or plants you intend to plant are permissible, as several varieties of plants that may infringe on a neighbor's property, or are unsightly, are expressly prohibited.

3) SPACE AND MOBILEHOME MAINTENANCE AND APPEARANCE

- A. **General Standards:** You are financially responsible to maintain, repair and replace as necessary your mobile home and all improvements in good and safe condition and repair, and in and aesthetically pleasing condition at all times. This includes, without limitation, the following: your mobile home, accessory equipment and structures, fences, driveways, trees, banks, and all landscaping and other improvements.

- B. **Appearance:** You are required to maintain your mobile home, Space and their improvements in a neat, clean, attractive and well-kept fashion. All mobile homes and improvements must be washed, cleaned, painted and waxed as necessary to maintain their appearance. All concrete, asphalt, and other surfaces shall be kept clean and free of oil and all other sticky or oily substances. All damage must be repaired or replaced in 30 days.

- C. **Skirting:** Skirting is required. Skirting may only be made of the same material as the mobile home or of slump stone or brick. Skirting must be painted in the same or accentuating color as your mobile home. Any broken, damaged or missing skirting must be fixed within 14 days.

- D. **Porches, Decks, Steps and Carports:** Porches, decks and carports are required. Porches must be of an approved material matching the exterior material of the mobile home. All steps must be of a good manufactured quality and have approved metal or wood handrails, as required by law. Unless made of masonry, deck surfaces must be covered with a material we approve such as indoor/outdoor carpeting. Carport awnings must cover the full length of the mobile home and all carport posts must be painted without any dents or creases.

- E. **Outdoor Furnishing:** No furniture may be used on the patio, porch, yard or other portions of the space unless it is outdoor patio furniture. Nothing may be placed, hung or stored outside of the mobile home or storage shed(s) unless specifically permitted by these Rules and Regulations or approved by us. This includes, but is not limited to, the hanging of clothes, overstuffed furniture, appliances, ironing boards, brooms, mops, tools, gardening equipment, debris, refuse, litter, or any item which is unsightly in appearance.

- F. **Garbage and Refuse:** All garbage and refuse must be promptly deposited in your trash cans or any trash bins provided by us for residents' use. Trash cans must be covered and stored so that they are not visible from the street or adjacent mobile homes. On trash pickup day, your trash can may not be placed out at the curb any earlier than the evening before and must be promptly removed from the curb and stored out of sight on your Space after being emptied by the trash company.

- G. Lot Maintenance:** Your financial responsibility per the terms of this paragraph, applies to your driveway, even though it was originally installed by the Park, and all other items on your space (except Park-owned utility systems) regardless of whether they were installed by you, a former resident or occupant of the space, or us. Tenant shall maintain the landscaping, yard, lawn, and driveway in good condition. Materials of any kind shall not be permitted to accumulate or be stored on any part of a lot outside of approved storage buildings. All refuse and debris must be picked up and disposed of on a regular basis.
- H. Storage:** Tenant should not use patios, decks, porches or lawn areas for long-term storage of items such as bottles, paint cans, trunks, boxes, lawn mowers, ladders, or other equipment, furniture, bicycles, lawn and garden tools, gas cans, wood, metal or other materials. Such items should be stored inside the home or in a shed. Nothing other than wheels and hitches may be stored under the mobile home.
- I. Hazardous Materials:** No flammable, combustible, or explosive fluid, material, chemical or substance, except those used for normal household purposes, may be stored on the premises. Nothing which creates a hazard or increases our insurance rates shall be permitted on the premises.
- J. Utility Meters:** The utility pedestals (water, gas, and electric hookups) must be accessible at all times. If one of the Park's gas or water shut-off valves or electrical installations is located on your space, it must be kept uncovered and assessable at all times. You may not connect, except through existing electrical or natural gas outlets or water or sewer pipes on the space, any apparatus or device for purposes of using electricity, natural gas, water, or sewer.
- K. Seasonal Décor:** All holiday decorations including lights, figurines and ornamental displays must be removed within 30 days of the observance of the holiday.
- L. Code Enforcement:** The home, all accessory structures including but not limited to fences, porches/decks, stairs and sheds and utility connections shall be constructed with quality workmanship and at all times in good condition. They shall comply with applicable laws, ordinances, and regulations.
- M. Compliance:** If you do not maintain your mobile home or space as required by these rules and regulations and the rental or lease agreement applicable to your tenancy, we may give you a notice requiring you to comply in 14 days. If you do not comply, you understand that the park may charge you a reasonable fee for having this maintenance, repair or replacement work done pursuant to its authority under Civil Code Section §798.36.

4) RECREATIONAL FACILITIES

- A. Conduct:** The recreation areas are for the use of all Park residents, their guests and us. Recreational facility hours are posted, but may be closed from time to time for cleaning and repairs. The use of recreational facilities by residents and their guests is a privilege, not a right, and may be revoked if you, other members of your household or guests abuse the privilege and fail to conduct themselves reasonably and in accordance with these Rules and Regulations. No more than two guests per space may use the swimming pool, therapeutic pool (spa) or billiard tables at a time, unless our consent is obtained. We will furnish billiard balls, but you must provide you own cue sticks. Additional rules and regulations governing the use of the facilities are posted in and about the facilities and they are incorporated here by this reference.
- B. Clubhouse:** Residents wishing to reserve the main hall and kitchen for parties which are impractical to hold in their own home may apply to Park Management. You may use the clubhouse and kitchen if the date does not conflict with another planned use of the facilities and approval is obtained. To schedule a function or

event in the clubhouse, a Resident must fill out a request form which is available in the Park office and obtain approval from us. Those scheduling the function will be responsible for the normal cleanup afterward, and a security and clean-up deposit will be required

- C. Minors:** You are required to adhere to the restrictions on the use of the facilities which are posted in and about the facilities. All persons under the age of 14 must be accompanied by an adult when they are in the clubhouse or swimming pool area. No children are allowed in the pool or spa unless toilet trained. Children under the age of 8 are not permitted to use the billiard and pool room equipment and tables. There is a limit of two games of billiards, per player, if others are waiting to play.
- D. Attire:** Residents are required to be appropriately clothed while in the clubhouse. Footwear must be worn in all areas except the pool area. Bathing suits and swimming apparel are not allowed in the clubhouse at any time unless suitably covered up. Only manufactured swim wear may be worn in the pool or spa. Please, no T-shirts or cutoffs in the pool or spa. All persons using the pool or spa must shower first. All body oil, sun lotion and like products must be washed off prior to entering the pool or spa.
- E. Health and Safety:** No diving is permitted into the pool, even from the edge. Screaming, running, horseplay and excessively loud noises are not allowed in the recreational areas. Swim fins, diving masks, wet suits, inner tubes, rubber, plastic and the like and balls, toys, coins, rocks or other objects are not allowed in the pool. Floatation devices worn on children's arms and Coast Guard-approved life jackets for protective purposes are allowed in the pool, along with swimming goggles. No food, glassware, or breakable containers are allowed in the swimming pool area. No one suffering from a cough, cold or any other infectious or communicable disease or has open sores or is wearing Band-aids or bandages may swim in the pool until a current written statement, signed by a licensed physician, confirming that the resident or guest's condition does not pose a health hazard to other pool users is on file in the Park Office. No alcoholic beverages will be consumed in any public area that is open to you and guests without our prior approval.
- F. CAUTION: BECAUSE OF THE TEMPERATURE OF THE SPA, EVERYONE SHOULD BE CAREFUL AND NOT USE THIS FACILITY MORE THAN SHORT PERIODS. YOUNG CHILDREN, OLDER PERSONS, PREGNANT WOMEN AND ANYONE WITH A HEART OR HEALTH CONDITION WHO COULD BE ADVERSELY AFFECTED BY HEAT SHOULD BE EXTREMELY CAREFUL AND NOT USE THIS FACILITY FOR PROLONGED PERIODS AND WITHOUT CHECKING WITH THEIR DOCTOR. PARENTS ARE RESPONSIBLE FOR INSURING THAT THEIR MINOR CHILDREN DO NOT USE THE SPA IN A MANNER WHICH WOULD ENDANGER THEM. HOT WATER IMMERSION WHILE UNDER THE INFLUENCE OF ALCOHOL, NARCOTICS, DRUGS OR MEDICINES MAY LEAD TO SERIOUS CONSEQUENCES AND IS NOT RECOMMENDED. PERSONS USING THE POOL OR SPA MUST DO SO AT THEIR OWN RISK. THERE ARE NO LIFEGUARDS. DO NOT SWIM ALONE.**

5) CONDUCT

- A. Disturbance:** Actions by any person of any nature which may be dangerous or may create a health and safety problem or unreasonably disturb others are not permitted. Radios, televisions, record players, musical instruments and other devices must be used so as to not disturb others, especially between the hours of 10:00 p.m. and 9:00 a.m.
- B. Trespassing:** You and your guests shall not encroach or trespass on any resident's space or upon any area which is not open for general use by residents. All Park property which is not for the use of residents, shall not be used, tampered with, or interfered with in any way.

- C. **Fires:** Except for barbecues or fireplaces and other appliances installed in your mobilehome, no fires are permitted.
- D. **Children:** Although children may play in the streets, their activities must be limited to ones which will not present a reasonable likelihood that they, other persons or property will be injured. For example, baseball or other such games involving flying objects may not be played in the Park streets. No remote control toys are to be operated on Park streets. If persons or property is injured or damaged because of a child's activities, the parents, guardians, or other adult responsible for the child will be liable, not us.
- E. **Commercial Activity:** The mobilehome and space may not be used for any business or commercial activity which would result in the residential nature of the Park being changed or disturbed. For example, you may have a business where the work is done inside the mobilehome and other residents are not disturbed by the business activity. A business which would result in such things is not permitted: (1) Customers of yours coming into the park on a frequent basis so that traffic or parking problems are created; (2) The business involves the operation of noisy equipment or results in quantities of materials used in the business being stored outside the mobilehome or storage shed; (3) The law or one of our other rules and regulations or conditions of tenancy being violated. All proposed business activity must be approved in writing and in advance by us and we may, in our sole discretion, refuse permission.

6) GUESTS

- A. You agree to acquaint all guests with the conditions of tenancy of the Park, including, but not limited to, these Rules and Regulations. You are personally responsible for all actions and conduct of your guests.
- B. We reserve the right to determine whether our recreational and other facilities can accommodate all residents and their guests and, therefore, we may refuse any guest access to the 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.
- C. Guests will not have any rights or tenancy in the Park. We may require the guest to sign these Rules and Regulations, or other documents reasonably necessary to protect our interests and the interests of other residents. These requirements apply to any guest who stays with you more than a total of twenty (20) consecutive days or thirty (30) days in the calendar year. Except as limited by California law, a guest staying beyond said period of time may, at our option, be charged \$4.00 per day per person. No guest may stay with you for more than a total of forty-five (45) days in a calendar year. These guest charges may be increased at any time by our giving you sixty (60) days' notice and without reducing the rent or affecting other terms of your tenancy. If you wish to add as a member of your household a person so that they are considered a "guest," you may only do so with our prior written consent, and if that person (if they are 18 or older) also signs a copy of your rental or lease agreement, as well as our rules and regulations and other documents we normally have new tenants sign when they first establish tenancy in the Park. If at any time in the future you and other adults who originally signed your rental or lease agreement move from the park for any reason and the new resident whom we approved to live with you remains in the mobilehome, this shall be treated as a sale or other transfer of the mobilehome or assignment of the Space to that remaining resident and all rent increases provided for or allowed will be immediately applicable and effective as to that remaining adult resident.
- D. Except when your guests are entering or leaving the Park, an adult resident from your home must accompany them at all times they are in the Park. If you will not be present, your guest may not occupy or use the mobilehome without our consent.
- E. All guests must register with Management to sign the Rules and Regulations or other related documents, if they stay more than a total of 20 consecutive days or 30 days in a calendar year.

7) VEHICLES

- A. Maintenance:** No maintenance, repair or other work of any kind on any vehicle, boat or trailer (other than the mobilehome you reside in) may be done on the Space without our consent. You may polish, wash or wax your passenger car in your driveway.
- B. Traffic Laws and Safety:** For the safety of residents and their guests, no vehicle may be driven in an unsafe manner. All traffic control signs shall be obeyed. Pedestrians, electric carts and bicycles shall be granted the right of way. Vehicles operated in the Park must be properly licensed. No vehicles may be operated in the Park by any person who is not properly licensed.
- C. Appearance:** No vehicle is permitted in the Park if it is not regularly maintained in normal operation condition and is neat and clean in appearance. Any vehicle not meeting this standard shall be removed from the Park at your expense. The foregoing includes, but is not limited to, “junkers” or other vehicles whose exterior appearance has deteriorated to a point where they are unsightly and detract from the appearance of the Park. Any car dripping oil or gasoline must be kept out of the Park until repaired to prevent damage to the pavement. A drip pan may be used if cleaned regularly. Excessively noisy vehicles are not permitted in the Park. All vehicles must have legal muffling devices. We have the right to refuse admittance to the Park of any vehicles that does not comply with these Rules and Regulations.
- D. Bicycles and Motorcycles:** Bicycles may only be driven on the roadways and not on sidewalks, grass, vacant spaces or any other paved area. Bicycles must obey the same traffic regulations as cars. Motorcycles and motorscooters which are licensed for street use and use for transportation on a regular basis may only be ridden in and out of the Park by the most direct route between the Park’s entrance and your mobilehome. All other motorcycles, motorscooters and other 2-, 3- and 4-wheeled motorized vehicles are prohibited.

8) PARKING

- A.** Resident parking is only permitted in your driveway, not on landscaped or other areas of the Space or on empty spaces. No street parking is permitted at any time. No vehicles shall be parked in your driveway in such a manner that the vehicle would extend past the flow line (gutter). Sleeping in vehicles is not permitted. No vehicle may be “stored” on your Space. “Storage” includes, without limitation, the parking of an inoperable vehicle for a period exceeding two weeks or the parking of a vehicle for the purpose of selling it, or as a part of a commercial activity. Except to load or unload, motor homes, buses, trucks, bubble top vans, campers, and other similar vehicles may not be parked in your space. Guests and others who are in the Park at your invitation or request or with your permission may only park on your driveway or in the areas set aside for guest parking. You and other members of your household may not park in the areas set aside for guest parking.
- B.** If we allow you to have cars and other vehicles which cannot be parked on your Space, they must be parked as follows or outside the Park. At present, we do have a recreational vehicle storage area. The use of the R. V. storage area is permitted only on the following conditions: (1) Rental Agreement signed by the resident; (2) availability of space; (3) the vehicle stored must be a car, boat, small truck, motor home or travel trailer. If, at some time in the future, the storage area is discontinued, then you would have to find someplace other than the Park to park your vehicle. All vehicles stored must be currently licensed and maintained and in good operating condition.
- C.** Vehicles parked in violation of these rules are subject to being towed at the vehicle owner’s expense.

9) PETS

- A. Written permission to keep a pet in the Park must be obtained in advance from us. We reserve the right to deny you a pet if the proposed pet appears to present a threat to the health and safety or the general welfare of the Park or its residents. Should you lose your pet or should it die, you must obtain permission from us before acquiring another pet.**
- B. Pets permitted in the Park are defined as a house pet that spends its primary existence within the mobilehome. The type of pets permitted are small dogs, cats, small birds, such as parakeets and canaries, fish and other usual household pets approved by us. Small dogs are defined as those which, at maturity, will weigh no more than thirty (30) pounds and measure no more than sixteen inches (16") at the shoulder. Seeing-eye dogs and other service dogs, as defined by Civil Code 54.1, are exempt from the size limitation otherwise applicable to dogs. Farm animals (chickens, rabbits, ducks, pigs, pot belly pigs, etc.), exotic animals (snakes, etc.) animals which are dangerous (Pitt Bulls, etc.), exotic animals (snakes, etc.) are not allowed. Except for fish and caged birds, no more than a total of 2 pets will be allowed per mobilehome.**
- C. Each pet must be licensed and inoculated in accordance with applicable laws. Evidence of such licensure and inoculation must be submitted by you to us within seven (7) days after request for same.**
- D. Pets will not be allowed in the clubhouse, laundry, or any recreational area of the Park at any time, with the exception of seeing-eye dogs and other service dogs as defined by Civil Code Section 54.1. Pets must be walked on a short leash and the person walking the pet must carry a "pooper-scooper" or something else to pick up any excrement from the pet. Pets are not allowed to run loose in the Park and any pet found running loose in the Park may be impounded and taken to Animal Control at your expense. Pets are not permitted on another resident's Space without that resident's permission.**
- E. Regardless of the area, any excrement left by a pet must be picked up on a daily basis and disposed of within your mobilehome or the trash collection facilities provided by us.**
- F. Pets will not be allowed to cause any unreasonable disturbance or harm. If a pet causes any unreasonable disturbance, annoyance or harm (including, without limitation, excessive barking, growling, biting, or any other unreasonable noises or damage to property) permission to keep the pet may be revoked by us.**
- G. Guests may not bring pets into the Park, except for seeing-eye dogs and other service dogs, as defined in Civil Code 54.1.**
- H. No exterior pet housing is permitted in the Park. This includes, but is not limited to, any type of dog runs, confining barricade, cage or structure. Tying of pets outside of the mobilehome or leaving pets unattended outside the mobilehome or anywhere in the Park's common areas is prohibited.**
- I. If you or your pet does not comply fully with each of these rules, we may, in our sole discretion, revoke our approval of the pet and require that the pet be permanently removed from the Park.**

10) OTHER RULES AND REGULATIONS

- A. Sharing of Resident's Mobilehome:** If you are living alone and wish to share your mobilehome with one person as allowed by Mobilehome Residency Law Section 798.34(b), you may do so and no charge will be made. Although, this additional person will be treated as a guest and will not have any rights of tenancy in the Park, they will be required to go through the same basic approval process which would be applicable to the buyer/transferee of your mobilehome, except financial approval. This is done so that we may be assured that this person will comply with all of our Rules and Regulations or other documents reasonably necessary to protect our interest and the interest of other residents. If you qualify for a live-in health care or supportive person as permitted by Civil Code Section 798.34(c), you and that other person must sign our required documents and the other person will not be considered your guest and will be restricted as to their use and access to Park facilities or property.
- B. Occupancy Restrictions:** No more than two (2) persons per bedroom, plus one (1) additional person per mobilehome, may regularly occupy the mobilehome. For purposes of this restriction, a "bedroom" is a room intended by the manufacturer of the mobilehome to be regularly used as a bedroom and all bedrooms must contain closet space. A bedroom is not a den, family room, living room or other room which has been or could be converted to a bedroom.
- C. Subleasing:** Subletting is not presently permitted. We may, however, on 30 days' written notice, allow subletting. If we do later allow subletting, it may be only done per the following. Our prior written permission is required and we may also require you to notify us in writing in advance of your intent to sublet your mobilehome and/or Space. We may also require that you and the sublessee execute documents reasonably necessary to protect our interest. We may hold you responsible and liable for your sublessee's breach. The sublessee must also be approved by us and the rent may, at our option, be increased as well as other charges be increased. If you or the sublessee fail, in advance of sublessee taking possession of the mobilehome or Space, to execute the documents or obtain our approval of the sublessee, the sublessee may not reside on any basis in the park. We may require that the Space and mobilehome are brought up to the Park's maintenance and other standards before the sublease begins. Subletting means any renting, regardless of the time period or how it is characterized, of the mobilehome or space. Any subleasing in violation of these provisions will be void.
- D. Approval of Purchaser and Subsequent Residents:** If your prospective buyer/transferee/assignee intends for the mobilehome to remain in the park, or the buyer/transferee/assignee intends to reside in the park, the buyer/transferee/assignee must do the following before occupying the mobilehome or Space: complete an application for residency, or sign a lease or rental agreement which is acceptable to us and be accepted by us for tenancy. We may request a financial statement, credit report, references, and other reasonable information we need from any prospective buyer/transferee/assignee. If the buyer/transferee/assignee is not approved by us, they will have no rights of tenancy in the Park and they may not leave the mobilehome here or occupy the Space. Other restrictions and requirements regarding these approvals may be found in our lease and rental agreements and if they are in conflict with these requirements, the more restrictive requirements will apply.
- E. Entry Upon Your Space:** So long as we do not unreasonably interfere with your use of the Space, we shall have the right to enter onto your Space for any legitimate purpose, including, but not limited to, inspecting, maintaining, repairing, replacing, and/or adding utilities or improvements on your space or other areas of the Park.
- F. Mobilehome Registration and License:** All mobilehomes must be licensed as required by law. You shall furnish us a copy of the registration card issued by the Department of Housing and Park Development for your mobilehome within 10 days after you receive it and within 10 days after receipt of each annual renewal thereof. If you do not, we may charge you our costs for obtaining this document.

- G. Payment of Taxes for Residents' Property:** You agree to pay, before delinquency, all taxes, assessments, license fees, and other charges ("taxes") that are levied or assessed against your personal property and improvements which are installed or located in or on the Space, including your mobilehome and its accessory structures and equipment ("improvements"). Upon our request, you will furnish us with satisfactory evidence of these payments. If any taxes on your improvements are levied against us or our property, or if the assessed value of the Park, the Space and/or other improvements is increased by the inclusion of a value placed on your improvements and if we pay the taxes on any of these improvements or the taxes base on the increased assessment of these improvements, you will, at our request, immediately reimburse us for the taxes levied against us or the proportion of the taxes resulting from the increases in our assessment. You may contest any such tax that is levied or assessed against your personal property and improvements. However, you are still obligates to pay such tax, before delinquency.
- H. Insurance:** We do not carry public liability or property damage insurance to compensate you, your guests, or any other person from any loss, damage, or injury except those resulting from situations where we would be legally liable for such loss, damage or injury. You are required to obtain, at your own cost, extended coverage for your mobilehome, fire, earthquake, and other casualty insurance on the mobilehome, other improvements and contents to the full insurable value, personal liability and other such insurance as is necessary to protect you, your guests, or others from loss or liability.
- I. Signs and Selling:**
- a) Except as specifically permitted by these Rules and Regulations, no commercial activity or "For Sale" signs or other signs of any type are permitted. No "auction," "garage or yard sales" or other similar activity are allowed.
 - b) You are permitted to advertise the sale or exchange of your mobilehome; however, any sign(s) advertising your mobilehome for sale or exchange may not exceed the maximum size and number of such signs and may only be located in the place(s) specifically listed in the then-current provisions of the Mobilehome Residency Law or other laws affecting these restrictions shall be automatically become applicable and become a part of these Rules and Regulations. You may not have any "Open House" signs or other similar advertisements.
 - c) Throw-away newspapers, distribution of handbills and door-to-door selling or solicitation are not permitted without our consent. All salespeople and other solicitors must make individual appointments with the resident concerned or interested.
- J. Notices:** All notices required or allowed by these Rules and Regulations must be in writing and may be served by any method then allowed by the law. You understand that any notice termination your tenancy must be given to you in writing in the manner described in Section 1162 of the California Code of Civil Procedure. The service of any other notice on you may be validly served if it is personally served on you or mailed to you at your address in the Park by First Class Mail. Postage prepaid.
- K. Changes to Rules and Regulations and Severability:** All of the above rules and regulations may be changed at any time as permitted by the Mobilehome Residency Law, including changes to the Mobilehome Residency Law which may be made in the future. If any part of these Rules and Regulations or any document referred to in them is, in any way, invalid or unenforceable, the remainder of these Rules and Regulations or other documents shall not be affected and will be valid and enforceable to the fullest extent permitted by law. The same is true if the application of any part of these Rules and Regulations, or any document referred to in them, is in any way invalid or unenforceable to any person or circumstance.
- L. No Warranties:** We are not agreeing to provide a Park which provides other than moderate-cost housing opportunities for residents. We are also not warranting or representing that your mobilehome will appreciate in value. We are not responsible to inspect any work done by you or for you after receiving approval from the park. You are responsible for all required inspections and approvals and you agree to indemnify and hold us harmless from any work which is improperly done.

M. Park Office / Complaints and Suggestions: The business hours for the Park Office are posted. If you need to speak with management, but are unable to come during normal business hours, please call the office to schedule an appointment. All complaints and suggestions must be in writing, signed by you, and delivered to the Park Office.

11) INDEMNIFICATION

- A.** We will not be liable for any damage, injury, loss, expense, or inconvenience to any person or property caused by any use of the Park or your Space, or by any defects in any improvements, or failure of services or amenities, or rising from any other cause, unless resulting from our active negligence or willful acts. You agree to release, discharge, indemnify, and hold us free and harmless from all such injury, damage, loss, expense, or inconvenience for which we are not liable, including the provision of a defense and payment of attorneys' fees and costs which relate thereto. This paragraph is not an exculpatory clause of any legally imposed duty of care upon us, or a disclaimer or release of liability to other than the fullest extent permitted by law and shall not be otherwise construed or interpreted.
- B.** You agree to indemnify us for all liability, damages, injury, loss, debts, suits, actions, claims, demands, causes of action, judgments, and expenses, including the provision of a defense, attorneys' fees, and costs, resulting from or alleged to have resulted from your negligent, willful, or intentional conduct, or the condition or the maintenance, or lack thereof, of your mobilehome, Space, vehicle(s), equipment, accessory structures, property, improvements, or all of them, prior to the termination of this Lease.
- C.** You understand that the variables inherent in a mobilehome investment include risks of obsolescence, changes in demand, location, mobilehome maintenance, wear and tear, age, technological advances, interest rates and terms, economic climate and development, neighborhood change, and many other factors beyond our control. The value of your mobilehome may decline in the future, like any residence. You agree to indemnify, discharge, release, and hold harmless against and in the event of economic loss, diminution in market value, or depreciation of your mobilehome, or its accessory structures or equipment, and other improvements, including lack of demand therefore, which results in the future. You understand the existence of such investment risk, and agree to accept all risks of economic loss or loss in value to the mobilehome. This indemnification and release does not relieve us of any legally-imposed duty of care as to injury or property damage (for example, physical damage for which we have a duty to repair or compensate you).

12) ACKNOWLEDGMENT

You acknowledge and agree as follows:

- A.** You and the other members of your household have had the opportunity to read these Rules and Regulations and all documents it incorporates or refers to.
- B.** You and the other members of your household have the opportunity to discuss these Rules and Regulations and all such documents with an attorney and/or any other Advisor you might choose to select.
- C.** You and the other members of your household agree to comply with all the terms of these Rules and Regulations and the documents it incorporates or refers to.
- D.** You also agree to be responsible for the conduct of other members of your household who are in the Park with the permission or at the request of you or other members of your household.

YOU AND THE OTHER MEMBERS OF YOUR HOUSEHOLD AGREE THAT THESE RULES AND REGULATIONS MAY BE MODIFIED TO ADD OR SUBTRACT PROVISIONS OR MODIFY EXISTING PROVISIONS IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION §798.25. BY SIGNING BELOW, YOU AGREE THAT THESE RULES AND REGULATIONS ARE EFFECTIVE IMMEDIATELY ON YOU AND ALL MEMBERS OF YOUR HOUSEHOLD.

(Date)

(Resident Name)

(Resident Signature)

(Date)

(Resident Name)

(Resident Signature)

(Date)

(Resident Name)

(Resident Signature)

(Date)

(Resident Name)

(Resident Signature)