

SIERRA TRAILS MOBILE HOME PARK

1451 W. Oro Dam Blvd. Oroville, CA 95965

Phone (530) 533-7301

RULES AND REGULATIONS

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EQUAL HOUSING OPPORTUNITY

WE DO BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW

IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, NATIONAL ORIGIN, ANCESTRY, AGE, MEDICAL CONITION, HANDICAP, MARITAL OR FAMILIAL STATUS, OR ANY SUCH OTHER CONSIDERATION MADE UNLAWFUL BY FEDERAL, STATE OR LOCAL LAWS

PARK RULES & REGS. PAGES 1 THRU 9 ARE HEREBY READ, RECEIVED, & APPROVED

Resident _____ Date _____ Resident _____ Date _____

A. INTRODUCTION AND DEFINITIONS

These rules and regulations ("Rules") have been prepared pursuant to the provisions of the Mobilehome Residency Law and will be interpreted and applied in a reasonable manner. Violation of these Rules may give cause to evict anyone living in the mobilehome pursuant to the Mobilehome Residency Law. The following terms will have the following meanings unless the context indicates a different meaning is intended.

Resident shall not violate any terms or conditions of the Park rental or lease agreement that exists between Resident and Park, or in the event no written agreement exists between Park and Resident, then the terms and conditions of the current Rental Agreement used by the Park shall apply.

"Rent" is the amount of money the resident owes the park for the space rental. Rent is due on the 1st of every month, late by the end of the 5th day of every month. A late charge of \$25.00 will be assessed on the 6th day and \$5.00 per day thereafter. Any returned checks will result in a \$25 processing fee.

"Park" means Sierra Trails Mobile Home Park, 1451 W. Oro Dam Blvd, Oroville CA 95965

"Resident," "homeowner," "you," "your" and other similar terms mean someone we have approved for tenancy or residency in the Park under a rental or lease agreement, except for "guests."

"Home" means your mobilehome or manufactured home or R.V. and "homesite" refers to the space or site rented to you by the Park and upon which you place your home.

"Guest" includes anyone living with you who has not been approved by management for tenancy or residency and does not have the right to occupy your mobilehome 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), (c) and (d), invitees, permittees, licensees or other persons in the Park at your invitation, request or tolerance.

When something of a general nature is required or prohibited in the Rules, the same is applicable to all residents and their guests, even though specific reference may not be made to 'guests' and 'residents'.

"Management," and other similar terms mean the owner of the Park or an agent or authorized representative of the owner.

"Management's approval," "our approval," "our consent" or other similar terms mean you must obtain management's prior written approval before you may do something. Unless prohibited by law, management has the right to give or withhold approval at our sole discretion. You and your guests may only be in the Park and use our facilities if you comply with these Rules and the applicable rental or lease agreements. If there are any questions about these Rules, please contact management for an explanation. The Park will make a reasonable effort to enforce all of its Rules and conditions of tenancy in an equal and standard manner. The management does not have police powers and Residents should contact the proper authorities if they observe any criminal activity or other violations of law.

Residents agree that the enforcement of the Rules and conditions of tenancy are a private matter between the Park and the affected Resident and that the enforcement or lack thereof will not result in any damage or claim by any resident. We will not be responsible for or liable to you or others for normal, routine disturbances or other kinds of things which one commonly should expect when they live with others. Residents acknowledge that they are not third party beneficiaries of any Rules, rental agreements, leases or conditions of tenancy between the Park and any other Resident.

Although these Rules cover a variety of subjects, please understand that it is impossible for them to deal with everything you and your guests are expected to do or not do. Therefore, the basic rule applicable to all Residents and their guests is that they will (i) behave reasonably and be respectful of the legitimate rights of others; (ii) not do anything to affect unreasonably and adversely the rights of others; and (iii) not do anything which reasonably may endanger anyone or their property.

B. RULES ON MOVE-IN OR REPLACEMENT OF A HOME

Residents must do all of the following at their sole expense within sixty (60) days after a home is moved into the Park to a previously vacant homesite or a home is moved into the Park to replace another home. Nothing listed below may be done without the proper governmental permits, and proof that these permits have been obtained must be submitted to management prior to installation. Nothing may be done without the written consent of management, and the Park Standards set forth in Section C below must be followed.

1. Install a home, which meets the Park Standards.

Erect awnings over the patio and driveway. (management may waive this specific requirement in writing if the resident does not want an awning.)

2. Landscape the entire homesite according to a complete written plan indicating the location, if applicable, of the home, walkways, patios, porches, driveways, storage sheds, planted areas, areas covered with rock, and sprinkler systems.

3. Completely "skirt" the entire home, porch, and steps with skirting that is substantially the same color and of substantially the same material as then currently in use with major manufacturers of homes and/or skirting. Masonry material may be approved by Management in its sole discretion.

4 Install approved railings around steps, porches or platforms.

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5. Cover all porches and stairs with approved outdoor carpeting, approved decking material or other approved floor covering as the Park may require.

6. **Charges For Maintenance:** The Park may charge a reasonable fee for services relating to the maintenance of Resident's space in the event the Resident fails to maintain the space in accordance with the Park's rules. The Park will provide resident written notification of their failure to maintain the space, stating the specific condition to be corrected & an estimate of the charge to be imposed by management if the services are performed by management or its agent. Resident will then have fourteen (14) days after notice to comply by correcting the condition. All said costs incurred by management will be due & payable on the first day of the following month.

C. PARK STANDARDS AND MAINTENANCE

General: The following Park Standards apply to all vacant homesites, homes and homesites, new homes, homes which are replacing another home, homes and homesites which are being remodeled, and new accessory structures and equipment which are being added. The following are listed only to assist Residents in preliminary planning and Residents are cautioned that there are homesites in the Park with homes, landscaping and other improvements which were in place before these Park Standards were adopted and therefore do not comply with these provisions. Do not assume your plans will be approved because they conform to conditions at these other homesites.

Homes: All homes coming into the Park must be approved by management in writing in advance and must meet the following minimum requirements. Generally, only new one-story homes will be allowed and they must be the largest size which lawfully can be installed on the homesite. (Unless management gives written approval to the contrary) Although two-story homes may be installed in some instances, our prior written approval, which we may withhold at our sole discretion, is required. Our decision to approve or disapprove a two-story home on a certain homesite generally will be based on a number of different, subjective, aesthetic, management and other business considerations relating to the overall enhancement of the value of the Park. The location and placement of all homes is to be determined by management and the applicable governmental permitting authority. Any detachable hitches and tongues on the home must be removed when the home is installed. The Park retains the right to make additional requirements for corner homesites or homesites located in unique locations.

Electrical: The home must be compatible with the existing electrical service available at the homesite. You are responsible for making sure that your home and all appliances and equipment in your home are compatible with the electric service and capacity now available in the Park, and we shall have no liability or responsibility to you if the available electrical supply is incompatible. No 220-volt appliances will be permitted which include but are not limited to air conditioners, heaters, ranges, stoves and clothes dryers. No correction or modification of the Park's electrical source is allowed.

If your electrical demands exceed the capability of the Park, or are otherwise inconsistent with the capabilities of the Park, you shall correct the situation to our satisfaction within seven (7) days of written notice from us. As the amount of such electrical service and capacity will affect your ability to have electrical appliances, you must, prior to installing any additional electrical appliances or devices, determine in advance from us in writing the amount of electrical service and capacity available to your homesite and ensure that your home and all appliances and equipment in it are compatible with that existing service and capacity.

Exterior Materials: To ensure that homes and other improvements are aesthetically pleasing, the siding of the homes and storage sheds and the exterior of other structures and improvements, including roofs, must conform to those typically being used at the time by mobilehome/manufactured housing manufacturers. The same standard also applies to the exterior color(s) of the home and the other improvements, including the repainting or other work on existing home exteriors. **All exterior materials and colors must be approved in advance by management. Thus, before you paint your home, please contact management for approval of your paint color selections.**

Awnings. Patios. Porches: Management approval must be obtained for installation and unless management otherwise authorizes, all awnings must run the entire length of the home and patios, porches and other similar installations must be of the minimum size required at the time of installation.

Landscaping: Prior to beginning any landscaping, including changes to existing landscaping and the planting of any tree, residents must discuss their landscaping plans with management and must obtain our written approval. Any new or additional landscaping, including trees, installed without approval shall be removed by you at your expense within ten (10) days of written notice. Landscaping projects by existing residents must be completed within sixty (60) days after the date the landscaping work begins.

All new or additional landscaping must be clean and attractive in appearance. Evergreen grass, ground cover, flowers and shrubs are generally acceptable. Non-living objects of every kind and description, including gravel, rock, pre-cast concrete and other objects made of wood, plastic or metal are restricted and may not be used without prior Park approval. Where small rock or other type of material is approved for use as a ground cover, unless management otherwise agrees in writing, the ground cover may be no larger than one inch in diameter and the soil under the ground cover must be covered with a heavy gauge, impermeable plastic barrier or other approved

material to prevent weeds. Large plants and trees may not be planted within six (6) feet of any street, driveway, walkway, patio, above or below ground utility structure or other improvements made of concrete or blacktop which might be cracked by roots.

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T.V. Antennas and Dishes: No satellite dish in excess of thirty-nine (39) inches in diameter is allowed. No T.V. antenna or other structure that extends higher than twelve (12) feet above the roof line is allowed without management's prior written approval. All of these items must be located so that they are the least visible from the Park's streets and adjoining mobilehomes, without unreasonably interfering with the antenna's reception. These restrictions will be administered reasonably and per all requirements of the Federal Communications Commission.

Drainage: Residents are responsible to ensure that their home and homesite drainage devices drain to the street or other approved drainage device, not to adjoining homesites, and to ensure that water does not accumulate under the home or elsewhere on the homesite.

Maintenance: Residents are required to do each of the things listed below continuously while they live in the Park. These requirements apply regardless of whether you are the original resident of your home or you purchased your home from a former resident. These requirements also apply even though the landscaping, sidewalk or other improvement was originally installed by the Park, another resident or someone else.

The Maintenance Requirements for all Residents are to keep their home and homesite in a neat, clean and tidy condition, and :

1. Maintain your homesite in a clean, weed-free, well-cared for, litter-free condition, and properly cut and trim all landscaping, lawns, shrubs so that they do not hang over lot lines and onto other homesites or streets. You are responsible for ensuring that the landscaping on the homesite, including landscaping planted by former residents does not cause any damage whatsoever to the streets, curbs, gutters, driveways, utilities or any other property or improvements belonging to either the Park or any of its residents, including your mobile home and the rental space, and you are financially responsible for immediately removing the items and paying the full cost of repairing or replacing the damaged property. Outside decorations, such as those for seasonal holidays, must be removed within two weeks after the holiday.

However, with respect to trees on the homesite, management shall be solely responsible for the trimming, pruning, or removal of any tree, and the costs thereof, upon written notice by a resident or a determination by management that the tree poses a specific hazard or health and safety violation.

Residents shall be responsible for the maintenance, repair, replacement, paving, sealing, and the expenses related to the maintenance of a resident installed driveway. A resident may be charged for the cost of any damage to the driveway caused by an act of the resident or a breach of resident's responsibilities under the rules and regulations so long as those rules and regulations are not inconsistent with the provisions of the Mobilehome Residency Law.

2. Maintain in good condition the landscaping, ground cover or rock on the homesite and not permit any bare areas of ground or dirt on the homesite, unless the area is a garden area approved by the Park.

3. Maintain, repair and replace the home, patio, awnings, storage buildings, skirting, pillars, stanchions, and all other improvements and installations upon the homesite in a good, safe and aesthetically pleasing condition.

4. Dispose of all trash, garbage, and debris of any kind in a proper trash receptacle or container. Individual trash containers must be stored toward the rear of the homesite and away from the street, or in locations hidden from view from the street. Nothing may be stored under the mobile home or R.V.

5. Keep all utility meters, pedestals, valves, traps and connections and fire hydrants accessible by an unobstructed passageway of no less than three (3) feet in width and six and one-half (6-1/2) feet in height in all directions from such utility device.

6. Management may charge a reasonable fee for services relating to the maintenance of the home, the land and premises upon which the home is situated in the event the resident fails to maintain such home, land or premises in accordance with the Rules, after written notification to the resident and failure of the resident to comply within fourteen (14) days. The written notice will state the specific condition to be corrected and an estimate of the charges to be imposed if the services are performed by management.

D. OCCUPANCY, DOCUMENTATION AND IDENTIFICATION REQUIREMENTS:

1. In January of each year, residents must furnish management with a current copy of the California Department of Housing & Community Development registration for the home or a copy of the current property tax bill for the home, whichever is applicable, showing the legal and registered owner status for the home.

2. AT ALL TIMES, AT LEAST ONE PARTY TO THE RENTAL OR LEASE AGREEMENT MUST BE THE "REGISTERED" OWNER OF THE HOME WHICH OCCUPIES THE HOMESITE AND THAT PERSON MUST OCCUPY THE HOME ON A FULL-TIME BASIS DURING THE TIME THAT IT IS LOCATED ON THE HOMESITE.

3. IF # 2 ABOVE IS VIOLATED IT CREATES A SUBLET SITUATION (SEE PAGE 8 ITEM J-8) THAT PUTS THE OWNER OF THE HOME AND THE PARTIES OCCUPYING THE SPACE IN VIOLATION OF THESE RULES & REGULATIONS.

*****IF THIS SITUATION OCCURS THEN THE SPACE RENT WILL IMMEDIATELY BE DOUBLED FROM THE CURRENT SPACE RENT THAT IS BEING CHARGED.*****

THE OWNER OF THE HOME MUST HAVE THE PERSON OR PERSONS OCCUPYING THE HOME VACATE IMMEDIATELY. ONCE THE HOME IS VACANT, SOLD TO A PARK APPROVED RESIDENT OR MOVED FROM THE HOMESITE, THEN AND ONLY THEN WILL THE SPACE RENT BE REDUCED BACK DOWN. SHOULD THE OWNER OF THE HOME NOT HAVE THE PARTIES VACATE THEN LEGAL ACTION WILL BE TAKEN TO HAVE SUCH PARTY REMOVED FROM THE PARK AND THE OWNER WILL BE CHARGED WITH ALL LEGAL COSTS INCLUDING ATTORNEYS FEES.

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The Park reserves the right to modify the occupancy limitations set forth below if the proper operating capacity of the Park, its utilities systems and its common area facilities, or the health and safety of its residents, so require. At the present time, the maximum number of persons allowed to regularly occupy the home shall not exceed two (2) persons per number of bedrooms in the home, plus one person. (For example, in a one (1) bedroom home, not more than three (3) people may reside, in a two (2) bedroom home, not more than five (5) people may reside. In a three (3) bedroom home, not more than seven (7) people may reside within the home.) All bedrooms must have an unobstructed exterior window or door large enough for an adult to get through in the event of fire or other emergency, or as otherwise required by Law.

UPON MANAGEMENT'S REQUEST, RESIDENTS SHALL PROVIDE MANAGEMENT WITH SATISFACTORY WRITTEN EVIDENCE CONFIRMING THAT RESIDENT'S HOME IN THE PARK IS IN FACT RESIDENT'S PRINCIPAL PLACE OF RESIDENCY.

Upon management's request, Residents shall promptly apply to Resident's vehicles any reasonable identification or other insignia supplied by management so that management may monitor vehicles within the Park.

Recreational Vehicles: The terms, definitions and regulations under The Recreational Vehicle Park Occupancy Law apply, as well as the Rules set out herein. Recreational vehicles may not be resold upon the premises and must be removed immediately upon resale if sold without the Park's prior written permission. All recreational vehicles brought into the Park must be approved in writing by the Park prior to bringing them into the Park. No utility connections are to be made to recreational vehicles at any time unless the RV is used as the home on the site. All RVs used as a residence must have the sewer connected with a hard pipe and have a Cal. State approved electrical supply cord.

E. USE, HEALTH AND SAFETY RULES

1. No furniture shall be placed on the patio, porch, yard or other portions of the homesite unless it is acceptable outdoor patio furniture or otherwise approved in writing by management
2. Nothing may be placed, hung or stored outside of the home or storage shed unless specifically permitted by these Rules or approved in writing by management. This includes, but is not limited to, clothes, furniture (other than patio furniture,) appliances, ironing boards, brooms, mops, tools, refrigerators, freezers, gardening equipment, any kind of statuary or other artificial objects, fountains, debris, refuse, litter, or any item which is unsightly in appearance.
3. All home windows must have drapes, curtains, or other aesthetically pleasing window covering and they must be maintained in good condition and repair at all times. Tinfoil, paper, sheets, cardboard or similar materials are not approved as window coverings
4. Residents shall not create a nuisance, unreasonably disturb others, threaten or interfere with any manager, employee, agent or owner of the Park or enter onto another Resident's homesite, without prior permission from that Resident. Residents shall not unreasonably deny an adjoining Resident permission to enter upon the homesite if reasonably necessary for the adjoining Resident to maintain the adjoining Resident's homesite, home, landscaping or homesite improvements. Any disputes or questions regarding the application of this Rule shall be referred to the management.
5. Residents shall be responsible for maintaining and repairing all water lines, faucets, and leaks from the point of their homes connection to the Park's water line.
6. Residents shall not conduct any major repair of any automobile, truck, motorcycle, or other vehicle in the Park. Any minor or emergency repair conducted by Resident must be done in a quiet manner that does not disturb others and is strictly limited to vehicles registered to Resident. A "minor or emergency repair" is a repair that can be completed in one hour or less, such as changing a flat tire or spark plug.
7. Residents shall not use or attempt to use Park facilities at any time, other than those times posted at the facility or permitted in writing by management.
8. Residents shall not use Park facilities for the purpose of raising funds for any commercial purpose nor shall Residents allow or engage in any form of solicitation, except as specifically authorized by the Mobilehome Residency Law.
9. Residents shall not change the existing drainage or grading of a homesite, unless necessary to avoid damage from water accumulating on the homesite or running onto adjoining homesites and common areas. Residents shall promptly notify management and request and receive management's advance written approval in the event that Residents wish to change the drainage on a homesite
10. Residents shall not drive a vehicle in the Park at a speed greater than 5 miles per hour, having due regard for weather, visibility, traffic, and the road surface and width, and in no event shall any vehicle be driven at a speed, or in any manner, which endangers the

safety of persons or property. Residents shall not violate any written, noticed or posted traffic control rules or signs, including a posted stop, yield or speed limit sign, if any.

11. Skateboards, skates, roller blades and scooters are prohibited in the common areas of the Park and on Park Streets. There will be no bicycle or tricycle riding in the Park unless accompanied by an adult the entire time. California Law requires that helmets be worn when riding bicycles. This rule also applies to all guests of the resident.

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12. Residents shall not use a homesite, home or any area of the Park for any unlawful

purpose. Also, Residents shall not engage in any activity in the Park which causes an environmental hazard or violates any law relating to environmental protection, hazards and other similar laws, including, but not limited to, changing the oil or engine coolant in any motor vehicle in any area of the Park.

13. Residents shall not allow children under the age of 18 to use any common area of the Park, including the laundry facilities unless accompanied by a resident adult at all times. The laundry room is for your convenience and the washers and dryers must be cleaned after each use. Any empty soap boxes, bottles or other containers must be put in the trashcan. Management is not responsible for anything left in the laundry room. The laundry facilities may not be used by anyone who is not a resident or permitted guest of the resident.

14. Residents shall not use cigarettes, cigars, pipes or other tobacco products in laundry facilities.

15. Residents and their guests shall not sleep outside of a home, except with the written consent of management. For example, neither Residents nor their guests may sleep in vehicles anywhere in the Park.

16. Residents shall not do anything that creates a threat to health and safety or threatens damage to property or which induces or harbors or may tend to induce or harbor offensive odors, infectious plant disease, and/or noxious insects and/or rodents or reptiles. No flammable, combustible, explosive or environmentally hazardous fluids, material, chemical or substance may be stored on the homesite (other than substances customarily used for normal household purposes, and then only in quantities necessary for household purposes). Resident shall not allow any environmentally hazardous substance, including, but not limited to, toxins, cleaning fluids, oil, grease or any substance defined as environmentally hazardous to be placed on any surface area in the Park or disposed of in the Park including, but not limited to, toilets, drains, trash receptacles, dumpsters, surface areas, the sewage disposal system or any other trash, garbage or disposal area in the Park. Such substances must be physically removed from the Park and disposed of elsewhere in compliance with the law.

17. Do not discard cigarette butts in other than a safe receptacle on your property.

18. You agree to hold the Park harmless for any such environmentally hazardous activity engaged in by you including any compensatory damages, statutory damages, punitive damages, or attorney's fees sustained by the Park as a result of Resident's activity. You will also be required to reimburse the Park for any actual inspection, clean-up or disposal costs the Park incurs in correcting any environmental hazard you have caused as well as actual attorney's fees, litigation expenses, and costs incurred in defending any action against the Park as a result of any environmentally hazardous activity taken by you in the Park.

19. Residents and guests shall not engage in any actions of any nature that may be dangerous or which may create a health and safety problem or unreasonably disturb others. This includes, but is not limited to, any unusual, disturbing or excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language, gestures or conduct. The use or display of any weapon or inherently dangerous device including, but not limited to, a bow and arrow, BB guns, knives, fireworks and firearms (guns) are expressly forbidden. Persons under the influence of alcohol or drugs or any illegal substance shall not be permitted in any area of the Park that is generally open to residents and their guests.

F. VEHICLES AND PARKING

1. **Number of Vehicles Allowed:** Residents may park at their space only the number of vehicles approved in writing by the park, which will not exceed two (2) vehicles, and vehicles may not stick out onto the Park streets. Residents may only park in the particular parking spaces assigned to resident which has been approved by management. Only passenger automobiles, pickups $\frac{3}{4}$ tons or less and vans used for the primary purpose of transporting passengers, may be kept or driven in the Park without the Park's prior written permission. No commercial vehicle may be parked in any tenant space, or anywhere on Park property.

2. **Inoperative Vehicles:** No inoperative vehicle shall be allowed to stay in the Park. An inoperative vehicle will be towed away at the owner's expense.

3. **Noise:** Excessively noisy vehicles are not allowed in the Park. Motorcycles are not allowed in the Park.

4. **Unlicensed Vehicles:** A vehicle that does not have a current California or other official governmental license for use upon the public highways may not be brought into or kept in the Park. Any vehicle that is not currently licensed will be towed away at the

owner's expense.

5. **Storage:** Vehicles not licensed to operate on public roads, and boats, campers, unmounted pick up campers, travel trailers or recreational vehicles cannot be parked anywhere in the Park without the Park's prior written permission, including in the resident's driveway. Any such vehicles parking in the Park without prior written permission will be towed away at the owner's expense.

6. **Licensed Drivers:** No motorized vehicle may be operated within the Park by any person who is not licensed, and Residents and guests must obey all posted traffic control signs.

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7. Residents may park only in areas assigned to them, which can be changed with a sixty (60) day notice. Residents may not park in anyone else's space or in guest parking. Residents parking in other residents reserved space, in a space not assigned to them, or in guest areas will be towed away at the owner's expense. Parking parallel with the street is not allowed anywhere in the park, including in front of the mobile home, in or partially in the streets and shoulders, and in the common areas. Parking anywhere off the driveway of the mobile home is not allowed. Visitors will only park in spaces set aside for visitor parking only. Management reserves the right to limit the number of guest vehicles, to prevent overcrowding. Guest parking overnight must obtain approval from the management. Extra parking spaces may be rented to resident with the terms and conditions set by the Park. No parking is allowed on the streets and violator's vehicles will be towed away at their expense as allowed by the Mobile Home Residency Law.

8. **NO TOW TRUCK MAY ENTER THE PARK TO REMOVE A MOBILE HOME OR R.V. WITHOUT WRITTEN PERMISSION BY MANAGEMENT.** Vehicles parked or otherwise located in the Park which are in violation of the Rules and Regulations or other terms of a rental or lease agreement or other residence documents of the Park may be towed or otherwise removed from the Park in accordance with the provision of California Civil Code Section 798.285.

9. Mopeds, gopeds, go-carts, ATVs, or motorized scooters, or similar motorized items are not allowed in the Park.

10. No motorcycles are allowed in the park.

11. All vehicles must be registered with the park office within 48 hours of arrival. DMV registration must be provided to Park.

12. No vehicles with fuel or oil leaks are allowed in the park at any time.

13. Parking around the laundry room is for guests only and is limited to 48 hours. Laundry room parking must not be in the street. No parking on the large vacant lot portion is allowed without management's written permission. Violation of these rules also will result in the vehicle being towed at the owner's expense.

14. There will be absolutely NO vehicles coming in and out of the Park, staying only a few minutes at a time.

G. GUESTS AND ADDITIONAL RESIDENTS

1. No Resident shall allow guests and visitors to violate any of the Rules and Regulations herein or any applicable rental or lease agreement provisions. No visitors are allowed in the Park after 10:00 p.m.

2. Residents shall acquaint all guests with the conditions of the Rules and Regulations of the Park. Guests must be accompanied by a resident to use the laundry facilities. Residents personally are responsible for all actions and conduct of their guests and are liable for any damage or injury to persons or property they may cause. If the Resident will not be present, the Resident's guest may not occupy or use the home without management's written consent. If a guest is not lawfully allowed in the Park and refuses to leave upon Management's request, the Resident shall be held responsible for any and all costs to have the guest removed.

3. Guests shall not have any rights of tenancy or residency in the Park. Any guest who exceeds the above stated length of stay shown below must be approved by the Park in writing. No guest may, however, stay with residents more than a total of 20 days consecutively or 30 days in a calendar year without prior written permission from the Park. If requested by Management, Resident will have the guest leave within two days of such request.

4. If you are living alone and wish to share your home with one person over 18 years, as allowed by Mobilehome Residency Law Section 798.34(b), you may do so and no charge will be made. This additional person will not have any rights of tenancy in the Park, and will be required to go through the same basic approval process which would be applicable to the buyer/transferee of your home, except financial approval. We will also require this additional person to register with us and sign the Rules & Regulations or other documents reasonably necessary to protect our interest and the interest of the Residents. If the exceptions permitted by Mobilehome Residency Law Sections 798.34(c) or (d) apply, you and that other additional person must sign our required documents and the other person will not have any rights of tenancy or residency. Any future changes to the Mobilehome Residency Law which either expand or limit our rights or the rights of you and the person described in this paragraph who is occupying your home with you will automatically become applicable.

H. SIGNS AND SELLING

1. Except as specifically permitted by these Rules or required by law, no signs or commercial activity is permitted. This includes, without limitation, "For Sale" signs or other signs advertising anything for sale or advertising any other commercial activity. No "auction," "garage or yard sales" or other similar activities are allowed.

2. You are permitted to advertise the sale or exchange of your home; however, any sign(s) advertising your home for sale or exchange may not exceed the maximum size and number and may only be located in the place(s) specifically listed in the then-current provisions of the Mobilehome Residency Law. Any change in the Mobilehome Residency Law or other laws affecting these restrictions shall automatically become applicable and become a part of these Rules.

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I. LOT LINES AND LOT LINE MARKERS

The lot lines originally established at the time the Park was built and currently physically marked in the Park will be the lot lines used for all purposes regarding the present and future installation of mobilehomes and all other accessory structures, equipment and other improvements to the homesite. The only exception will be where the originally established lot lines were subsequently changed by us or someone else who owned the Park with the intention of deliberately altering such lot lines and, in those cases, the subsequently changed lot lines will remain in effect. We reserve the right to modify any lot line at any time provided that such modification does not violate any applicable law.

J. ACTIVITIES NOT ALLOWED WITHOUT PRIOR WRITTEN CONSENT FROM PARK MANAGEMENT

Residents may not take any of the following actions in the Park without the prior written consent of management:

1. **NOT ALLOWED:** Change, install, delete, or remove any landscaping (other than minor plants or shrubs), cement, asphalt, walkways or driveways.
2. **NOT ALLOWED:** Erect any driveways, parking areas, fences, windbreaks, sheds, carports, awnings, cabanas, privacy panels or screens, or other structures of any kind, whether permanent or temporary, or make any structural changes or additions to the exterior of the mobilehome. Any such project approved by management must be completed within a sixty (60) day period.
3. **NOT ALLOWED:** Make any changes to the electrical system.
4. **NOT ALLOWED:** Keep or maintain any objects outside of the home, except outdoor patio or lawn furniture, plants, BBQ equipment, bicycles, reasonable play area equipment and other items specifically permitted by these Rules.
5. **NOT ALLOWED:** Install on the homesite any water spa, pool, wading pool, water fountain, fishpond, or any other body or container of water
6. **NOT ALLOWED:** Park any vehicle on any area of the homesite, except the authorized driveway of the homesite. Vehicles parked on the authorized homesite driveway must be parked so that no part of the vehicle extends to within one (1) foot of the edge of the street or street curb or within five (5) feet from the rear of the homesite. Except as authorized by management, no camper, trailer, boat, truck (with the exception of pick-up trucks) or recreational vehicle shall be parked at a homesite or anywhere else in the Park.
7. **NOT ALLOWED:** Use the home and homesite for any business or commercial activity. Also see additional Rules under Item E of this document. (VEHICLES AND PARKING)
8. **NOT ALLOWED:** Sublet or attempt to sublet, or arrange for "house sitting" for the home or homesite **(SEE PAGE 4-D UNDER OCCUPANCY IF THIS IS VIOLATED)**, or sell without prior management approval.

K. PETS: Each mobile home may keep one pet, as described below.

- a) The types of pets, if permitted to remain in the Park are a domesticated cat, or dog (which will weigh not more than 20 pounds), aquatic fish or animal kept within an aquarium, all of which spend their primary existence within the resident's home. **All pets in the Park must have Park's written approval, and be registered with the Park. Residents must provide a photo of the pet, a Current License and a Current Rabies Vaccination Certificate, in the case of a dog or cat.** The Park reserves the right to deny a resident the ability to keep any pet if management determines that the pet appears to present a threat to the health and safety or general welfare of the Park and the residents. No more than one (1) dog or one (1) cat will be allowed per home. Pets which are not allowed include without limitation, the following breeds or breed mixes: Briards, Canary Island dogs, Chows, Dobermans, German Shepherds, Mastiffs, Pit Bulls, Rottweilers, rabbits, ducks, geese, chicken, mice, rats and snakes. In all instances, should people or property be damaged by a resident's pet, the resident agrees to indemnify the Park and management from any liability for same.
- b) With the exception of guide, signal or service dogs, pets will not be allowed at any time in the laundry, or any recreational area of the Park or on other resident's homesites without permission. Pets must be walked on a short leash. Pets are not allowed to run loose in the Park & any pet found running loose in the Park may be impounded at the Resident's expense. Regardless of the area, any excrement left by a pet must be picked up immediately & disposed of within the Resident's home or the Resident's trash collection facilities.
- c) Pets will not be allowed to cause any unreasonable disturbance, annoyance or harm (including, without limitation, excessive barking, growling, biting, lunging or any other unusual noises or damage to property such as scratching, disturbing or depositing excrement, etc.) to persons or property in the Park. No exterior pet housing is permitted in the Park. This includes, but is not limited

to, "dog houses" and any type of fence or other confining barricade or structure designed or erected for the purpose (to be determined in our sole discretion) of confining a pet outdoors on the homesite. Tying of pets outside the home or leaving them unattended outside the home or anywhere in the common areas of the Park is prohibited.

d) With the exception of guide, signal or service dogs, and other service dogs defined by Civil Code Section 54.1, guests are not permitted to bring their pets into the Park.

e) If the Resident or resident's pet does not comply fully with each of these Pet Rules Management may, in its sole discretion, revoke its approval of the pet and require that the pet be permanently removed from the Park.

f) Resident(s) hereby agree that they have read and understood these Pet Rules and found them to be reasonable. Resident(s) further agree to take all necessary actions to see that they and their pets comply with these Pet Rules and agree that if they or their pets do not comply with these Pet Rules, then it will be reasonable for the Management to require that the pet be removed from the Park.

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L. NO WAIVER OF DEFAULT OR OTHERWISE, SEVERABILITY AND INTEGRATION

If resident violates any of these Rules, and management fails to exercise any of its rights under the Rules or under applicable laws, management's failure shall not waive or otherwise excuse that violation, or any other violation. If any term or provision of these Rules is invalid, or partially invalid, such invalidity shall not affect the validity of any other term or provision of these Rules. These Rules, when effective, supersede all previous rules and supersede all prior oral representations concerning these Rules (whether made by management or others), and cannot be amended except by a written notice of amendment to the Rules. These Rules do not create any additional rights or remedies on behalf of residents or guests, but are intended to govern conduct in the Park and with respect to the use of Park facilities. These Rules also incorporate by reference other rules concerning use of Park facilities which are currently posted throughout the common areas of the Park. These Rules may be changed from time to time without the consent of the residents under the provisions of the Mobilehome Residency Law.

M. STATEMENT OF NON-RESPONSIBILITY

Except for the negligence or willful conduct of the Park, the Park and management shall not be liable for injury to any person or for any property damage. For this reason, the Park encourages the residents to obtain adequate liability and property insurance.

N. ACKNOWLEDGMENT

You acknowledge and agree that you and the other members of your household have had the opportunity to read these Rules and all documents to which they refer and the opportunity to discuss these Rules with an attorney or any other advisor you might choose. You and the other members of your household agree to comply with all the terms of these Rules and the documents to which they refer.

By signing below, you agree that these Rules are effective immediately on you and all members of your household and guests.

Space # _____ Resident: _____ Date _____
Print Name Signature

Space # _____ Resident: _____ Date _____
Print Name Signature

Space # _____ Resident: _____ Date _____
Print Name Signature

Space # _____ Resident: _____ Date: _____
Print Name Signature

Date: _____
Management, Sierra Trails Mobilehome Park

