

RULES AND REGULATIONS

RAINBOW VILLA, SCOTTS VIEW & CURRINSVILLE MHP

The following rules apply to all residents in all three of the above named parks. **IMPORTANT NOTE:** These Rules and Regulations are an integral part of your rental agreement. Violation of the Rules and Regulations can result in the termination of your tenancy.

Equipment and apparatus furnished on these grounds are solely for the convenience of the residents and persons using the same do so at their own risk. The management will not be responsible for accidents or injuries. Any malfunction noted should be reported to the management immediately. Management will not be responsible for loss of property due to fire, theft, high winds, floods or any act which is beyond management's control.

Your cooperation is required in order to help us maintain a clean, pleasant and attractive community in which to reside. Infraction of the rules will be brought to your attention by written notice and repeated infractions of these rules may result in a \$50 non compliance fee or eviction.

GENERAL RULES:

Residents shall be responsible for any damage done to the park's property, or other resident's property caused by:

- a. any member of the residents household
- b. residents pets
- c. residents guests

Residents shall not disturb the peaceful enjoyment of their neighbor or other residents in the park. All Federal, State and Local laws will be observed. Residents are responsible for their guest's behavior and compliance to these rules.

No Tenant, guest or pet shall cause any loud or disturbing noise at any time. This prohibition includes but is not limited to parties, radios, television, and stereo equipment, chain saws, and the like.

Drunkenness, immoral conduct or conduct causing a disturbance or annoyance will not be tolerated. All State and Local Laws shall be observed. **No illegal drugs are allowed. Illegal drug, gang, or criminal activity will be considered as an act which is outrageous in the extreme and subject to a 24-hour eviction.**

As a safety precaution, bicycle riding & skateboarding is prohibited near The Park entrance except for entering or exiting the park.

All Grassy areas must be kept clean; all weeds should be removed from planting areas, lawn mowed and watered. All grass cuttings and trimmings from shrubbery must be disposed of properly. If your lot is not being properly maintained the management after fourteen (14) days notice will make arrangements for proper maintenance and charge you for these services.

All buildings, remodeling or construction must receive written approval from the management before construction begins.

Tenant shall at all times keep clean and maintain in good repair the exterior of the manufactured home, or RV, as well as all appurtenant structures such as decks, steps, storage buildings, and fences. All wooden structures such as decks, hand railings, storage buildings, etc., shall be painted or stained as necessary to prevent their visual and physical deterioration. If the structures are not properly maintained, Landlord reserves the right to perform whatever structural maintenance may be required and charge the Tenant directly.

Tenants absent for two weeks or more shall be responsible for arranging for the care and maintenance of their space during their absence.

Common areas, driveways, streets and manufactured home spaces, including porches and decks, are to be kept clean and free from trash and litter at all times. Toys are not to be left in the streets. Garbage cans, gardening tools and equipment, motorcycles, etc., must be stored in the Tenant's shed.

NOTE: Outside storage is not permitted. Violation of a community rule may be cause for termination of your rental agreement.

Furniture left outside the manufactured home shall be limited to items commonly accepted as outdoor or patio furniture.

Firewood must be stored behind the manufactured home or in an approved storage shed, not along the side of the manufactured home.

No large satellite-type antenna dishes, c.b./home radio antennas, or any type of antennas are allowed to be placed on Tenant's home or space. Small 18" satellite-type dish antennas may be permitted, when properly located, on a case by case basis and with written permission only.

VEHICLES:

Each space is limited to two (2) vehicles

Vehicles must be parked in resident's driveway. No street parking allowed.

Park posted speed limit must be observed at all times. Speed limit is 5 MPH. All residents and their guests are required to obey the speed limit.

How would you feel if you injured a person while speeding through this community?

Tenant's space is provided with off-street parking for no more than two passenger vehicles. No commercial vehicles or equipment are allowed to be parked on Tenant's space. **Inoperable vehicles may not be stored or left in the driveway or on the space.** (Note: "Stored" is in the sole election of management.) *"If you don't use it loose it, we don't want the place to look like a junk yard."* Tenant's parking is restricted to the Tenant's driveway.

Landlord reserves the right to require that any vehicle, including Tenant's vehicles, not be allowed to enter or remain in, or within 200 ft. of The Property if, in the Landlord's opinion, the vehicle is not in constant use, properly maintained, constitutes a hazard, or if the vehicle is in such a dilapidated condition that it detracts from the appearance of The Property. If Landlord intends to remove a vehicle under this rule, Landlord will give a 24 hour notice to the vehicle owner, in person, if possible, otherwise by posting a notice on the vehicle. If the vehicle is not then removed from The Property within 24 hours, Landlord may tow the vehicle from The Property at the vehicle owner's risk and expense. In the alternative, Landlord may give notice to Tenant to remove the vehicle from The Property and

failure to do so shall serve as a basis for the termination of the tenancy.

Trucks larger than 1.5 ton must have prior written permission from Landlord to enter the property or to park on Tenant's space. Trucks of 1.5 ton or larger will not normally be allowed to park overnight on Tenant's space.

Vehicles parking in violation of property Rules will be towed and impounded at Tenant's risk and expense.

Recreational vehicles including motor homes, campers, and travel trailers may be left on Tenant's space for no more than a twenty-four (24) hour period to allow loading or unloading.

Motorcycles, scooters & the like, are not allowed, except with Landlord's prior written permission and must be registered at the park office. Noisy motorcycles are not allowed. Unregistered motorcycles may not be stored on The Property.

Driveways of vacant manufactured home spaces may be used for guest or overflow parking with Landlord's permission.

Loud motor vehicles shall not be operated in the park at any time.

Washing and rinsing of vehicles is permitted.

PETS:

Pets may be allowed under certain conditions. A single dog or cat under 20 pounds may be allowed, if Tenant obtains prior written permission from Landlord. Outside dog runs, dog houses and pets living outside of the manufactured home are prohibited. **Pets must be kept on the Tenant's space and are not allowed to roam unattended on the streets, common areas, or other Tenant spaces.** All pets shall be kept on a leash when not inside Tenant's home. Pets shall not be left leashed or tied up outside during Tenant's absence. Excreta (pet droppings) must be cleaned up promptly by Tenant. (Note: Proper & timely cleaning shall be as viewed solely by management in their sole election. Noisy, unmanageable or unruly pets that cause complaints will not be allowed to remain in the park. **LANDLORD RESERVES THE RIGHT TO REVOKE PERMISSION TO KEEP A PET. Tenant's failure to remove a pet from the park**

after notice from the Landlord to do so shall be a basis for termination of tenancy.

GARBAGE/RUBBISH

No rubbish or trash or debris is allowed to accumulate around tenants rented space. Rubbish, trash and debris will be disposed of immediately and placed in the proper receptacle.

If tenant allows accumulation around rented space the Owner/Agent may have the accumulation removed and bill the tenant for this service after serving written notice of intent to do so. Owner/Agent may charge tenant a \$50 non compliance fee if tenant does not clean up space after receiving written notice.

LAUNDRY

Laundry facilities are provided for your convenience. Management is not responsible for loss or damage while you use, or as a result of using the laundry facilities

Please do not leave clothes in the machines after the cycle is finished

Wipe out the machines with a clean rag after each use
No dyeing in the machines is permitted

Do not overload the machines

No laundry or any kind is to be hung on porches, patios, fences or anywhere outside of your home. Clothes lines or clothes line poles are not allowed. Clothing, linens, rugs, etc., are not to be draped over deck or porch railings or otherwise left outside the Tenant's home.

Do not loiter or allow guests to loiter in the laundry room

If the laundry room is kept locked at all times please keep the door shut and locked

No smoking inside the laundry room

Do not leave your soaps, cleaners, softeners etc in the laundry room and put your trash in the proper receptacle

Report any malfunctions or problems to the management immediately

TENANTS AND GUESTS

All individuals occupying the manufactured home must be named in the rental agreement.

Guest shall mean all persons residing in the home more than 14 days, consecutive or nonconsecutive, during any 12 month period. Guests must register with the management office within 12 hours of arriving. Registration requires proper Identification.

All adult persons over 18 years of age desiring to occupy the home in excess of 14 days during any 12 month period are subject to section 13.D in your rental agreement. No exceptions.

SUBLETTING

Rental and subletting of manufactured homes is prohibited. **Homes must be owner-occupied.**

Any person occupying a manufactured home at any time or during the Tenant's extended absence (over 30 days) must be approved by the Landlord prior to occupying the home.

Under exceptional circumstances, Landlord may approve the use of a manufactured home other than by the Tenant; however, prior written permission must be obtained in advance from Landlord.

SALE OF HOME

With written consent from Landlord, Tenant may sell the manufactured home within The Park. Inspection of the manufactured home by prospective purchaser shall be limited to reasonable hours of the day, and no signs or other advertising in the manufactured home may be used without Landlord's written consent. Landlord reserves the right to approve any prospective purchaser if said prospective purchaser is to become a Tenant in RAINBOW VILLA, SCOTTS VIEW OR CURRINSVILLE. Home must be in good condition, including but not limited to clean and freshly painted, must be up to code including but not limited to working smoke alarms and all improvements must have proper permits.

UTILITIES

Electrical, water, sewer, phone and cable T.V. service are payable by and the responsibility of Tenant. These charges may be paid individually or may be included in the monthly "share of services", or in some cases included in the monthly rent depending upon the property.

Paper towels, children's toys, sanitary napkins, and other large items should not be flushed down the toilet. Grease should not be poured down sinks. **Any expense incurred in clearing a sewer line blockage caused by Tenant's negligence or misuse will be charged to Tenant.**

MISC

Oregon State Law prohibits the use of certain types of fireworks. Fireworks that "pop" or propel into the air are considered illegal. The only fireworks that will be allowed in the COMMUNITY are those that do not make noise and/or are hand held. HOMEOWNERS and/or their guests must clean-up any fireworks discharged in the COMMUNITY. HOMEOWNERS discharging fireworks are responsible for any damage whatsoever to their individual space or to the COMMUNITY. (Note: If the fireworks are not legal in Oregon, do not use them in our community.)

HOMEOWNER must remove (take down) any holiday decorations from their home within twenty (20) days after the celebrated holiday.

No tents or other structure is permitted to be erected or installed without prior written permission from the Owner/Agent. Awnings extended from RV's are permitted.

Parking is head in or head out only. No sideways parking is allowed.

RV SITES: Each site is equipped with a sewer hook up for waste, water, sewage or effluent from sinks, portable toilets and other plumbing fixtures. No other public dump station is available. Gray water must be dumped into sewer line. Showering facilities are not provided.

All sewer connections must be an approved form of pipe for long term residents. All connections must be inspected and approved by Owner/Agent at the request of the resident. Sewer rings and sewer line racks are required by law. Sewer hoses must be on a sewer rack

or otherwise protected. They must be up off of the ground to allow for maintenance. All sewer connections must be tight.

Generators are not allowed. Campfires are not allowed.

All federal, state and local laws must be obeyed while in the park.

**TERMINATION BY LANDLORD; TERMINATION BY TENANT;
DISPUTE RESOLUTION; MEDIATION; ARBITRATION**

SEE YOUR RENTAL AGREEMENT

Landlord reserves the right to amend, revise and/or add additional Rules and Regulations pursuant to Oregon Law. Notice of any change in the Rules and Regulations shall become effective after thirty (30) days written notice.

Tenant acknowledges that Tenant has read and understands these Rules and Regulations and that Landlord has given a copy of them to the Tenant. A copy of the current Rules and Regulations is attached to this Rental Agreement as Exhibit "A" and is incorporated herein.

Tenant: _____ Date: _____

Printed Name: _____

Tenant: _____ Date: _____

Printed Name: _____

Tenant: _____ Date: _____

Printed Name: _____

Tenant: _____ Date: _____

Printed Name: _____

Owner/Agent: _____ Date: _____

Printed Name: _____