

PACIFIC PALISADES BOWL MOBILE ESTATES

An Equal Opportunity Housing Provider

**16321 Pacific Coast Highway
Pacific Palisades, California 90272**

RULES AND REGULATIONS

1. INTRODUCTION

A. These Rules and Regulations have been designed to encourage Residents to cooperate with the Owner and Management of Pacific Palisades Bowl Mobile Estates and to promote the enjoyment and convenience of all Residents in the Community. All Rules and Regulations of the Community will be interpreted and applied in a reasonable manner. Residents should notify Management, in writing, of any Rules violations which Residents believe to require the attention of Management.

B. Pacific Palisades Bowl Mobile Estates, LLC is an equal opportunity housing provider. It is the policy and intent of Pacific Palisades Bowl Mobile Estates, LLC to do business in accordance with the Federal Fair Housing Law. It is illegal to discriminate against any person because of sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, familial status, or sexual orientation.

C. Pacific Palisades Bowl Mobile Estates is an all-age community with no minimum age requirements.

D. These Rules and Regulations supersede any other rules and regulations dated prior to the date set forth above.

2. WORD USAGE

A. "Community" means Pacific Palisades Bowl Mobile Estates.

B. "Consent," "approval," or "approved" wherever used, means Management's prior written consent or approval or approved in writing by Management. Consent or approval must be in writing to be valid.

C. "Homeowner" is a person who has a tenancy in the Community under a rental agreement.

D. "Mobilehome" is a structure designed for human habitation and for being moved on a street or highway under a permit pursuant to Section 35790 of the Vehicle Code. A Mobilehome does not include a trailer or other recreational vehicle of all types defined in Section 18010 of the Health and Safety Code

E. "Resident" is a Homeowner or other person who lawfully occupies a space in the Community.

3. OCCUPANCY RESTRICTION:

A. No more than two (2) persons per bedroom, plus one (1) additional person per home shall regularly occupy the home. For purposes of this restriction, "bedroom" is a room intended by the manufacturer of the home to be regularly used as a bedroom and all bedrooms must contain closet space. "Bedroom" does not include any room which has been or could be converted to a bedroom.

4. USE OF FACILITIES:

A. Residents and guests may use the space and Community facilities only if they comply with these Rules and Regulations and other provisions of the Community's residency documents. Owner and/or Management will attempt to promptly, equally and impartially obtain the cooperation and compliance of all Residents with the Rules and Regulations and other conditions of residency. Resident recognizes, however, that Owner's ability to obtain compliance is dependent upon a number of factors, including the cooperation of all Residents and their guests, the nature and extent of the failure to comply, the expense and practicability of enforcement and the laws then in effect. Residents agree, therefore, that the enforcement of the Rules and Regulations and conditions of tenancy are a private matter between Owner and each Resident individually. Resident agrees that he/she is not a third party beneficiary of any other agreement between Owner and any other Resident in the Community or the Rules or Community's Rental or Lease Agreements.

5. COMMUNITY PERSONNEL:

A. Owner shall be represented by its Community Manager vested with all the legal right and authority to enforce the Rules and Regulations on behalf of Owner. In order to avoid misunderstandings, the Community Manager's approval MUST be in writing, signed and dated. Oral approval by the Community Manager is not a valid approval.

B. Community maintenance personnel are employed for maintenance of Community property only. Please do not ask them to do any work in or around your home. If you have any questions concerning the utility pedestal outside your home, or any question about the Community Rules, please contact the Community Manager. Maintenance employees do not have any authority to answer questions concerning State, County, City or other laws or ordinances or the Community Rules and Regulations. Nor do they have any authority to make approvals of any type. Community property, tools and equipment are for the use of Community personnel only. Residents shall not use or borrow any of the Community's property, tools or equipment.

6. PAYMENT OF RENT:

A. All rents are due and payable in advance on or before the first (1st) of each month. All rents shall be paid by check or money order. Owner may, upon ten (10) days written notice to Homeowner, require payment to be made in certified funds or equivalent. If the entire rent owed by Homeowner is not paid by the sixth (6th) of the month, Homeowner shall pay a late charge of Twenty-five Dollars (\$25.00) to Owner in addition to that month's rent. Homeowner will also pay to owner a Twenty-five Dollar (\$25.00) charge for each check of Homeowner's which is returned or dishonored for any reason by Homeowner's bank.

7. GUESTS:

A. All guests must register with Management if they stay more than a total of twenty (20) consecutive days or thirty (30) days in a calendar year and are subject to a guest charge as set forth in your rental agreement.

B. Homeowner agrees to acquaint all Residents and guests with the conditions of tenancy of the Community, including, but not limited to, the Community's Rules and Regulations. Homeowner is personally responsible for all the actions and conduct of Homeowner's Residents and guests including, but not limited to, any damage caused by Residents or guests.

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

D. Except when guests are entering or leaving the Community, Resident must accompany his or her guests at all times when they are in the Community or using any Community facility.

E. If a Resident will not be present, then no guests may occupy or otherwise use Resident's home.

8. LANDSCAPING:

A. Landscaping of unlandscaped spaces or changes to existing landscaping shall be completed within ninety (90) days of the date Homeowner signs the rental agreement or the date work is first commenced, whichever is earlier. Because of the infinite variety of living and non-living objects which may be used in landscaping, it is impossible to describe all things which will or will not be accepted as landscaping. Consequently, the following general landscaping standards are provided only to assist Homeowners in their preliminary planning. Prior to beginning any landscaping, including changes to existing landscaping, Homeowners must obtain the prior written approval of Management. Homeowners are cautioned that there are spaces in the Community which contain landscaping that no longer conforms with the present Community standards and Rules and Regulations. Homeowners may not assume, therefore, that their plans will be approved because they conform to landscaping existing on other spaces. Any landscaping installed which does not conform to the Community's residency documents or is installed without the required written approval must be removed by Resident within ten (10) days of receipt of written notice.

B. The Community's general landscaping standards are:

- (1) Homeowners are encouraged to be as original and elaborate as they wish as far as lawn, flowers, and shrubs are concerned;
- (2) Only live plants may be used;
- (3) Decorative rock, bark or similar ground cover may be incorporated in your landscaping plan provided written approval is first obtained from Management as to its location. Black plastic ground cover must be used to prevent weeds from growing up through the rocks, bark or similar ground cover;

- (4) Owner expressly prohibits the use of odorous manure or fertilizers;
- (5) Trees are permitted only with prior written Management approval as to the type and location. No tree or shrubbery is allowed which does or may develop a root structure which causes cracking, buckling, or otherwise interferes with streets, driveways, other Community facilities or other spaces;
- (6) Fences that do not exceed three (3) feet in height may be permitted provided Homeowner obtains the prior written approval of Management as to type and location. However, Management may deny permission to build a fence if the fence, in Management's sole discretion, is incompatible with the home or space, or detrimentally affects a neighbor's space or home;
- (7) Waterfalls, statuary and other forms of decor may be permitted only with Management's prior written approval. However, Management may deny such a fixture if the fixture in Management's sole discretion is incompatible with the home or space or detrimentally affects a neighbor's space or home; and
- (8) Permanent flagpoles are not permitted. Flagpoles which are four (4) feet or less in length, which are designed to be mounted on the front of the home and easily removed for storage are permitted.

9. HOMES, ACCESSORY EQUIPMENT, STRUCTURES AND APPLIANCES:

A. Prior to commencing installation of a mobilehome or trailer or recreational vehicle or a change in accessory equipment or structures, or installation of or a change in any appliance which is to be connected to the gas, electric, sewer or water supply, Homeowner shall submit for Management's written approval a written plan describing in detail the home, accessory equipment, structure or appliance which Homeowner proposes to install or change. The proposed plan must be to scale and show at a minimum:

- (1) The location of all park water, sewer, gas and electric hook-ups on the space or servicing the space;
- (2) How the home or structure will be located on the space, including setbacks from lot lines and other homes and structures;
- (3) Where the utility services exit the proposed home and/or structures; and,
- (4) The distances between the space's water, sewer, gas, and electric hook-ups and the home and/or structure hook-ups.

In the event that a Homeowner proposes and the Management in its sole but absolute discretion approves the installation of a mobilehome, trailer or recreational vehicle, the installation of home and all required appliances, accessory equipment and structures shall be completed within sixty (60) days of the date the home is located on the space. Because of the wide variety of types and styles of available homes, appliances, accessory equipment and structures, it is impossible to describe all those which Management will or will not accept. Consequently, the following home, accessory equipment, structures and appliance standards are provided only to assist Homeowners in their preliminary planning. Homeowners must discuss their plans for home installation, accessory equipment and structures with the Community Manager prior to preparing the written plan for Management's written approval. Homeowners are cautioned that there are

spaces in the Community that contain homes, accessory equipment, structures and appliances, which no longer conform with the present Community standards and Rules and Regulations. Homeowners may not assume, therefore, that their plans will be approved because they conform to homes, accessory equipment, structures and appliances existing on other spaces. Any home, accessory equipment or structure or appliances installed or changed which does not conform with the Community's residency documents must be removed by Homeowner within ten (10) days of receipt of written notice.

B. The Community's standards for the installation of homes are:

- (1) Only new, never previously occupied homes which will fit on the space will be permitted. Only doublewide homes will be permitted to move onto doublewide spaces. Under no circumstances will the Community allow motor homes, truck campers or camping trailers;
- (2) All homes moving into the Community must have drains installed along the eaves of the home and carport with down spouts that channel rainwater into the street or another approved drainage location;
- (3) The homes must have detachable/removable hitches and tongues which must be removed when the home is installed;
- (4) The homes must have a State of California approved tie down and earthquake bracing system;
- (5) There must be installed at least one storage shed, with a maximum of 100 square feet and a minimum of 50 square feet. A second storage shed may be installed provided that together they do not exceed 100 square feet. Storage sheds must be of an approved manufactured type of anodized material and painted to match the exterior of the home.
The location and installation of all storage sheds requires written approval by Management;
- (6) There must be installed a new asphalt driveway, porches, porch and carport awnings, skirting, steps, and a shed;
- (7) Carports and porches must be covered by an awning which covers the entire carport and porch and is aesthetically compatible with the appearance of the home;
- (8) All exterior siding of the home must be of a material approved in writing by Management, with skirting to match and compatible with existing homes. Plywood siding is not permitted. Roofs must be of composition shingle or other approved material of an approved color;
- (9) Color and materials used are subject to Owner's discretion and must be of an earth-tone or pastel variety and be approved in writing by Management;
- (10) Exterior steps, both patio side and carport side, must be an approved material matching the exterior material of the home. Treads and porch surfaces must be covered with outdoor carpet or other approved material unless made of masonry.

Redwood decks and stairs may be approved at Management's discretion. Steps must have approved handrails;

- (11) Any temporary steps must be removed from the Community no later than sixty (60) days from the time the home is moved into the Community;
- (12) Decks may be permitted only with the prior written approval of Management as to the size, location and type. Management may deny permission to build a deck if the deck, in Management's sole discretion, is incompatible with the home or space, or detrimentally affects a neighbor's space or home;
- (13) The pouring of concrete must have the prior written approval of Management;
- (14) The installation of pools, spas, hot-tubs and Jacuzzis are prohibited;
- (15) All homes and appliances must conform with all applicable federal, state and local laws and ordinances. Homeowner is responsible for making sure that the home and all accessory equipment and appliances match the electric service at the space. In the event that the home requires modification to the space electric service, Owner may require the payment of reasonable costs;
- (16) In order to maintain the aesthetic beauty of the Community, Owner/Management reserves the right to impose additional standards on those Homeowners who have corner spaces or spaces in unique locations;
- (17) Owner may, at Owner's sole option, require that professionals approved by Owner prior to the commencement of any work review all plans and specifications to confirm and certify compliance with all applicable laws and regulations, the cost of which shall be the responsibility of Homeowner.

C. The Community's general standards for existing homes, accessory equipment, structures and appliances are:

- (1) Homeowners are required to maintain in good condition and repair the home and all accessory equipment, structures and appliances which are presently installed or may be installed on the space. This obligation includes the replacement of any such items which are missing or are damaged to the point that they cannot be reasonably repaired. This obligation also includes the repainting of the home, accessory equipment, structures and appliances when they are reasonably in need of repainting. Color and materials used are subject to Owner/Management's discretion and approval. In addition, all such items shall be required to comply with all applicable laws and regulations; and
- (2) Those who were Homeowners prior to the standards for incoming homes being instituted will not be required to adhere to them unless they voluntarily undertake to make a change or addition to their space, home, accessory equipment, structures or appliances. Homeowners will also only be required to adhere to the new standard(s) which apply to the changes or additions they are actually making. For example, if you added a storage shed, you would only be required to adhere to the storage shed standard. In other words, the standards for skirting and awnings would not apply to

you unless you voluntarily made some change or addition to your skirting or awnings; and,

- (3) No portion of any home addition or shed may cover or occupy the carport or porch areas. Carports are reserved for parking purposes only. In no event may a carport or porch roof be converted to a deck.
- (4) Only accessory equipment, structure and appliances which are aesthetically compatible with the appearance of the home are permitted and no such "homemade" equipment, structures or appliances may be installed without Management's prior written approval.
- (5) No window or evaporative air conditioning units are allowed. Drippings from air conditioners are not allowed to fall onto the ground or under the home, but must instead, be piped away from the home in a manner satisfactory to Management. Management must approve the location and type of all air conditioning units. Air conditioning units must be compatible with the electrical capacity of the space.
- (6) TV or dish antennae may only be installed at a location approved by Management on the rear one-half ($\frac{1}{2}$) of the space or home if an acceptable signal can be obtained there. All such antennae must not be visible from the street. If an acceptable signal cannot be obtained by placement of the antennae in accordance with these rules, the antennae must be installed in the most inconspicuous location possible and out of view to the greatest extent possible. TV and dish antennae may only be as high as reasonably necessary to receive acceptable quality signals provided that no TV or dish antennae may be extended more than twelve inches (12") above the home roof. Only dish antennae, which do not exceed one meter in diameter, are permitted. All other dish antennae are prohibited. Every TV and dish antennae must be installed and secured in compliance with all applicable codes, city and state laws and regulations. TV and dish antennae must be installed and secured so as not to jeopardize the safety of any neighboring property and/or person. Homeowner is responsible for the maintenance and repair of any TV or dish antennae installed on Homeowner's space or home and all such devices must be maintained in good condition and repair. Homeowner is responsible for all costs associated with the installation, maintenance, use or removal of any TV or dish antennae. TV and dish antennae are not allowed to encroach onto any common area or the space of another Resident, nor may they be placed in a location or installed in a manner that will obstruct a driver's view of any street, driveway, sidewalk or intersection.

10. LOT AND HOME MAINTENANCE AND APPEARANCE:

A. Homeowners must maintain their space and home and all landscaping, structures, improvements and other things attached to or placed thereon in good condition and repair and in a neat clean, attractive and well kept fashion. Lawns must be mowed regularly and weeds must be kept under control. Homeowners must maintain at Homeowner's sole cost all trees located on their space, regardless of whether they planted the tree or the trees were planted by a prior resident/occupant of the space, so as not to become a specific hazard or health and safety violation. Management shall be responsible for trimming, pruning, or removal of trees located on Homeowner's space only upon a determination that a tree poses a specific hazard or health and safety violation. Should Homeowner fail to properly maintain a tree located on Homeowner's space, or should it be determined that Management is responsible for a tree located on

Homeowner's space, Owner reserves the right, at owner's sole discretion, to remove the tree. All concrete, asphalt and other surfaces, including driveways and parking spaces, shall be maintained in good condition, kept clean and maintained free of oil, and all other sticky or oily substances. Homeowners shall maintain and be responsible for the cost of repairing damage to and/or the replacement of Homeowner's driveway caused by an act of Resident, any member of Resident's family, any occupant of Resident's home, and any guests, workers, contractors or invitees of Resident. Homeowner shall maintain and be responsible, at Homeowner's sole cost, for the maintenance, repair replacement, paving and sealing of a Homeowner (past or present) installed driveway. When Homeowner is away, it is Homeowner's responsibility to have someone maintain his home and space.

B. Wheels, hitches and other items permitted by law are the only objects which may be stored under the home. Unless specifically permitted by the Community's residency documents or approved by Management, nothing may be placed or stored outside of the home or storage shed(s). This limitation includes, but is not limited to, overstuffed furniture, appliances, ironing boards, brooms, mops, tools, gardening equipment, debris, refuse, litter, firewood or any item which is unsightly in appearance. Patio furniture, operable bicycles, surfboards and barbecue equipment, all of which are to be maintained in an attractive and neat condition, are the only items permitted outside of the home or storage shed. Nothing is to be hung outside of the home or shed to dry or air or for any other purpose.

C. Garbage and refuse must be placed in plastic trash bags or trash cans and kept inside the home, storage shed(s) or kept in a location not visible from the street or an adjacent home until placed in the Community's disposal bins. The Community's disposal bins are for the use of Residents only. Residents are not to remove any item placed in recycling and/or disposal bins without approval of Management. Sanitary and health laws must be obeyed at all times.

D. Large items such as furniture, boxes, old carpet, appliances, etc., must not be placed in or beside the Community's disposal bins. Homeowner is responsible for the removal from the Community and proper disposal of all such items.

E. Resident must not dispose of any hazardous waste, substance or household products in the Community disposal bins and shall not dump any such substance on any Community property, on any space within the Community, in any drain connected to the sewer system or in the Community streets. NO "hazardous substance" as defined in California Health & Safety Code Section 25316, or petroleum gasoline, oil or crude oil or any fraction thereof, brake fluid, transmission fluid, engine coolant, no pressurized or liquified gas containers, or mixtures thereof, appliances, furniture, carpets, mattresses, commercial waste, batteries, tires, paint, insecticides, pesticides, toxins, paints, cleaning products or similar substances, may be deposited in or near the dumpsters or abandoned anywhere in the Community. Residents must remove such items from the premises and dispose of them in accordance with applicable law.

F. Anything which creates a threat to health and safety shall not be permitted on the space. No flammable, combustible, or explosive fluid, material, chemical or substances, except ones customarily used for normal household purposes, may be stored on the space and then only in quantities reasonably necessary for normal household purposes.

G. As major repair and painting can cause damage to the property of others if not properly conducted, Resident is required to obtain Management's written consent before undertaking such action.

H. If any portion of the exterior of the home or its accessory equipment, structures or appliances, or the space is damaged, the damage must be repaired within thirty (30) days. This obligation includes, but is not limited to, damage to the siding, awning supports, downspouts, skirting, porch or storage shed.

I. The utility pedestals (water and utility hookups) must be accessible at all times. If one of the Community's utility shut-off valves or part of the Community's cathodic protection system is located on Resident's space, it must be uncovered, accessible at all times and not tampered with by Resident. Resident shall not connect, except through existing electrical or natural gas outlets or water pipes on the space, any apparatus or device for the purposes of using electric current, natural gas or water. Residents are not to open, remove or tamper with any utility meter and/or system without the prior written approval of Management.

J. Residents shall maintain their trees and shrubs so that they do not extend beyond lot boundary lines. Residents shall maintain all trees and shrubs on their lot so as not to obscure the view of the streets for those driving in the Community.

K. Homeowner will bear the cost of repairs to any utilities or Community property damaged by a Resident or guests. To avoid damage to underground facilities, Residents must have Management's approval before digging or driving rods or stakes in the ground.

L. Sweeping or hosing dirt, clippings or debris into the street or the neighboring space is prohibited.

M. All required building permits, licenses and other similar permission from governmental or quasi-governmental bodies or agencies are required and must be obtained before installation of a home or construction of accessory equipment and structures and appliances and all such homes, appliances, equipment and structures must comply with all applicable federal, state and local laws and ordinances. Only licensed contractors having liability and worker's compensation insurance are permitted to work on or install items which are required to be connected to the gas, electrical or water supply.

Reference in the Rules and Regulations or other residency documents to items "connected to the gas, electric or water supply," are not intended to include normal household appliances that can be installed by simply "plugging in" to an electrical plug or attaching a water hose to an existing outlet or making a similar connection to a gas outlet. Rather the Community is only concerned with items which require more extensive installation efforts where the method and quality of the installation may present health or safety problems if not performed correctly or the installation of items which require building permits or installation by a licensed contractor or where the Community or other persons may be adversely affected by the installation of the particular item. However, a licensed and insured contractor will be required in those instances where the electrical system capabilities may be insufficient to supply adequate power to all appliances or where there are specific restrictions on the installation of certain items,

N. Because the Community's electrical service delivery system is subject to minor momentary and transient voltage surges, fluctuations and disruptions which may occur in the normal operation of the Community's electrical system and which are beyond the control of Community, it shall be the responsibility of Resident, at Resident's own expense, to install and maintain any and all special and/or auxiliary protective devices on the load side of the service delivery point as deemed necessary by Resident to protect Resident's electrical equipment and devices from voltage surges, fluctuations and disruptions resulting from causes beyond the control of the Community.

O. Residents must maintain and respect all lot boundary lines and not infringe on other Residents' spaces. Management reserves the right to modify any lot line at any time provided that such modification does not violate applicable law.

P. Christmas decorations and lights may not be put up outside of Resident's home before Thanksgiving and must be removed by mid-January. Other seasonal and holiday decorations may not be put outside of Resident's home any earlier than two weeks before the holiday and must be removed within two weeks following the holiday.

11. ENTRY UPON RESIDENT'S SPACE:

Community personnel shall have a right to entry upon the land upon which a home is situated for maintenance of utilities, trees, driveways, for maintenance of the Space where the Resident fails to maintain the Space in accordance with these Rules and Regulations, and for the protection of the Community at any reasonable time, but not in a manner or at a time which would unreasonably interfere with Resident's use of the Space.

12. RECREATIONAL FACILITIES:

A. The hours for the recreational facilities are posted. The facilities will be closed from time to time for cleaning and repairs. Recreational facility rules are posted and incorporated by this reference.

B. Use of the recreational and other facilities by Residents and their guests is a privilege, not a right, and may be revoked if you, or your guests, abuse the privilege by failing to act reasonably and in accordance with these Rules and Regulations.

C. Residents wishing to reserve the clubhouse for social events may apply to Management. Should the date not conflict with any other applications, social events or planned use of the facilities, and upon approval of Management, the request will be granted. There will be no charge for the use of the facilities provided, however, those scheduling the function will be responsible for the normal cleanup afterward. A security deposit may, at the sole discretion of Management, be required as allowed by applicable law. All such functions must be conducted in full compliance with the Community's residency documents.

D. Guests must be accompanied at all times by a responsible Resident while using the recreation facilities.

E. Swimming pool area rules are posted and are incorporated by this reference. **DO NOT SWIM ALONE. NO LIFEGUARD IS ON DUTY.** Resident assumes full responsibility while using the swimming pool.

F. Alcohol is prohibited in the clubhouse and the Community's recreational and other facilities unless prior written approval is first obtained from Management for special events. Smoking is prohibited at all times in the clubhouse and the Community's recreational and other facilities.

13. CONDUCT:

A. Residents and guests must behave reasonably, be respectful of the legitimate rights of others, not do anything which will unreasonably and adversely affect other and not do anything which may endanger anyone or any other person's property. This limitation includes, but is not limited to, unreasonable and excessive noise, intoxication, quarreling, threatening, fighting, immoral or illegal conduct, profanity, or rude, boisterous, objectionable or abusive language or conduct, threatening or interfering with the Manager, employees, contractors or Owner of the Community. The use or display of fireworks and any weapon, including, but not limited to, bow and arrow, BB guns, knives and guns are expressly prohibited.

B. Persons under the influence of alcohol or any other substance are not permitted in any area of the Community which is generally open to Residents and guests.

C. Radios, televisions, record players, musical instruments and other devices must be used so as not to unreasonably disturb others. "Ham" and other transmitters are prohibited in the Community.

D. Residents and guests must not encroach or trespass on any area which is not open for general use by Residents and their guests. All Community property which is not for the use of Residents and guests, including but not limited to gas, electric, water and sewer connections and other equipment connected with utility services and tools and equipment of Community must be avoided and not used, tampered or interfered with in any way.

E. Residents and their guest must not encroach or trespass on other Resident's spaces without that Resident's approval, or do anything which might unreasonably disturb other Residents. Residents must acquaint all guests with the Community Rules and Regulations.

F. Although activities in the streets are not prohibited, all such activities must be limited to activities which will not present a reasonable likelihood that the participants, others, or property of others will be injured or damaged. This limitation includes, but is not limited to, baseball, football, or other such games involving flying objects, skateboards, bicycles, self propelled vehicles, and remote control devices.

G. Except for property vented natural gas fireplaces, fires are not permitted in the Resident's home. Outside Barbecues are permitted on the Resident's space.

H. Residents must comply with any law or ordinance of the city, county, state or federal government. The violation of any law or ordinance of the city, county, state or federal government is prohibited.

14. VEHICLES:

A. No repair or maintenance work of any kind on any vehicles, boat or trailer (other than Resident's home) may be done in the Community. Under no circumstances are guests permitted to undertake repairs to their vehicles within the Community.

B. Vehicles, including bicycles, must be operated in a safe manner. Pedestrians, electric carts and bicycles shall be granted the right of way. No motorized vehicle may be operated within the Community by any person who is not licensed. Vehicles operated in the Community must be properly licensed and registered. RESIDENTS MUST OBEY ALL POSTED TRAFFIC CONTROL SIGNS (e.g. stop signs, no parking signs, etc.)

C. Vehicles are not permitted in the Community unless they are regularly maintained in normal operating condition and are neat and clean in appearance. This includes, but is not limited to, vehicles whose exterior has deteriorated to a point where they are unsightly and detract from the appearance of the Community or vehicles which contain unsightly loads that are visible to other persons. Excessively noisy vehicles are not permitted in the Community. Vehicles dripping gasoline, oil, or other fluids or substances must be kept out of the Community until repaired in order to prevent damage to the pavement. Oil and other drippings must be removed by Resident. Homeowner is responsible for the repair of damage to pavement. A drip pan may be used if it is cleaned frequently.

D. Bicycles may only be ridden on the roadways and not on sidewalks, any other paved areas, grass or vacant spaces. Bicycles must obey the same traffic regulations as other vehicles.

E. Motorcycles, motor scooters, mopeds or other licensed two and three wheel motorized vehicles brought into or operated in the Community must be driven by the most direct route between the Community's entrance and Resident's home. Mini-bikes, dirt bikes and other loud off-road vehicles are not permitted within the Community. Guests are not permitted to bring any such prohibited vehicle into the Community.

15. IMPROVEMENTS:

All landscaping and structures or other improvements permanently attached to or embedded in the ground shall become a part of the realty upon their installation and belong to Community and shall remain upon and be surrendered with the space, unless Resident obtains permission from Community to remove, at his own expense, said improvements. Resident shall repair any damage to the space caused by the removal, including, but not limited to, the filling in and leveling of holes or depressions and shall leave the space in a neat, uncluttered condition with the Community's original engineered grade intact.

16. PARKING:

A. Resident may only park as many passenger vehicles as will fit on their driveway and carport area, up to a maximum of two (2) passenger vehicles per space. Carports are to be used for vehicle parking only. Vehicles parked on Resident's space may only be parked on the driveway, and not on the landscaped or other areas of the space or other vacant spaces within the Community. Vehicles parked on the driveway must not extend beyond the property line into the street. Unless otherwise posted or permitted by these Rules and Regulations, STREET PARKING IS PROHIBITED AT ALL TIMES. Most of the streets within the Community operate as fire lanes. These lanes are required by state law to remain unobstructed for emergency vehicles. Parking is permitted only in designated parking areas. Community guest parking is strictly reserved for the exclusive use of Community guests and shall not be used by Residents. Guests may only park on the host Resident's space, in designated guest parking spaces, or outside of the Community. Because of limited parking facilities, traffic congestion, noise and the need to insure a safe and pleasant environment for all Residents, Management reserves the right to restrict the number of guests bringing automobiles or other vehicles into the Community. Sleeping in parked vehicles is prohibited.

B. Motorhomes, buses, commercial vehicles, travel trailers, boats, boat trailers, and vehicles that are not self-propelled may not be permanently parked on Resident's space. Permanent parking, for purposes of this rule, is defined as a period exceeding 24 hours or more than 2 times in any one month. All such prohibited vehicles will be parked outside of the Community.

C. These parking limitations do not apply to service vehicles of contractors or other persons performing services for Resident or the Community during the time the service is being performed. Vehicles which are otherwise prohibited may be temporarily parked on Resident's space or on the street for purposes of loading or unloading (only while actively loading or unloading).

D. No vehicle may be "stored" on the space. "Storage" shall include, but not be limited to, the parking of an inoperative vehicle for a period exceeding two (2) weeks, the parking of an operative vehicle that is not in use for a period exceeding four (4) weeks, or the parking of more than one vehicle for the purpose of selling the vehicle(s). Residents may, however, leave their vehicle(s) in their parking space while on vacation.

E. Vehicles parked in violation of these Rules and Regulations are subject to being towed at the vehicle owner's expense.

17. LAUNDRY:

Laundry facilities are for use by Residents and their guests only. The facilities will be closed from time to time for cleaning and repairs. Additional Rules and Regulations governing the use of the laundry and its facilities are posted and are incorporated by this reference.

18. COMMUNITY OFFICE/COMPLAINTS AND SUGGESTIONS:

The normal business hours for the Community office are posted. EXCEPT IN AN EMERGENCY, PLEASE DO NOT TELEPHONE OR GO TO THE MANAGER'S HOME. The Community office phone is for business and emergency use only. Except for emergencies, all complaints and suggestions must be in writing and signed by the person making the complaint and/or suggestion.

19. FOR SALE SIGNS AND COMMERCIAL ACTIVITIES:

A. Except as specifically permitted by the Community's residency documents, no "For Sale" signs or other signs advertising anything for sale or advertising any other commercial activity are permitted. Signs with Resident's name and address are permitted. Any sign advertising the sale or exchange of Resident's home shall be limited in size as presently provided in the Mobilehome Residency Law; no more than one (1) such sign shall be displayed and it shall be displayed only in accordance with the provisions of the Mobilehome Residency Law. For sale flags and banners are permitted for open houses. "Caravanning" by Realtors or brokers of homes which are for sale is permitted. Any change in the Mobilehome Residency Law or other laws affecting the restriction on signs shall automatically become applicable and be part of the Rules and Regulations. Except as provided for above, all other exterior signs are prohibited.

B. The home and space shall be used only for private residential purposes and no business or commercial activity of any nature shall be conducted thereon. This prohibition applies to any commercial or business activity, including, but not limited to, the following:

Any activity requiring the issuance of a business license or permit by any governmental agency; and Any activity which increases traffic within the Community, requires the storage of material on the space, results in deliveries within the Community or unreasonably interferes with other Residents' quiet enjoyment of their home and space.

These limitations are not intended to and shall not prohibit a properly licensed day care or residential care facility which the Community is required by law to accept.

C. Except for the sale of Resident's home, no "auction," "moving sale" or "garage sale" will be permitted.

D. Throw-away newspapers, distribution of handbills and door-to-door selling or solicitation are not permitted. Solicitations for political purposes will be permitted so long as they do not unreasonably disturb Residents of the Community, the Community has been notified in advance and the solicitor is accompanied by a Resident.

20. SUBLETTING:

Homeowner and Resident shall not sublease, or otherwise rent all or any portion of the home or the space. Homeowners and Residents are specifically prohibited from renting or allowing others to use their home without charge when they are away. In the event that Owner is required by Civil Code Section 798.23.5 to permit the temporary subletting, any such person subletting from Homeowner or Resident will be subject to the same requirements for prior approval of purchasers as set forth in paragraph 22 herein. Homeowner will only be permitted to sublet his or her home under the following conditions:

- (1) A medical emergency or medical treatment requires the Homeowner to be absent from his or her home as confirmed in writing by an attending physician;
- (2) Homeowner's home is his or her primary residence;
- (3) Homeowner has resided in the Community for a period of not less than one (1) year.
- (4) Homeowner sublets his or her home for a period of not less than six (6) months nor more than (12) months.
- (5) Homeowner's sublets comply with all rules and regulations of the Community;
- (6) Homeowner keeps his or her address and telephone number or the address and telephone number of his or her legal representative on file with Management;
- (7) Homeowner deposits with Management a security deposit equal to two (2) months' rent, which deposit will be maintained for the duration of the term of the sublease;
- (8) Rent and other charges are paid only by Homeowner, who will remain liable for rent and other charges; and
- (9) The amount Homeowner charges his or her sub lessee does not exceed the sum of Homeowner's space rent, utilities and any scheduled payments on the Homeowner's home.

Owner reserves the right to lease or rent any of owner's spaces with or without a mobilehome installed.

21. INDEMNIFICATION:

Owner and Management shall not be liable for any loss, damage or injury of any kind whatsoever to the person or property of any Resident or any of the employees, guests, invitees, permittees, or licensees of any Resident, or of any other person whomsoever, caused by any use of the Community or space, or by any defect in improvements erected thereon, or arising from any cause whatsoever, unless resulting from the negligence or willful act of Owner or Management. Owner strongly recommends that Residents fully secure all windows with locking devices and that a deadbolt lock with a one-inch throw be installed on all doors. It is suggested that each Resident carry personal liability and property damage insurance and replacement coverage on their home and belongings.

22. APPROVAL OF PURCHASER AND SUBSEQUENT RESIDENTS:

If the prospective buyer/transferee/assignee of Homeowner's or Resident's home intends for the home to remain in the Community and the authority to require the home to be removed under paragraph 23 of these Rules (Removal on Sale) is not applicable, the buyer/transferee/assignee must do all of the following before occupying the home:

- (1) Complete an application for tenancy;
- (2) Be accepted by the Community;
- (3) Execute a lease agreement or other agreement for the occupancy of the Space; and
- (4) Execute and deliver to Management a copy of Community's then effective Community Rules and Regulations and other residency documents.

IF THE BUYER/TRANSFEREE/ASSIGNEE FAILS TO EXECUTE THE COMMUNITY'S LEASE, HE/SHE SHALL HAVE NO RIGHTS OF TENANCY.

23. REMOVAL ON SALE:

In accordance with the provisions of the Mobilehome Residency Law, Owner may require the removal of a recreational vehicle, trailer or mobilehome from the space upon its sale or transfer to a third party.

24. PETS

A. Permission to keep a house pet must be obtained from Management. A house pet is defined as a pet that spends its primary existence within the home.

B. With the exception of fish and caged birds, no more than one (1) pet will be allowed per home. The type of pet permitted shall be a cat, dog (which does not exceed 18 inches in height at the shoulder at maturity and 25 pounds in weight), small birds, such as parakeets and canaries, fish and other usual household pets approved by Management. Farm animals (chickens, etc.), animals which may be dangerous or have unpredictable behavior and exotic animals (snakes, etc.) are not allowed. Owner reserves the right to request Resident to have the pet examined by a veterinarian and to have it certified as to breed or potential dangerous character. All animals that spend their primary existence outside the home are prohibited.

C. Each pet must be licensed and inoculated in accordance with local law. Upon request by Management, Resident must provide evidence of licensing and inoculation within seven (7) days of the request.

D. Pets will not be allowed in the laundry or common areas at any time with the exception of guide dogs, signal dogs and other service dogs as defined by Civil Code Section 54.1. Pets are not permitted to invade the privacy of other Residents' spaces, flowerbeds, shrubs, etc. Any pet running loose in the Community will be impounded at the pet owner's expense and the Resident may be notified to vacate his Space or give up his pet. Should a Resident lose his pet he must obtain written permission from Community Management before acquiring another.

E. Pets must be walked on a short leash at all times. When walking a pet within the Community, the individual walking the pet is responsible for picking up and disposing of any excrement from the pet.

F. Regardless of the area, any excrement left by a pet must be picked up immediately and disposed of properly.

G. 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.

H. Except for guide dogs, signal dogs and other service dogs as defined by Civil Code Section 54.1, guests are not permitted to bring pets into the Community.

I. No exterior pet housing is permitted in the Community, including, but not limited to, any type of confining barricade or structure.

J. Tying of pets outside the home and leaving them unattended is prohibited.

K. Feeding stray cats, other stray animals and wild animals in the Community is prohibited.

25. AMENDMENT OF RULES:

Owner reserves the right to amend any and all of the Community’s Rules and Regulations in accordance with the provisions of the Mobilehome Residency Law and any other applicable law and Management will have no liability for having made such amendment.

26. PARAGRAPH HEADINGS:

The heading and titles of the paragraphs within these Rules and Regulations are included solely for the purpose of convenience, and shall not affect the construction or interpretation of any of the provisions contained herein.

27. ACKNOWLEDGMENT:

I have had an opportunity to read the above Rules and Regulations. I have received a copy of the Rules and Regulations and all documents incorporated herein. I agree that I, each member of my household, all guests and other persons in the Community with my permission or the permission of any member of my household, will comply with these Rules and Regulations.

Dated: _____
RESIDENT

Dated: _____
RESIDENT

Dated: _____
RESIDENT