

MEDFORD ESTATES

RULES & REGULATIONS

MAY, 2007

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IMPORTANT NOTE: These Rules & Regulations are an integral part of your rental agreement. Violation of the Rules & Regulations can result in the termination of your tenancy.

Welcome to the Community. The character of our Manufactured Home Community and the pleasure of living in it depend, to a large extent, on the conduct of each Homeowner and the respect each holds for his or her neighbors. To ensure that our Homeowners enjoy all the benefits of their manufactured home and a Community that is maintained, well managed and enjoyable, the Owner has established Rules & Regulations. It is essential that we have your full cooperation and respect for these Rules & Regulations. This will assure that our Community will continue to be an enjoyable place to live.

DEFINITIONS

- OWNER:** The manufactured home park owner or designated agent.
- HOMEOWNER:** The owner of an individual manufactured home or dwelling, who is also a park resident or tenant.
- COMMUNITY:** Medford Estates.
- RESIDENT:** Any person occupying a manufactured home who has first been approved by Park Management and who resides in the home consistent with these Rules.
- MANUFACTURED HOME:** A manufactured dwelling. The term manufactured home or mobile home may be used interchangeably throughout this document. These terms are defined under ORS 446.003.
- MANAGER/
MANAGEMENT:** The terms “Manager” and “Management” refer to the onsite Manager for Medford Manufactured Estates, and/or any other agent designated by the Owner.
- LOT/SPACE:** A “lot” or “space” is the real property rented to Homeowner pursuant to Homeowner’s Rental Agreement with Owner and these Rules.

Section 1 GENERAL

- 1.0 The or manufactured housing structures which Homeowners place on spaces they lease from Owner in Community will be referred to in these Rules & Regulations as “manufactured homes” (or singularly) even though they might more precisely be thought of as manufactured housing structures.
- 1.1 The individual manufactured home spaces in Community leased to Homeowners by Owner will be referred to in these Rules & Regulations as “lots.”
- 1.2 The site rental agreement entered into between Owner and Homeowner, of which these Rules & Regulations form an integral part, is referred to in these Rules & Regulations as “site rental agreement” or “agreement.”
- 1.3 Any action required to be taken by Owner pursuant to these Rules & Regulations may, unless otherwise specified, be taken by the Manager appointed by Owner to act as its representative in connection with Community.
- 1.4 Any approval, consent, or waiver which these Rules & Regulations require to be obtained

from Owner or Community must be obtained in writing, signed by an authorized representative of Owner or Community, and obtained prior to doing the act for which approval, consent, or waiver is to be obtained, particularly prior to the initiation of any construction.

- 1.5 Any actions with which these Rules & Regulations deal must be taken in accordance with federal and state law and regulations and in accordance with local ordinances, in addition to meeting the requirements of these Rules & Regulations.
- 1.6 Any alterations to Homeowner's manufactured home or improvements (including fencing, painting, color scheme changes, name signs and the like) constructed on Homeowner's lot must have the prior written approval of Owner, whether those alterations or improvements are required by the site rental agreement or these Rules & Regulations or whether they are voluntarily proposed by Homeowner. Improvements or alterations will usually be required to be made with factory-manufactured material.
- 1.7 Owner may waive in writing one or more requirements of these Rules & Regulations on a showing by Homeowner that special circumstances exist which distinguish its situation from that of other Homeowners. Any Homeowner's request for a waiver must be in writing and addressed to the Manager appointed by Owner for Community. In acting on any request for a waiver, Owner will consider the result to Homeowner if no waiver is granted, the expense to Owner or Community if a waiver is granted, and the impact of any waiver on Community as it is now constituted or may reasonably be constituted in the future. Owner may condition any waiver on Homeowner's payment of an amount to offset expenses associated with the waiver or may impose other reasonable conditions.
- 1.8 If Homeowner fails to complete improvements, do maintenance, or otherwise take some action required by these Rules & Regulations, Owner has the option of taking that action for Homeowner. If Homeowner takes some action not in compliance with these Rules & Regulations (such as constructing an improvement without approval), Owner has the option of undoing what Homeowner has done. If Owner exercises its option given it by this, Homeowner shall be responsible to Owner for Owner's expenses in doing the work.
- 1.9 Owner will not discriminate on the basis of race, color, sex, marital status, family status, religion, national origin, or handicap in violation of any state or federal law. In determining how to meet this promise, Owner will follow known precedent under appropriate state and federal statutes.
- 1.10 As used throughout these Rules & Regulations, conduct of a person includes both the commission of an act and the failure to act.
- 1.11 Homeowner and the guests of Homeowner may not leave hot barbeques unattended. There is to be no burning of debris, rubbish, yard debris or anything else within the Community.
- 1.12 Any alterations to Homeowner's mobile home or improvements (including fencing, name signs, color scheme changes, painting, sheds or accessory structures, carports, carport

additions and the like) constructed on Homeowner's lot must have the prior approval of Management, whether those alterations or improvements are required by the site rental agreement or these rules and regulations or whether they are voluntarily proposed by Homeowner. Improvements or alterations will usually be required to be made with factory-manufactured material.

Section 2

MANUFACTURED HOME SETUP

- 2.1 Homeowner will give Community at least seventy-two (72) hours notice before bringing its manufactured home into Community for set-up. On arrival, Owner will instruct Homeowner and Homeowner's driver on where to park the manufactured home pending set-up.
- 2.2 On arrival at Community for set-up, Homeowner will register with Owner the license number of the vehicle which is towing its manufactured home and the make, model and license plate number of the manufactured home. If the manufactured home is not required to be licensed, Homeowner will register with Owner the manufactured home's correct color, model and dimensions.
- 2.3 All aspects of manufactured home sitting and set-up, including electrical, telephone, sewer, water, and cable television hook-ups, as well as provision of required foundation or footings, and any other necessary blocking, are the responsibility of Homeowner. All homes shall be anchored in accordance with all applicable building codes. It is the sole responsibility of the Homeowner to ensure that these requirements are met and that all necessary inspections are complete.
- 2.4 As a part of hooking-up to Community's water system, Homeowner will install a backflow device at its expense.
- 2.5 Homeowner is responsible for any damage caused to its lot, other lots, streets, or any portion of Community during the sitting of its manufactured home and shall reimburse Owner or other Homeowners, as appropriate, for any loss suffered.
- 2.6 Homeowner is responsible for topsoil, final grading, gravel or relocation of any utilities.
- 2.7 Homeowner is responsible for connecting its manufactured home to the sewer line with rigid pipe, at Homeowner's expense. The manufactured home must be placed on the lot so as to cover or enclose sewer and water connections, as required by law.
- 2.8 Homeowner must remove any towing hitch within two (2) weeks after the manufactured home is placed on the lot.
- 2.9 Temporary steps must be removed within thirty (30) days of setup and replaced with permanent steps of a type approved in writing by Owner.

- 2.10 Homeowner will not be entitled to move into its manufactured home until sitting and set-up have been approved by Owner, and until such time as Homeowner has obtained all approvals and permits from state, county and local authorities. Homeowner acknowledges and agrees that Homeowner is solely responsible for determining the nature and types of such approvals and permits. Final inspection must be obtained through Jackson County, and occupancy will not be permitted until final inspections have been documented. This includes, but is not limited to, all Park package requirements. Homeowner is also responsible for obtaining any and all regulatory approvals, including but not limited to a Form 113.
- 2.11 Upon approval of an application for tenancy, the new tenant shall provide Owner with a copy of title to the home or purchase agreement for the home. Homeowner agrees to provide Owner with any additional documents at any time during the course of the tenancy confirming Homeowner's ownership of and/or purchase rights in the home.
- 2.12 Prior to placing any manufactured home in Community, the Homeowner shall be responsible for coordinating with the Manager to specifically locate the position of the manufactured home on the space exactly as required by Owner. Corner stakes will be set on the lot to locate the proper position of the home relative to the street and lot corners. The Homeowner will be responsible for coordinating with the manufactured home dealer and/or transportation company that moves the manufactured home to ensure that the manufactured home is properly positioned on the space exactly according to the requirements of Owner.

Section 3

MANUFACTURED HOME STANDARDS

- 3.1 Prior to placing any manufactured home in Community, the Homeowner shall be responsible for providing the Manager and/or Owner a copy of the manufactured home purchase agreement (if the home is new) or accurate description of the manufactured home that confirms that the purchase agreement includes all required improvements as set forth in Section 3 of the Community Rules & Regulations, specifically including skirting, decking, driveway and carport/garage. In those cases where a Homeowner is moving a qualifying manufactured home into Community that is not a new purchase, the Homeowner shall be responsible for providing a photograph together with complete descriptive information identifying the size and materials of all improvements including garages that will be placed in the Community. All home roofs must have composition asphalt shingles or the equivalent with a gable profile.
- 3.2 No permanent alterations are to be made to the manufactured home or the manufactured home space without the prior written permission of Owner (including fencing, painting, color scheme changes, etc.). Owner must approve any exterior accessory or structure added to the manufactured home or placed on the manufactured home space prior to its installation. All structures must be of factory-manufactured material or specifically approved in writing by Owner prior to construction and/or installation. Any structure of any kind erected without written permission will be removed by Owner at Homeowner's risk and expense. Owner reserves the right to require that all permanent structures

erected by Homeowner be removed at Homeowner's expense when Homeowner moves from the Community.

- 3.3 All manufactured homes, accessories, alterations and additions shall comply with applicable federal, state and local statutes and ordinances as to their construction, installation and maintenance.
- 3.4 A manufactured home will normally not be accepted if it is more than three (3) years old. Owner reserves the right to refuse admission to any manufactured home which does not meet Community standards. Acceptance of a home is subject to written Management approval. Normally, homes must be full lap-sided or with wood, simulated wood, or other exterior approved by Management and have composition shingles or other roofing, colors and materials to be approved by Management.
- 3.5 All manufactured homes must have gutters and downspouts within thirty (30) days of siting the home in the Community. Gutters must be the full length of the home. Any broken or damaged downspout must be replaced at Homeowner's expense.
- 3.6 Homeowner shall be responsible for installing the space number/address of Homeowner's manufactured home on the front side of the manufactured home approximately five feet (5') above ground level. Such numbers must be of a type and color specifically approved by Owner. Samples of approved numbers are available at the Park Office.
- 3.7 All manufactured homes must have awnings and decks approved by Owner. All plans for decks and awnings must be approved by Owner prior to installation and construction.
- 3.8 Decks and porches must be skirted with either manufactured skirting of a similar style and color as the skirting used to skirt the manufactured home or fully enclosed with painted wood so as to be compatible with the design of the porch and deck, subject to written approval of Owner. All skirting must be continuous and have an access panel (with minimum dimensions of 18" by 24"), and the access panel shall not require tools for opening or closing. All skirting must be installed within thirty (30) days following placement of the home in the park. All decks, porches and steps must have hand rails.

Awnings and decks must be installed within thirty (30) days following set-up of the manufactured home unless other arrangements have been made in writing with Owner.

Any wood frame patio awning or carport awning must have a composition roof, be designed and painted to match the manufactured home and be approved by Owner in writing prior to its construction. The carport awning must be a minimum of twelve feet (12') by eight feet (8') unless the terrain or the lot size or shape limits the awning size to narrower dimensions.
- 3.9 Each Homeowner is required to install a storage building not smaller than 5' X 7' or larger than 15' X 10'. The storage building shall be painted to match the manufactured home. Storage buildings shall be roofed so as to be compatible with the color and style of the Homeowner's manufactured home. Pre-fabricated wood storage sheds are also

allowed, subject to prior written approval from Owner. Pre-fabricated wood buildings must be of a color that is compatible with the Homeowner's manufactured home. Minimum size requirements may be modified by Owner if a particular site will not accommodate such a structure. All plans for storage sheds must be approved by Owner in writing prior to installation.

- 3.10 All above-ground piping must be protected from freezing with adequate heat tape and wrapped with insulation. All above-ground plumbing must be connected to an underground shut off/gate valve that is accessible and maintained in good working order at all times. Homeowners who do not have working heat tape and insulation on above-ground piping will be responsible for any repairs and expenses associated with broken or frozen pipes serving their home.
- 3.11 Cable T.V. is available for Homeowner's use at Homeowner's expense.
- 3.12 Owner reserves the right to make reasonable modifications to the manufactured home standards identified herein to accommodate special circumstances which may be dictated by the terrain of the Community or individual spaces.
- 3.13 The space between the curb and the face of the home must be landscaped with green, living vegetation. Vegetable gardens are not allowed unless preauthorized by the Management in writing. All plantings must be kept free of grass and weeds. All spaces are to have shrubs in the planting area in front of their space, and must be maintained to the satisfaction of the Owner. Permission must be obtained before planting shrubs in any area. All new shrubs are to be under seven feet (7') in height. All landscaping that exists on a space as of the date of termination of tenancy will become the property of the Community and may not be removed without Community permission.
- 3.14 No permanent alterations are to be made to the home or the rental space without the prior, written permission of Owner.
- 3.15 Due to the existence of underground utilities, no excavation of any kind shall take place until Owner has been notified and has given written approval.
- 3.16 Exterior construction (porches, decks, carports, storage units, enclosures, stairways, paths, etc.) will be required where, in the judgment of Management, the size, vegetation and terrain of the space will permit the same. Any such structure must be compatible with the natural concept of the Community and adjacent homes. Unapproved construction must be removed within thirty (30) days of Management's request for such removal. If it is not consequently removed, Management may then arrange its removal at the Homeowner's expense, and/or issue an appropriate form of eviction notice. Note that the express, written approval of the Community will be required prior to construction of any structure in the Community. Any unapproved construction will be a basis for eviction.
- 3.16 Plans or sketches specifying the dimensions, materials, color and placement of the structure and its relation to the home must be submitted by Homeowner and approved by

Management in writing before the start of construction or the ordering of construction materials. Once construction begins, it must be completed within sixty (60) days.

- 3.17 Paint (type and color) used for new construction or in repainting existing structures must be pre-approved by Management. The Community normally requires that Homeowner obtain a professional painting job by a licensed contractor for painting of one's home so as to improve Community aesthetics and the value of Homeowner's home.
- 3.18 Metal bright work (roof, vents, gutter, flashing, etc.) must be painted with a flat paint, of which the specific color must be pre-approved by the Management. Utility doors shall be painted to match the siding.
- 3.19 Hitches or tongues must be removed within two (2) weeks of move in. Quality skirting of a type and color to be approved by Management must be installed within thirty (30) days of set up. Note that Oregon state law requires that skirting must have an access panel so as to allow accessibility to utility connections.
- 3.20 All antennas of any type must be pre-approved by Management prior to installation.
- 3.21 Outside window awnings or drop shades must be pre-approved by Management. Reflective shades and screens are prohibited. Plastic storm windows, if used, must be affixed inside the home.
- 3.22 No evaporative coolers (or "swamp coolers" or coolers on the roof) are permitted at any time. No window mounted coolers or air conditioners are permitted at any time. Homeowners may install a new air conditioning unit on a pad located on the rental space designed for the same; however, the precise location of the air conditioning unit and color of the same must be pre-approved by Management.
- 3.23 Homeowners are expected to keep their homes and accessory structures up to the Community's standards regarding architecture and appearance. This includes repainting roofs, decks, siding, sheds and/or replacing/repairing damaged skirting, gutters, coolers, downspouts, covers, storage enclosures and accessories as needed. It may also include refinishing or replacing siding or other deteriorated materials as required by Management.
- 3.24 Carports are for vehicles only. No storage is allowed in a carport. There may be no addition or alteration to the carport without the prior written approval of Community.
- 3.25 Homeowner may not maintain any dangerous structure or instrumentality, including but not limited to a trampoline.

Section 4

MANUFACTURED HOME AND LOT MAINTENANCE

- 4.1 Homeowner shall at all times keep clean and maintain in good repair the exterior of the manufactured home, 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 required by Owner to prevent their visual and physical deterioration. Manufactured homes and storage sheds must be painted in accordance with Owner requirements with contrasting trim color and must be pre-approved by Management in writing prior to commencement of any work. The condition of the paint must be maintained; as necessary, the home must be repainted periodically by Homeowner. If Homeowner violates this Rule, Owner may have the home and/or structure painted at the Homeowner's expense, and this will also be cause for eviction. All paint colors must be pre-approved by Owner.

- 4.2 Homeowners must submit a landscaping plan to the Park Management within thirty (30) days after taking occupancy of the home. The landscaping plan must be approved in writing by Park Management.

Homeowners are responsible for maintaining all lawn areas, flowers and shrubbery within their space. Lawns must be mowed on a regular basis during the spring, summer and fall growing seasons, and must be edged, kept free of weeds and watered as necessary.

1. Hedges and bushes must be pruned as required by the Community. "Pruning" consists of cutting limbs, branches and vegetation of bushes and hedges so as to be compatible with the home and the space. Homeowner agrees that he/she will defer to Community's sole discretion as to the necessity of pruning. Park Management shall prune and trim all trees on the rented space at Park Management's sole discretion; however, Park Management shall provide Homeowner with a minimum 24 hour written notice in advance of said work, as required by Oregon law. Homeowner acknowledges that Park Management's decision to prune and cut trees does not interfere with, preclude or absolve Homeowner of its responsibility to maintain all trees on the rented space, as required by Oregon law.
 2. If landscaping is not properly maintained, the Community reserves the right to perform whatever landscape maintenance may be required at a charge to the Homeowner. The charges for landscape maintenance by the Community will be \$20.00 per hour. The Community may also issue a thirty (30) day notice of intent to terminate tenancy, at the discretion of the Community. The Community reserves the right to increase the fee charged for landscape work with a thirty (30) day written notice;
 3. With regard to decorative rock, only Blue Ridge rock is allowed, unless Homeowner obtains written permission for a different type of rock from Park Manager in advance of installation.
- 4.3 All landscaping improvements made to the manufactured home space as provided by this agreement shall, upon termination of tenancy, become the property of Owner except as agreed to in writing by Owner.

- 4.4 Homeowners absent for one (1) week, or seven (7) consecutive days, from their home or more shall be responsible for arranging for the care and maintenance of their space during their absence. Care and maintenance arrangements must be made prior to Homeowner's absence.
- 4.5 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 Homeowner's storage shed.
- 4.6 Furniture left outside the manufactured home shall be limited to items commonly accepted as outdoor or patio furniture. Debris shall not be stored or left (1) on any exterior porch; (2) under any manufactured dwelling; (3) in the driveway of any space; (4) in the yard (front or rear) of any space or (5) on either side of the home. The term "debris" includes but is not limited to couches, chairs, tables, cinder blocks, shelving, toys, milk jugs or cartons or mechanical equipment.
- 4.7 Firewood must be stored behind the manufactured home or in an approved storage shed. Generally, there is to be no storage of anything underneath the manufactured home.
- 4.8 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 Homeowner's manufactured home, unless they are completely out of sight from the common areas or the street.
- 4.9 Homeowner may erect play equipment in Homeowner's back yard with Owner's prior written permission. All play equipment must be located behind the manufactured home and within the designated boundaries of the Homeowner's yard. Homeowner assumes responsibility for maintaining playground equipment in serviceable condition and agrees to remove the equipment when the tenancy is terminated. Homeowner shall not install tree swings or swings of any kind in Community without Owner's written permission.
- 4.10 The type of interior window covering used by Homeowner has a substantial effect on the aesthetic appeal of the Community as a whole and on the marketability of individual homes. Accordingly, the following types of interior window coverings are the only types allowed to be used: vertical mini-blinds, curtains and drapes. All curtains and drapes must be made specifically for the purpose of interior window covering. Bed sheets, blankets, and any other type of material not specifically allowed hereunder are prohibited. Additionally, Homeowner must have, and properly maintain, window screens in all windows. All window screens that are rotten or which have holes or rips in them must be replaced. There are to be no broken blinds or torn drapes; there is to be no use of fiberglass screens on decks, porches or carports. All exterior blinds for porches and carports must be new and not faded.
- 4.11 With regard to underground sprinkler systems, if Homeowner seeks a sprinkler system for Homeowner's rental space, it shall be installed at Homeowner's sole expense according to the following criteria:

1. All piping must be at least 18" underground so as to minimize freezing of pipes;
 2. Homeowner must notify Park Management in advance of sprinkler installation to review the actual location of the sprinkler. Park management must approve of sprinkler locations and location of underground piping;
 3. All sprinkler installation work must be completed within thirty (30) days after commencement of work and must be installed by a licensed, bonded contractor in a good and workmanlike manner;
 4. Homeowner shall be solely responsible for any defects in the system, including replacement of piping and repair, at Homeowner's sole expense; and
 5. Upon termination of the tenancy, all sprinkler systems installed shall become the property of the Park and shall not be removed by Homeowner.
- 4.12 Park Management may require existing lawn to be removed, in which case Homeowner shall purchase and bring in top soil (if required by Park Management) and rake out and dispose of all rocks. The Park shall arrange for ordering and installation of sod, at Homeowner's expense, on all such areas where lawn has been removed. Homeowner shall be responsible for keeping sod watered and maintained, in accordance with these Rules.
- 4.13 Homeowner may install a fence on the rental space only if Homeowner first obtains written permission for the same from the Park Management including permission for the specific type of fencing material used, the type of fence installed and the dimensions of the fence. If permission is given, Homeowner shall perform all work relating to installation of the fence, at Homeowner's sole expense. All work must be completed within thirty (30) days of commencement of the work. All fences installed shall become the property of the Park at the time of termination of the tenancy.
- 4.14 The Park may charge a fee of \$20.00 per hour for services relating to the maintenance of the space and premises upon which the manufactured structure is situated, plus the cost of materials, in the event Homeowner fails to maintain the premises in accordance with the Rules & Regulations of the Park, after written notification of the same to Tenant and the failure of tenant to comply. The written notice shall state the specified condition to be corrected and an estimate of the charges to be imposed by the Park if the services are performed by the Park or its agent.
- 4.15 Yard decorations, with the exception of seasonal holiday decorations, are not to be maintained in the front yard of rental spaces without the prior written approval of Owner. Seasonal decorations must be removed within 30 days after the event.

Section 5
HOMEOWNER AND GUESTS

- 5.1 All individuals occupying the manufactured home must be named in the rental agreement. There is no charge for overnight guests or their vehicles, but all guest vehicles that remain in the Community overnight must be registered with Management. Guest vehicles will be issued a guest parking card and must be parked in the resident's driveway or in a designated guest parking space.
- 5.2 Guests who remain in the Community for more than a total of fifteen (15) days in any calendar year, whether consecutive or not, shall be considered residents of the manufactured home in which they are staying, must apply for residency, and shall be subject to Owner's approval. Under such circumstances, the criteria used by Owner for screening the guest's application for tenancy are as follows: (1) prior rental references; (2) credit references; (3) employment status; (4) ability to pay rent and other expenses arising under the rental agreement with the Community; (5) criminal records (including indictments and convictions); (6) the presence of pets; (6) the availability of information required under the Community's application for tenancy, and (7) if the guest is unwilling to enter into a rental agreement with the Community. Guests remaining for more than a total of fifteen (15) days in any calendar year must be identified to the Owner by Homeowner within three (3) days following the fifteen (15) day guest residency.
- 5.3 No Homeowner, guest, pet or anyone subject to Homeowner's control 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, noisy vehicles, pets, etc. Each resident must exercise normal courtesy in the use of record players, radios, television and loud talking. Outside bells, loud speakers, spotlights, and other devices are not permitted except in conjunction with a security alarm system. There is to be no immoral conduct or conduct causing a disturbance or annoyance to other residents. Any such conduct shall be cause for eviction. Quiet hours in the Community are between the hours of 10:00 p.m. and 7:00 a.m., and there is to be no playing basketball, loud noises, driving of cars in a noisy manner, parties or other disturbances between these hours. Compliance with this Rule shall be determined by the Manager in his/her sole discretion.
- 5.4 Yard sales or garage sales are not allowed, unless express permission is first given by the Management.
- 5.5 Tampering with mail addressed to others is a federal offense and is a basis for eviction.
- 5.6 In the event that a guest is not identified to the Community in accord with Rule 5.2 above, and the Community has not knowingly accepted rent for two or more months from the Homeowner, the Community shall issue an eviction notice to Homeowner, as authorized by law, requiring the guest to either apply for tenancy (if permitted by law and the terms of the Homeowner's rental agreement) or vacate the premises.
- 5.7 Homeowners are responsible for the conduct of their guests and those under their control. Homeowners (1) must escort and remain with their visitors at all times when they are using Community facilities; (2) are responsible for acts of their guests, as well as those under the control or custody of their guests; (3) are responsible for acts of guest's pets

and such pets are not permitted in any Community areas or facilities; and (4) are responsible for all personal property, including vehicles and equipment, of the guests.

- 5.8 Commercial business is not permitted and manufactured homes may not be used for any purpose other than a private dwelling.
- 5.9 Swim wear, towels, rugs, wearing apparel and other laundry may be hung out to dry only in out of sight drying areas. Household equipment, garden and building tools (when not in use) must be stored in appropriate storage buildings. All garbage must be stored out of sight, but made accessible for collection service. Rogue Disposal Company normally picks up each Wednesday at approximately 6:30 a.m. Items which detract from the harmonious exterior appearance of the manufactured home or landscaping shall be placed in an appropriate storage building so as not to be exposed to public view. Compliance with this Rule will be determined by the Community in its sole discretion.
- 5.10 Due to the existence of underground utilities, it is imperative Homeowners obtain Management approval before digging any holes. Further, Homeowners shall not tamper with the utility service connections.
- 5.11 Maintenance and upkeep of manufactured home and yard is the responsibility of Homeowner. Any Homeowner who neglects to perform home or yard maintenance will be subject to having such work done by the Community at the charge of Twenty Dollars (\$20) per hour, plus the cost of all materials used in such repairs. Should there be a violation of this Rule (as determined by Management), the Manager will post a written notice on the front door of the offending Homeowner's unit, specifying the problem(s) and giving twenty-four (24) hours notice of intent to enter the premises to effectuate remedial work.
- 5.12 Homeowner, occupants of its mobile home, and its guests, licensees, and invites, may use the Park's common areas only for the purposes for which they were intended and may not conduct in any common areas any activities which would not be permitted on rented sites. Common areas may not be used for storage or parking.
- 5.13 Community streets shall not be used as playgrounds by Homeowners or guests; this will include basketball hoops. Community streets are not meant for use by skateboards, scooters, rollerblades, tricycles, or "big wheels."

Section 6 **SUBLETTING**

- 6.1 Rental and subletting of manufactured homes is prohibited. Homes must be owner-occupied. Assignment of the rental agreement or subletting of the space is strictly prohibited.
- 6.2 Any person occupying a manufactured home during the Homeowner's extended absence (over fourteen (14) days) must be approved by the Owner prior to occupying the home.

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

Section 7
SALE OF MANUFACTURED HOMES

- 7.1 If Homeowner wishes to sell his manufactured home, Homeowner shall give Management written notice of intent to sell the home at least thirty (30) days in advance of the closing date of the sale, and prior to first offering the home for sale. Homeowner must inform any prospective purchaser that Community approval of the purchaser as a tenant is required in order for the home to be sold and home to remain on the space. In addition, any purchaser of a manufactured home located in the Community who desires to leave the home in the Community and become a resident is required to make written application at least thirty (30) days prior to the date of closing of the sale.
- 7.2 Prospective purchasers of a manufactured home must submit an application for residency and be approved by Owner prior to purchasing or occupying any manufactured home in Community. No sale of a manufactured home in Community shall obligate Owner to accept a new purchaser unless a written, fully completed application has been received and the purchaser has been approved in writing prior to the sale. A prospective purchaser who would otherwise be approved by Owner will not normally be approved if Homeowner and the prospective purchaser fail to make application before the sale closes. In such a case, the seller of the manufactured home may be liable to the purchaser for the cost of moving the manufactured home from Community. Community shall accept or reject any prospective purchaser or occupant's application within seven (7) days after the date of receipt of a complete application and screening fee, or within a longer period of time to which Landlord and prospective occupant agree.
- 7.3 "For Sale" signs may be displayed only in a window of the manufactured home, must be no more than 24" wide by 18" inches in height, and must be approved by Owner.
- 7.4 At such time as the Community receives notice from a Homeowner that the Homeowner intends to terminate his/her tenancy with Community and sell his or her home to an approved buyer, the Community shall perform an inspection of the home within fourteen (14) days of receipt of the notice. The Community shall inspect the home to determine what, if any, repairs, alterations or renovations need to be made to the home in order for the home to comply with Community or legal standards regarding electrical, plumbing, structural and architectural standards. The Community shall compile a list in the form of a Compliance Notice, which will be given to the seller and prospective buyer (if any at that time). The Seller must effectuate all repairs and renovations specified in the Resale Compliance Notice before any prospective buyer is approved as a tenant in the Community.

Section 8
UTILITIES

- 8.1 All garbage must be placed in a garbage can and placed at the end of the driveway on

garbage pickup day. After garbage pickup, the garbage can must be put back in a place that cannot not be seen from the street, adjacent to the Homeowner's home by that evening. If you wish to use more than one (1) can of garbage you must make appropriate advance arrangements with Rogue Disposal Company for payment of the charges for the pickup for the extra can or cans. Cans must be obtained from Rogue Disposal Company.

Please ask the Manager about the location of the recycling center. All newspaper and cardboard must be bundled and tied. There is to be no disposal of plastic at the recycling bins, with the exception of plastic milk bottles.

- 8.2 Garbage containers may be moved to the curb in front of Homeowner's home on days when garbage is scheduled to be collected, but must otherwise be stored in accordance with these Rules.

Garbage cans are to be lined with plastic or plastic garbage bags, which are to be used at all times, or as required by local code and/or any agreement reached with the sanitation company, as referenced in Paragraph 8.1 above. Items which cannot fit inside a garbage can are not to be left for pick-up, but rather, removed from the Community by the Homeowner.

- 8.3 The dumpster located at the corner of Alder and Fir is for lawn clippings only. All clippings are to be bagged and placed inside dumpsters, not left outside of it. There is to be no dumping of anything over the pond fence or adjacent to the Community, outside the boundary.

Homeowners must comply with all rules and procedures specified by Rogue Disposal Company, which currently are as follows:

1. Each Homeowner is provided with a special container which he or she will roll to the end of the driveway by 6:30 a.m. on collection day, with the handle and wheels toward the house and the opening toward the street. Containers must then be rolled back out of sight by the end of the collection day.
2. The types of refuse that may be placed in the container are common household trash; Homeowner will be able to put yard trimmings and refuse in the container so long as it fits under the lid with the lid closed. All waste must be able to fall freely from the container.
3. Homeowner must use additional garbage bags for all wet, rotting garbage, and Homeowner must hose out their containers at least once a month.
4. Large quantities of dirt, sod, rock, large appliances or furniture, flammable materials such as oil, gas or paint, concrete, hot ashes, and any hazardous or medical waste shall not be placed in the container.
5. Do not park any vehicle so as to block the container on collection day.

6. When a Homeowner leaves the Community, the container must remain at the space and may not be taken with the departing Homeowner.
- 8.4 Satellite dishes, C.B. or home radio antennas or television antennas are not allowed in Community, except as specifically provided by state or federal law. An 18" satellite TV dish will be permitted, where its location is pre-approved by Owner in writing.
- 8.5 Paper towels, sanitary napkins and other large items should not be flushed down toilets. Grease should not be poured down sinks. Any expense incurred in clearing a sewer line blockage caused by Homeowner negligence or misuse will be charged to the Homeowner causing the blockage, which Management reasonably determines is a major cause of such blockage.
- 8.6 The Park reserves the right to change the way in which it provides utilities to residents from the current "master meter" method to individual submeters.

Section 9

PETS

- 9.1 Two (2) small household pets (two dogs; two cats; or one of each) owned by residents shall be permitted only with the express written pre-approval of Management. A single pet (or, if permitted, two pets) shall have a total, combined weight which does not exceed 80 pounds at full maturity. Homeowner further agrees that Park's insurance carrier may impose different weight and breed limitations, as set forth in the rental agreement.
- 9.2 Unfortunately, we do not have a facility in which to keep a lost pet contained while searching for its owner. Therefore, the first time a dog or cat is found roaming free in the park, it will be removed by Management and/or Jackson County Animal Control. If the animal picked up has a license and ID with current information, we will attempt to contact the owner (within the Community).
- 9.3 On the second offense with respect to the same animal, or on the first offense with respect to any pet found without license and ID, the pet may be picked up at Jackson County Animal Shelter after paying any fines and license fees due.

Third time offenders will be given notice to permanently remove pet from Medford Manufactured Estates or be subject to eviction proceedings. The Community recommends that all pets be spayed or neutered. If a Homeowner fails to do so and Homeowner's pet gives birth to unapproved pets, this rule will be enforced with respect to the unauthorized, unapproved pets.
- 9.4 Homeowner shall pay a fine of \$50.00 for each violation of any Park Rule relating to pets.
- 9.5 Homeowner shall, upon request by Owner, sign a separate pet agreement relating to maintenance of a pet. However, the failure of Homeowner to sign a pet agreement, or the

failure of Owner to tender the same to Homeowner, shall not relieve Homeowner from full compliance with these Rules & Regulations.

- 9.6 Homeowner shall, upon request of Owner, provide proof of liability insurance covering all losses arising out of Homeowner's maintenance of a pet at the premises. Homeowner shall make Owner a co-insured for the purpose of receiving notice in the event of cancellation of the insurance. To the extent any claim, loss, judgment or award of damages to a third person, arising out of Homeowner's coverage of Homeowner's liability insurance policy, Homeowner shall fully indemnify and hold Owner harmless from the same.
- 9.7 No outside pet runs, pet houses, or pets living outside a mobile home are allowed. Under no circumstances should Homeowner's pet be allowed to run/roam at large. Pets are permitted to be outside within the confines of the rental space and on a leash and under the control of Homeowner when outside. Pets are only permitted outside on Homeowner's lot, if the lot is fully fenced and no disturbance of any type is created by the pet while it is outside. No pet is permitted to roam anywhere in the Park or common areas, or other Homeowner's lots. All pets shall be attended and on a short leash when not inside the Homeowner's mobile home. Never will a pet be left tied outside of the mobile home, or restrained and/or fenced in anyway on the Homeowner's decks or porches. No pet shall be permitted at any time in any common area. Homeowner is required to carry a scooping tool and bag when walking his/her pet, and Homeowner will be held responsible for removal of the pet's excrements, regardless of the location. The determination as to whether or not a pet is a nuisance shall be made by Management in its sole discretion.

Section 10 **VEHICLES**

- 10.1 Homeowner's space is provided with off-street parking for passenger vehicles. No commercial vehicles or equipment are allowed to be parked on Homeowner's space. Inoperable or unregistered vehicles may not be stored or left in the driveway or on the space. Homeowner's parking is restricted to the Homeowner's driveway. All vehicles must have current registration tags, must be operational, and may be parked in the street during posted times only, as specified on the Park Office bulletin board. Vehicles maintained in violation of this rule will be towed.
- 10.2 Owner reserves the right to require that any vehicle, including Homeowner's vehicles, not be allowed to enter or remain in the Community if in Owner's opinion the vehicle is not properly maintained, leaks fluids, is inoperable, constitutes a hazard, or if the vehicle is in such a dilapidated condition or appearance that it detracts from the appearance of the Community. If Owner intends to remove a vehicle under this rule, Owner will give a twenty-four (24) hour notice to the vehicle owner, in person, if possible, otherwise by posting a notice on a vehicle. If the vehicle is not then removed from the Community within twenty-four (24) hours, Owner may tow the vehicle from the Community at the vehicle owner's risk and expense. In the alternative, Owner may give notice to Homeowner to remove the vehicle from the Community, and failure to do so shall serve

as a basis for the termination of the tenancy. All tenant vehicles must be registered at Manager's office. Current information must be provided upon transfer, sale or purchase of a new vehicle.

- 10.3 Guests may park their cars on the street or other parking areas as designated by Owner during daylight hours, but must ensure that they are parked so as not to block any neighbor's access or to restrict traffic flow within the Community. No parking on the streets from 10:00 p.m. to 6:00 a.m. is allowed by guests or Homeowners; resident vehicles parked in the visitors' parking area will be towed. Homeowners' cars are to be parked only in their driveways. Streets are for moving vehicles only. No overnight or continuous parking in the street is permitted. No overhauling of vehicles, changing of oil, vehicle maintenance of any type, engine work or noisy or nonoperating vehicles will be permitted in the Community.

The following conditions and restrictions apply to daytime (6:00 a.m. to 10:00 p.m.), on-street parking:

1. It is permitted only if the host Homeowner's or vehicle owner tenant's driveway is full;
 2. The driver of the vehicle must at all times be at the residence directly in front of where the vehicle is parked in case the vehicle needs to be moved;
 3. Please be courteous to (and take into consideration) the needs of residents on the opposite side of the street and on either side of the home visited.
- 10.4 Trucks larger than 3/4 ton must have prior written permission from Owner to enter the Community or to park on Homeowner's space. Trucks of one (1) ton or larger will not normally be allowed to park overnight on Homeowner's space. Trucks, campers, trailers, boats, canopies, etc. must be parked in designated storage areas. However, such vehicles may be loaded and unloaded at your space with Management pre-approval.
- 10.5 Vehicles parking in violation of Community rules will be towed and impounded at Homeowner's risk and expense. **THE RESERVED PARKING AREA IS FOR MANAGEMENT VEHICLES ONLY.**
- 10.6 The speed limit within the Community for all vehicles is fifteen miles per hour (15 m.p.h.). All vehicles must stop at stop signs and comply with all other required rules of the road, including signs relating to the speed with which vehicles may be operated in the Community.
- 10.7 Motor homes, trailers, boats, residential vehicles, other recreational vehicles and camper tops (referred to in this subsection as "vehicles") are not allowed to be stored on Homeowner's space. All recreational vehicles must be stored in the R.V. storage area or removed from Community. There is a fee for storage in the R.V. storage area. Community assumes no liability, nor is insurance provided for possible damage to any unit or item parked in the storage area. There is to be no parking of any inoperable

vehicle in the RV storage area. Any inoperable vehicle found parked in the RV storage area shall be towed, as specified herein and as permitted by law. Additionally, all debris, parts, metal pieces, scrap and refuse of any type located in the RV storage area will be promptly disposed of by Management without prior notice to any Homeowner. Tandem parking of two (2) connected vehicles (either motorized to non-motorized, or motorized to motorized, or non-motorized to non-motorized), shall only be allowed if Homeowner pays for two (2) separate storage spaces. Payment for one (1) RV storage space does not permit Homeowner to store more than one (1) vehicle, motorized or non-motorized, on the space.

- 10.8 Recreational vehicles including motor homes, campers, and travel trailers may be left on Homeowner's space for no more than forty-eight (48) hours to allow loading or unloading.
- 10.9 Motorcycles and motor powered bicycles are not permitted within the Community though they may be used by Residents for transportation outside the Park with the express, pre-approval of Management. Unregistered motorcycles may not be stored in the Community. Bicycles, rollerblades, rollerskates, skateboards, wagons or tricycles are not to be used on sidewalks, pathways, grass or in the middle of the street. They may not be used in any community area or facility. Bicycles may be used during daylight hours according to the rules of the road and applicable helmet and other state laws. Non-street legal motorcycles (dirt bikes, three wheelers, all terrain vehicles and the like, whether or not in use), are not allowed in the Park at any time.
- 10.10 Driveways of vacant manufactured home spaces may not be used for guest or overflow parking.
- 10.11 Loud motor vehicles shall not be operated in the Community at any time. What is considered to be "loud" shall be determined by the Park Manager at his or her sole discretion.
- 10.12 No repair or maintenance of automobiles, motors, engines, trailers, boats or other similar equipment will be made within the Community, and no auto manufactured equipment, engines, motors, etc., shall be washed anywhere in the Community, except in the designated car wash area. Oil changes or routine maintenance is no exception to this rule.
- 10.13 Vehicles may only be washed in the car wash area.
- 10.14 Residents are not allowed to park (or allow others to park) commercial vehicles or equipment (other than what is temporarily required for the purpose of providing a service to the premises), nor shall resident be permitted to park or store inoperable vehicles within the Park. All vehicles in the Park must have current licensing and registration tags.
- 10.15 No motor oil or any other caustic or non-biodegradable substance shall be deposited in any street drain, sewer system or any grounds within the Park. Resident shall be

responsible for any and all fines and the cost of clean-up of any such caustic or non-biodegradable substances deposited by Resident in the Park.

Section 11
RECREATION FACILITIES

11.1 Equipment (i.e. bicycles, toys, games, etc.) abandoned in the streets or common areas will be confiscated and subject to disposal.

11.2 **CLUBHOUSE:** Residents wishing to reserve the clubhouse must make written application at least two (2) weeks in advance at the Community office during normal business hours. Privileges will be revoked to anyone abusing the community areas and facilities. Compliance with this Rule shall be determined by the Management in its sole discretion. The following Rules apply to use of the Clubhouse:

1. There will be a \$100.00 cleaning and damage deposit charge, to be paid in advance for the use of the clubhouse. If the cost of the cleaning or the damage is more, the tenant will be responsible for payment of the extra costs. If the clubhouse is left as it was found, the deposit will be refunded.
2. You will need to furnish your own cleaning supplies such as cleaning rags, mop and pail, trash bags, (to be taken with you when you leave), and any kitchen supplies or cooking items you may need (vacuum is supplied).
3. You must direct your guests to the specified guest parking spaces; they must not park on the street.
4. Clubhouse hours are 7:30 a.m. to 11:00 p.m., Sunday through Saturday. You must have completed all cleaning by lock-up time.
5. WHEN YOU RESERVE THE CLUBHOUSE, IT DOES NOT INCLUDE THE FOLLOWING ROOMS: THE BILLIARD ROOM, SAUNAS, SPA, POOL, SWIMMING POOL, OR THE EXERCISE ROOM. IT IS ONLY THE MAIN ROOM, KITCHEN AND LIBRARY.
6. Guests, visitors or persons under the control of a tenant are to be supervised at all times, and are not allowed to play outside around the Clubhouse, swimming pool, on the furniture, or in the spa or saunas.
7. There must be nothing stapled, taped or pinned to the walls or railings.
8. The use of ALCOHOLIC BEVERAGES is NOT ALLOWED at ANYTIME in the Clubhouse. No smoking. No pets allowed.
9. The tenant signing this form must be in attendance at all times while using the Clubhouse. If the clubhouse is misused (as determined by Management), or the

Rules are not followed, the tenant will lose the privilege of using the clubhouse and can forfeit the use of the tenant key at the discretion of the Managers.

10. Clubhouse may be used only in conformity with park rules and regulations. Tenants using the Clubhouse agree to abide by all park rules and regulations during clubhouse use and to advise their guests using the clubhouse of the same.

11.3 **POND: THERE IS TO BE NO SWIMMING OR BATHING OF ANY KIND IN THE POND.** The following additional Rules apply to the pond:

1. No trash, tree or bush trimmings are to be deposited or left in the pond area. There is to be no depositing of pet excreta in the pond area.
2. There is to be no climbing on the fence located in the pond area.
3. The pool net is not to be dipped into the pond for any reason due to the algae which sticks to the net and then enters to pool.

11.4 **PLAYGROUND AREA:** Use of the playground shall be subject to the following rules and regulations:

- A. Follow the rules: play carefully.
- B. The play area is for your enjoyment.
- C. It is the recommendation of the manufacturer of the play equipment that for safety reasons, the play area and equipment are to be used only under the supervision of an adult, and that no children under five (5) years of age are to use the play area without the supervision of a parent.
- D. Do not use the play equipment when it is wet.
- E. There is to be no running, pushing or shoving in the playground area.
- F. Do not use the playground equipment improperly.
- G. There are to be no bare feet in the playground area; wear proper footwear.
- H. Do not use equipment unless designed for your age group.
- I. Hours of operation for the playground area are 10:00 a.m. to sunset, daily.

11.5 **GENERAL POOL AND JACUZZI RULES:** The following rules are in accordance with state, county and city laws. They are for your safety. Please adhere to them.

1. **GENERAL SAFETY AND USE:** Residents agree that there is no liability to Park for use of pool, regardless of whether or not there is a lifeguard or responsible adult observer present. Only tenants whose names appear on the rental agreement may use the Jacuzzi and pool. Guests and those under the control of a resident must be accompanied by a named resident while in the Jacuzzi or pool area. In addition, Oregon State law requires that persons under fourteen (14) years of age be accompanied by either a lifeguard or a responsible adult observer at all times while in the pool area.
 - (1) Authorized Individuals Who May Use Pool and Jacuzzi Facilities: Community shall maintain a list of all residents along with individuals who are authorized to occupy a home or homes in the Park. Any Homeowner seeking to have a visitor utilize the pool and/or jacuzzi must register said individual with the Park Office in advance of guest's use of the facilities. Any person who uses either the pool or jacuzzi and is not authorized (and on the list or roster of authorized individuals) may be removed by Park Management; if necessary, Park Management may call the local police department and/or sheriff deputy for assistance in this regard.
 - (2) Pool Rules and Regulations: The pool rules and regulations must be observed and will be published in the Park newsletter at the beginning of each summer and will be enforced by the pool supervisor. If playground equipment and/or pool toys are not returned, the responsible tenant will be required to purchase a replacement at his/her own expense.
 - (3) Pool Monitor: The Park Management may provide a pool monitor to be present at either the swimming pool or jacuzzi/spa areas. However, the pool monitor is not required to be either a lifeguard or a responsible adult observer. The sole function of the pool monitor is to assure that there is no horseplay occurring in pool areas, and that pool rules are otherwise followed. It is not the pool monitor's responsibility to assure that anyone under the age of fourteen (14) years of age is accompanied by either a lifeguard or responsible adult observer at all times. To the contrary, it is the sole responsibility of the guest resident who is hosting the user(s) of the pool to assure that any user under 14 years of age at all times be accompanied by either a lifeguard or responsible adult observer.
2. PETS: No pets of any kind will be allowed within the pool/Jacuzzi areas.
3. ACCESS: The pool/Jacuzzi areas and facilities are to be used by park residents and their guests only. In order to have a guest when using the Jacuzzi, the host resident must be at least eighteen (18) years of age; in order to have a guest at the pool, the host resident must be at least eighteen (18) years of age. Residents under fourteen (14) years of age who seek to use the pool or Jacuzzi must be accompanied by an authorized pool monitor at all times. The Park Operator or Manager shall maintain surveillance over the pool during normal operating hours.

Surveillance shall occur as required by applicable Oregon Administrative Rules. Residents are solely responsible for their guests' conduct. Clubhouse keys are for named tenants' use only and are not to be used by guests or other occupants.

The Jacuzzi is located inside the clubhouse and is available for use; however, any person under fourteen (14) years of age must at all times be accompanied by either a lifeguard or a responsible adult observer. Additionally, use of sauna and Jacuzzi is limited to fifteen (15) minute intervals due to health concerns. Anyone with specific health concerns, or who may be adversely affected by using the sauna or Jacuzzi, should first consult their physician before use.

4. **HYGIENE**: Residents and their guests are required by both the State Health Division and Park Management to properly wash at the clubhouse showers before entering the pool/Jacuzzi. No soaps, lotions, oils, dirt, grease, grass or other foreign matter may be allowed into the pool/Jacuzzi. Appropriate swim suits are required. No cut off jeans or street clothing are accepted.
5. **HEALTH**: No resident or guest with any sort of communicable diseases, open or infected lesions, sores, wounds, etc., may use the pool/Jacuzzi. Residents and guests with poor or questionable health should consult with a physician before using the pool/Jacuzzi. No diapers are allowed in the pool. All people using pool must, at a minimum, wear "swimmies" or rubberized pants.
6. **FOOD**: No food, absolutely no alcoholic beverage, drugs, or glass containers allowed in pool/Jacuzzi areas; canned sodas, and juices, and plastic contained non-alcoholic beverages are allowed at the discretion of the Park Management. All waste must be disposed of properly.
7. **ENFORCEMENT**: The Community may waive enforcement of any of these rules in its sole discretion after written application of the tenant or tenants in question for good cause shown.
8. **EXERCISE ROOM**: The exercise areas and facilities are to be used by park residents who are least eighteen (18) years of age due to safety concerns. No guests are allowed to use the exercise room and all facilities are to be used at one's own risk. In addition, any resident who intends to use this facility must first sign a release form located in the Manager's office.
9. **SAUNA**: No one is to stay in the sauna for more than fifteen (15) minutes at a time. All sauna users must abide by the sauna rules, which are posted on the premises. All sauna users use the sauna at their own risk.

Section 12

PEACE AND QUIET ENJOYMENT

- 12.1 Drunkenness, immoral conduct or conduct causing a disturbance or annoyance will not be tolerated. All state and local laws shall be observed. Quiet time shall be from 10:00 p.m. until 7:00 a.m. everyday.
- 12.2 As a safety precaution, skateboarding and bicycle riding are prohibited near the Community entrance as posted by Owner. Skateboarding and rollerblading are permitted only in areas designated by Owner on Park Office bulletin board.
- 12.3 Community is for residential purposes only. Any and all commercial enterprises (including baby-sitting or daycare for profit) are prohibited.
- 12.4 Complaints by Homeowners must be in writing.
- 12.5 There is to be no vandalizing of any property owned by the Community or other residents.
- 12.6 Dangerous instrumentalities are prohibited within the Community. The use of guns, including but not limited to BB guns and air guns, sling shots, bows and arrows, pellet guns and other dangerous instrumentalities is not permitted in the Community. The hurling of rocks, knives, eggs, sticks and other missiles is strictly forbidden. Fireworks are also strictly forbidden.
- 12.7 Local trades people and delivery persons will have access to the Community. However, canvassers, solicitors, peddlers and similar individuals will not be permitted without prior written authority from Management, except as state law requires.
- 12.8 Paint guns may not be used in the Park.

Section 13
TERMINATION OF LEASE

- 13.1 Homeowner must give Owner at least seven days' prior written notice before removing its manufactured home from its lot and Community in order to facilitate scheduling and traffic.
- 13.2 Upon termination of the site rental agreement, Homeowner will remove his/her manufactured home and remove any improvements to the lot which Owner requests him/her to move, except as specifically permitted by law.
- 13.3 Homeowner is responsible for any damage caused to its lot, other lots, streets, or any portion of Community during the removal of its manufactured home and shall reimburse Owner or other Homeowners, as appropriate, for any loss suffered.

Section 14
MISCELLANEOUS RULES

- 14.1 Personal telephone or message service is not a responsibility of Management. Individual telephone service connections are available at each space, and the connection and maintenance of such service is the responsibility of and is to be at the expense of the tenant receiving it.
- 14.2 No failure of Owner to enforce any one of these rules and regulations shall operate as a waiver of its right to enforce that rule, or other rules, or to insist upon strict compliance with these rules and regulations.

Section 15
AMENDMENT OF RULES

- 15.1 Owner reserves the right to amend, revise and/or add additional rules and regulations pursuant to Oregon Law.

* * * * *

Homeowner acknowledges that Homeowner has read, understands and agrees to abide by these Rules and Regulations and that Owner has given a copy of them to the Homeowner. Homeowner further acknowledges and agrees that each of the foregoing rules and regulations (1) promotes the convenience, safety or welfare of the tenants; (2) preserves the landlord's property from abusive use or (3) makes a fair distribution of services and facilities held out for the general use of the tenants. Homeowner further acknowledges that each rule is reasonably related to the purpose for which it is adopted and is sufficiently explicit in its prohibition, direction or limitation of each tenant's conduct to fairly inform each tenant of what he or she must do to or must not do to comply.

Homeowner

Date

Homeowner

Date

Owner's Representative

Date