

Lakeshore Estates Mobile Home Park Rules

Residents will benefit from a neat and orderly Park. So that misunderstandings can be avoided, the following good neighbor guidelines have been established. These rules have been adopted for the general welfare, benefit, and protection of all residents, guests, and visitors, and are part of all rental agreements. Please read the Lakeshore Estates Mobile Home Park Rules (Park Rules) carefully and keep them on file as they constitute a binding agreement between you and the Management. Please notify Management of any Rules violation which Resident believes requires the attention of Management.

1. FAIR HOUSING COMMUNITY:

LAKESHORE ESTATES MOBILEHOME PARK is open to qualified homeowners without regard to race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, disability, medical condition, or age.

2. RENTAL AGREEMENT:

These Park Rules are an integral part of the Park's Rental Agreement. All residents are required to sign a written Rental Agreement. Prospective residents must fill out a Resident Application Form, provide a credit report, and sign a rental agreement before they can be accepted as a resident in Lakeshore Estates Mobile Home Park. Prospective subtenants or assignees must be approved by management and resident must sign a new rental agreement with subtenants listed as part of the lease.

3. SPECIAL RULES INCORPORATED BY REFERENCE:

Other rules of conduct concerning the use of the Park's facilities are posted throughout the Park and by this reference are incorporated herein as though set forth in full.

4. WRITTEN APPROVAL:

References to approval or authorization of the Management shall be construed as written approval. Management may be contacted during normal business hours, or by email at manager@LakeshoreEstatesPark.com.

5. MOBILEHOMES AND ACCESSORY STRUCTURES:

All homes to be placed in the Park must meet all local, state, and federal standards and must submit a proposed design and receive written approval from Management. Management reserves the right to refuse admittance or cancel a lease if prospective tenant has misrepresented the age, size, or condition of his/her mobilehome, or if the mobilehome fails to comply with any applicable design, plumbing, electrical, heating, or other standards.

- A. All mobilehomes must be constructed of Masonite or wood siding and have a composite shingle roof. Homes of metal siding and roofing will not be allowed, as required in the Use Permit issued by the County of Lake when the Park was constructed.
- B. All skirting, decking, awnings, carports, driveway, sidewalks, and sheds must comply with State code and complement the mobilehome. Before installing any skirting, decking, awnings, carport, shed, or any hardscape or accessory structure, contact the State of California Department of Housing for proper permits, send a proposed design to management, and get written approval by management.
- C. Homeowners must pay the appropriate property taxes on their unit.

6. INSURE PROPER DRAINAGE:

It is the residents' responsibility to assist Management in assuring the natural flow and drainage of water on the homesite. This requires that residents do not act in a manner that would impede the natural flow and drainage of water, or assist in the buildup of water.

7. PERMISSIBLE USE OF LOT:

The homesite shall be used for a home, approved by Management, to be used solely as a residence and shall house only those persons approved, in writing, by management, and no others.

- A. Occupancy is limited to no more than two persons per the number of bedrooms, plus one. A "bedroom" is defined as sleeping quarters, as intended by the original manufacturer of the home. Any room converted from another use, or added onto the home, shall not be considered a "bedroom" without the express written approval of Management.

- B. Residents agree not to change the home on said homesite without first obtaining Management's written consent and all necessary permits.
- C. The homesite shall remain accessible to Management in order to facilitate repairs of equipment, installation of new equipment, maintaining landscaping in proper condition, homesite inspections, and to respond to emergencies that may arise.
- D. County ordinances prohibit major automotive repair, maintenance, or reconstruction on a residential lot.

8. MOBILEHOME MAINTENANCE & UTILITIES:

Exteriors of homes must be well maintained, clean and neat in appearance. All electrical, water, sewer, and gas connections and utility boxes must be accessible and kept in good and leak-proof condition at all times, free of plants and debris, and in compliance with all state and municipal laws or regulations. Changes to any utility connection must be approved by management. Damages, repairs, set-up, or upgrades to gas, electrical, telephone, cable, water, and sewer lines within your lot and/or up to your meter that serves your home, is your responsibility, including all inspections. Resident is responsible for sewer maintenance and cleaning from their home to the Park's 4-inch lateral. All major repairs must comply with State and County building codes and approved by management. If you have any questions, please contact management.

- A. One small satellite dish is acceptable, but not large analog satellite dishes.
- B. Management shall not prohibit homeowners from installing accommodations for the disabled on the resident's home in accordance with California Civil Code Section 798.29.6.
- C. All mobile homes and accessory structures must be kept in good condition. Homes or accessory structures that become dilapidated or unsightly can be evicted.
- D. Sewer. Management recommends resident to install a backflow sewer valve. Resident is responsible for maintaining their own backflow valve by cleaning, repairs, maintenance, and replacement according to manufacturing specifications. The Park is not responsible for any malfunction or damage of the valve nor any property damage caused by sewer backflow. Residents are responsible for keeping their sewer lines clear between their home and main park connection. Do NOT flush paper towels, disposable diapers or liners, sanitary napkins, etc. Any repairs due to such articles will be charged to the resident. Coffee grounds, grease, and food particle should NOT be flushed down kitchen or bath drains.
- E. Water usage. Resident also agrees to have an accessible and functioning water shut off valve for unit and lot. Please conserve water. Water must not be left running to prevent freezing nor left running when resident is away from home. Garden hoses must have a shutoff nozzle or sprinkler. Residents are allowed to wash only registered cars within the park, no guests or commercial vehicles. If excessive use of water is used, such as water running down the street or into other lots, management has the right to add a dedicated water meter to lot. The Management also reserves the right to shut off water to a site if the resident allows it to drip, run unnecessarily, or fails to repair a discovered leak. Service will be restored when Management is satisfied that proper repairs have been made. Dripping faucets and leaking toilets can cause freeze up in your sewer and drain lines. Please use water wisely.
- F. Resident must protect all water pipes from the unit to the Park connection from freezing weather. If damage is done because of neglect of tenant, he or she will be held responsible.

9. LOT MAINTENANCE:

Residents shall maintain their homesites in a clean, well-kept and attractive manner, including the front, sides, and back of the home. No garbage, rubbish, or debris shall be stored on lot or visible. Boxes, building materials, equipment, firewood, car parts, tools, ladders, furniture, trash cans, utilities, toys, bikes, empty potted plants, clotheslines, and similar items should be properly stored and out of sight. Storage sheds are recommended for the storage of household items. If a homesite is neglected, after reasonable written notice, Management reserves the right, but is not obligated to, to take over the homesite maintenance and bill the homeowner for this service pursuant to California Civil Code Section 798.32.

- A. Normal driveway maintenance is the responsibility of the tenant. If toxic fluids (oil, gasoline, etc.) are allowed to leak onto any area within the park, the cost for repair will be charged to the tenant. Oil and fuel stains must be removed from the homesite and street immediately, and the offending vehicle must immediately be removed from the Park until repaired.
- B. Residents waive all rights to make repairs or capital improvements to homesite at Management's expense. All alterations, improvements, or changes done either by, or under the direction of Management, but at the cost of the resident, shall at once become part of the realty and belong to the Park. Management reserves the right to require the resident, at their expense, when surrendering the homesite, to remove all such alterations, additions, or improvements installed by the resident. Residents shall repair any damage to the homesite caused by the removal of such alterations, additions, or improvements in order to restore the homesite to its original condition.

- C. Homeowner shall use all reasonable precautions to prevent waste and to prevent the premises from being injured or destroyed by fire or otherwise. Management recommends home owner to carry Fire Insurance and liability on their home.
- D. Due to local and state laws, installing pools or hot tubs is not permitted.
- E. Due to fire hazards, no outside fires on lots except barbeques.

10. LANDSCAPING:

Each resident is required to landscape their homesite within ninety (90) days of occupancy. Residents may use any combination of lawn, shrub, flowers, rocks, or bark; such landscaping must be well maintained, neat and attractive. Lawns must be mowed and trimmed. Residents shall not allow their landscaping to encroach onto a neighbor's homesite or any common areas of the Park, including streets. Shrubs, bushes, trees, rocks, and other vegetation which intrude on other homesites or common areas must be trimmed back or removed.

A. Residents are required to obtain written permission from Management prior to the planting of any trees, and prior to any excavation, digging, trenching, tilling, or placing stakes or posts since they could cause damage to underground utility lines. Residents will be responsible for the cost of repairing any utility lines damaged.

11. RESIDENT FINANCIAL RESPONSIBILITY:

All facilities are used at the Resident's risk. Resident agrees to accept financial responsibility for any loss or damage to personal property belonging to Resident and their guests, invitees, or subtenants caused by theft, fire, wind, flood, accidents, or any other cause. Park assumes no liability for any such loss. Park, Owner, or Manager does not maintain insurance to cover the personal property of Tenant(s) or personal injury to Tenant(s), their guests or occupants. Tenant(s) shall indemnify and hold all other parties harmless from all claims arising from any such injury or damage throughout the term of the tenancy.

12. FENCES:

No fences may be erected within the Park without prior written approval of Management. All fence construction should be no more than sixty (72) inches high, except on corners, or other locations where visibility must be maintained, in which case the fence can be no more than 36 inches high. All fences must conform to State code with respect to height, set-back requirements, and any other government requirements. Fences and gates must be well maintained and in working condition. All improvements, repairs, and construction costs are the Resident's expense.

13. HAZARDOUS MATERIALS:

No hazardous substances or materials, including but not limited to flammable, combustible, explosive or toxic substances may be stored on the homesite, except those customarily used for normal household purposes and then only in quantities reasonably necessary for normal household use. No fireworks allowed in park.

14. GARBAGE, RECYCLING & YARD WASTE:

Garbage, Recycling, and yard waste shall be disposed of in the appropriate containers, and only allowable items shall be disposed of as determined by Lake County Waste Solutions. Each household is allowed one 30 gallon bag worth of waste per week. Only residents are allowed to utilize dumpsters, and for park waste only. All cardboard boxes must be flattened before placing in the recycling bin. Yard waste is for grass, weeds, bush clippings, and tree limbs ONLY! Dirt, rocks, plastic bags, or any other waste is strictly forbidden. Management reserves the right, but is not obligated to, to remove contaminating items in bins and bill the homeowner for this service pursuant to California Civil Code Section 798.32.

15. GUESTS:

Residents should make their Guests aware of the Rules and Regulations. Residents are responsible for the conduct and actions of their guests, as well as any damages to any property caused or contributed by your guests or visitors.

- A. B. Guests may stay with a homeowner for twenty (20) consecutive days or thirty (30) days in a calendar year. Individuals whose stay exceeds twenty (20) consecutive days or thirty (30) days in a calendar year must apply for residency with Management.
- B. Management reserves the right to determine whether the Park facilities can accommodate additional residents in the Park, or if said guest does not abide by Park Rules, and, therefore, may at its sole discretion refuse a guest residency in accordance with California Civil Code provisions.
- C. Management agrees that they will not unreasonably withhold consent to allow additional persons to move in with homeowners.

- D. Management agrees to abide by the provisions of the California Civil Code Provisions -- Mobilehome Residency Law (Section 798.34.) which allows certain Guests to remain in the Park on a long-term or indefinite basis.

16. RENT:

Rent is due and payable on or before the first day of each and every month (refer to rental agreement for further information). A late fee will be enforced for late payments. Checks and money orders should be made payable to Lakeshore Estates MHP. Every resident must complete and sign a Rental Agreement and provide proof of title ownership of home to Management. Mobilehomes may not be rented, loaned, or assigned by anyone for any purpose other than as granted in the lease unless approved in writing by the Management and a new subleased contract is signed. Rent adjustments may apply.

17. MOBILEHOME RESALE OR MOVE:

Residents wishing to move or sell their mobilehome must notify Management 30 days in advance of Tenant's intent and obtain from Management any guidelines for resale or moving of the mobilehome in the Park. All sales of homes must be in compliance with all local, state, and federal requirements. Management reserves the right to require removal of a home upon resale in order to upgrade the Park, in conformance with the California Civil Code.

- A. Any prospective purchaser of a mobilehome must obtain from Management an application for tenancy at Lakeshore Estates Mobilehome Park. The purchaser must fully complete the application and return it to Management to be processed. All applications will be processed in a timely manner set forth in Civil Code section 798.74. Before the sale has been completed, the prospective purchaser must be accepted in writing by Management and a Rental Agreement must be signed. Failure to comply with this Rule may result in the denial of tenancy with the Park for the prospective purchaser.
- B. The new owner must provide a copy of the current certificate of title/registration to park owner after sale is completed.
- C. No adjustments or refunds will be made for a partial month. No hauler will be allowed to remove a home from a lot until the tenant has signed a Move-Out Release Form. Space must be left clean, neat, in orderly condition, and all holes must be filled and leveled. Removal of home and utility disconnection must be performed by a licensed, bonded, contractor.

18. SAFETY:

Due to pedestrian traffic within the Park, everyone is urged to drive 5 MPH and CAREFULLY at all times within the Park. You are responsible for your guests. Fire hydrants and electric meters located throughout the Park must not be tampered with, and a three (3') foot clearance must be maintained around all equipment at all times. All roads must be kept clear for traffic at all times and not used as a playground.

19. VEHICLES and PARKING:

Parking must be in designated parking areas (driveways, garages, and public parking areas). No parking is allowed on lawns, unpaved surfaces, or backyards in order to protect utility lines. Many streets within the Park are narrower than conventional city streets and are in compliance with construction standards for mobile home parks in California. Many streets within the Park are defined as "Fire Lanes" and as such are under the jurisdiction of the local fire department, and must be kept clear. Management reserves the right to tow away all improperly parked cars, or vehicles lacking current licenses or registrations, pursuant to California Civil Code Section 798.28.5. Vehicles that are not used on a regular basis by residents or guests may not be stored or left on the premises, except by special permission and arrangement with the Management.

- A. A written description (model, make, year, license plate) of every vehicle, boat, and trailer must be supplied to Management by the resident. Guest vehicles parked overnight must visibly display visiting unit number on dashboard.
- B. Each homesite has parking facilities for residents and their guests. The Park cannot guarantee parking for all vehicles.
- C. Campers, boats, 4 wheelers, and trailers should be parked in your own driveway and off the roadways at all times.
- D. No broken-down, inoperative, or unregistered vehicles will be allowed in the park or common areas of the park.
- E. No garbage is allowed to be stored in back of trucks.
- F. No commercial vehicles are allowed into the Park unless making a service call, except by special permission and arrangement with the Management.
- G. No unlicensed person may drive in park. All motor vehicle laws apply within Park.
- H. Management assumes no responsibility or liability for damage to any vehicle traveling or resting within the park.

20. PETS:

Residents are allowed only two small pets per unit, this includes service animals and emotional support animals, must obtain

prior written permission from Management to keep a pet, and sign a Pet Policy. No unregistered or unapproved animals will be allowed in the Park. A written description of the pet must be supplied to Management by the resident. Violation of pet policy is grounds for eviction.

- A. No dangerous, poisonous, undomesticated, or farm animals are permitted in the Park.
- B. No commercial sales, breeding, boarding, or grooming of pets will be allowed.
- C. Residents are responsible for any and all damages caused by their pet. Pet waste must be picked up and disposed of immediately.
- D. Pet owners shall not allow their pet to cause any excessive disturbance or harm, including but not limited to barking, snarling, growling or biting. If a pet causes excessive disturbances or harm, permission to keep the pet may be revoked.
- E. No pet is allowed to roam at large within the Park. Any dog, when not inside their home, must be on a leash to abide by Lake County leash laws. Dogs running loose or molesting others will be turned over to County of Lake Animal Control for code enforcement. Dogs must be licensed and inoculated in accordance with the law. Pets may not be tied or restrained outside of owner's home and left unattended.
- F. If you feed or care for a stray animal, you are responsible for that animal and the pet policy applies.
- G. Guests are not allowed to bring their pets into the Park.

21. PIER, LAKE FRONT, and FIELD AREA:

The pier, field, and lake front area is not available for access at this time due to safety concerns. No lake access for swimming or fishing is available until major repairs are performed.

22. USE OF PARK FACILITIES and PREMISES:

The use of any Park facility to which the general public is invited or for commercial or business purposes is prohibited. Lakeshore Estates Mobile Home Park is located inside Lake County's community growth boundaries which bans the cultivation of all medical marijuana. See Lake County Ordinance #2997. Marijuana cultivation is not allowed in park. For questions, contact local Code Enforcement at 707-263-2309.

23. CONDUCT:

Consideration for your neighbors during all hours should be a primary concern. Quiet hours will parallel County of Lake noise ordinances, and will be from 10:00 pm to 6:00 am. Tenants who feel their peace is being disturbed should first contact the neighbor themselves, and if there is no resolution, contact the Lake County Sheriff's Office at 707-263-2331. Civil disputes between neighbors must be handled between themselves, by the appropriate enforcement agency, or the courts. Park management will not referee or arbitrate civil disputes between neighbors.

- A. Children must play in their own yards or only where they have been expressly invited. They may not play or wander near or on other TENANT'S property. This is trespassing and will be enforced and treated as such. Parents will be held responsible for any damage done by their children under the age of 18.
- B. Complaints from neighbors about persistent, boisterous or offending conduct, excessive noise, or disturbing the peace is immediate grounds for eviction. You are responsible for your guests while they are visiting in the Park.

These Rules and Regulations are implemented pursuant to California Civil Code Section 798.25 and are applicable to all residents, upon proper notice, on the effective date noted below, whether or not they are signed. Management reserves the right to supplement and amend these Rules as allowed by law. Although Management will take reasonable steps to enforce these Rules in a reasonable fashion from and after their effective date, the manner and method of enforcement lies solely within the discretion of Management, and there is no guarantee that these Rules will always be enforced to the exact satisfaction of any particular Resident.

Effective: September 1st, 2022