

*Angel Haven*  
**Manufactured Home Community**  
**18485 SW Pacific Drive**  
**Tualatin, Oregon 97062**

**RULES AND REGULATIONS**

To promote the convenience, safety and general welfare of the residents of this PARK, protect the PARK and its facilities from abuse, and to make a fair distribution of service and facilities of the PARK, the following rules, applying to mobile home, their occupants, visitors and guests, are expressly made a part of the Rental Agreement between the Tenant and the Management of the PARK.

Management reserves the right to issue violation notices subject to Oregon Landlord Tenant Laws.

Equipment and apparatus furnished on the grounds are solely for the convenience of registered residents and accompanied guests and all persons using same do so at their own risk. The Owner and Management will not be responsible for accidents, injuries or loss of property by fire, theft, wind, floods or any act or condition beyond its control.

**I**

**REGISTRATION**

1. Tenant must be the registered owner of the mobile home which occupies space in the PARK.
2. All prospective residents must submit application and be accepted as tenants before moving into the PARK. Guests or visitors for overnight or longer must be reported and registered at the office.
3. Rent is payable in advance as defined in the rental / lease agreement. Rents unpaid after the sixth day of the month are subject to a late charge unless prior arrangements have been made with Management.
4. Written notice shall be given by the Tenant thirty (30) or more days in advance of vacating and rent must be paid to the date of vacating.

5. This PARK or its address may not be used for the purpose of advertising for sale of mobile homes, auto, travel trailers, campers or any other merchandise of personal property. "For Sale" signs may not be displayed on any property in this PARK, except in the window within tenant's mobile home. This provision does not prevent Tenant from listing his phone number in an advertisement not otherwise in conflict herewith and from showing advertised items by appointment.
6. No Tenant shall assign, sell or deliver to any person any right in or to a space rented in this PARK without said person first being approved as a tenant by management. Subletting (or sub-renting) is not permitted.
7. Each Tenant shall register his telephone number with the office. The office will not give out telephone numbers.
8. Each tenant upon registering must list the lien holder of said mobile home or any subsequent changes within 10 days of said change if the home is being purchased over a period of time.

## II

### **GENERAL RULES**

1. **HOME MAINTENANCE:** Resident's mobile home shall be maintained in an orderly, clean and attractive manner by the Resident. Each Resident shall be responsible for the proper care of his own mobile home, including keeping the unit, its skirts, fencing, and any other exterior surfaces painted, with no flaking, in a good and professional-like manner. Resident agrees to keep his mobile home in full compliance with all applicable manufacturing and all state, county, or city electrical, plumbing or other building codes. In addition, Resident agrees to:

- (a) All mobile homes will have skirting and awnings within 30 days of occupancy. No outside TV or CB antennas will be allowed. Landscaping must be installed within 90 days of occupancy unless Park Owner agrees to any variance in writing at the time of the execution of the lease agreement.
- (b) Mobile home skirting must be of the type that matches the siding on the mobile home, and must cover from the ground to the home. All skirting must be painted in a professional manner to match the color of the mobile home.
- (c) Resident must provide his own awning to cover driveway and awning must be of a matching color to mobile home, or if not, approved by Park Owner in writing prior to the installation. Constructed awnings must be approved for style, size and finish décor in writing by the Park Owner before the commencement of construction.
- (d) All mobile homes must have hose bibs.

2. SPACE MAINTENANCE: Mobile home spaces while remaining under direct control of the Management, shall be maintained in an orderly, clean and attractive manner by the Tenant. Each Tenant shall be responsible for the proper care of his own space. Any trees, shrubs or plants may not be moved or removed unless approved by the Management. Due to the buried utility lines, no holes may be dug unless approved by the Management.

- (a) Any vehicle dripping gasoline or oil must be repaired to prevent any damage to the paving or driveway.
- (b) Storage of any type behind, under or around the mobile home is prohibited. No freezers, appliances or upholstered furniture can be installed or placed outside the mobile home or storage room without the written consent of the Management. Furniture normally designed for outside use is permitted. Fences are not permitted within the perimeter of the PARK without the written permission of Management. Management has the right to approve the design, dimension and height of the fence.
- (c) The PARK has an approved garbage collection day and there will be no exception to this rule. Garbage collection day in this park is Monday. Management reserves the right to change this day provided at least 3 days notice is given to another uniform collection date.

3. RESPONSIBILITY: Damage to or destruction of property by adults, visiting children, guests or pets is the financial responsibility of the Tenant who is the host of the person or owner of the pet or person causing damage.

- (a) Resident children are not allowed. Visiting children may NOT ride bikes, skateboards, wagons or anything else in the streets. Children visiting in the PARK longer than overnight must be registered at the office.
- (b) There will be no unnecessary noise at any time and Tenants or their guests will not disturb others in any way, including, but not limited to: TV, radio, stereo, musical instruments, pounding, loud noises or unruly behavior anywhere in the PARK.
- (c) All garbage will be placed in garbage containers. The garbage can must be stored out of sight and can only be placed near the curb on garbage pick-up day. The garbage can must be returned to its proper storage place on the day of garbage pick-up.
- (d) No fuel, oil or combustible liquids, solids or gases may be stored in the PARK.

## I I I

### PETS

1. The definition of animals is domesticated dogs and/or cats. Domesticated house pets under twenty (20) pounds at maturity may be allowed, if the Homeowner obtains prior written permission from the Community manager. Said permission shall become part of the rental agreement between the Owner and the Homeowner. An additional pet may be allowed if the Homeowner receives prior written approval. **Full or mixed breeds of the following dogs are not permitted under any circumstances without exception: Chow, Rottweiler, Doberman, Pitbull, Staffordshire Bull Terrier, American Staffordshire Terrier, Blue Heeler, German Shepherd, Akita, Presa Canarios, and Wolf-hybrid.**
2. No outside dog runs, dog houses, or pets living outside of a manufactured home are allowed. Pets must be kept on the Homeowner's lot and are not to be allowed to roam unattended on Homeowner's lot, Community streets, common areas or other Homeowner's lots. Pets shall not be left leashed or tied up outside a Homeowner's home during any period of absence by the Homeowner.
3. All pets shall be attended and on a leash when not inside the Homeowner's manufactured home.
4. Noisy, unmanageable or unruly pets that cause complaints will not be allowed to remain in the Community. Homeowner shall receive one written warning regarding a complaint about a pet. If a second written notice is required, the pet must be removed from the Community permanently within ten (10) days of such second written notice.
5. Excreta (pet droppings) must be cleaned up promptly by pet owners.
6. No pet food or dishes may be kept outside.
7. All pets in the Community must have a tag or other form of identification on its collar, showing the name and telephone number of the Homeowner responsible for the pet. All pets must have valid licenses and proof of current rabies vaccinations.
8. Homeowner must sign a pet agreement and provide proof of liability insurance to Community for each pet. Homeowner shall also make Community a co-insured for the purpose of receiving notice in the case of cancellation of the insurance.
9. Community may charge Homeowner an amount not to exceed \$50.00 for each violation of a written pet agreement or violation of the Community rules and regulations relating to pets.

## I V

### **VEHICLES**

1. Speed within the PARK will be 10 MPH and MUST be observed. Due to danger, violation of this rule will mean eviction if Tenant(s) do not comply after ONE warning, which must be in writing
2. Motor vehicles shall be parked in designated areas only. Loading and unloading of RV's shall be permitted for a twenty-four (24) hour period only. RV units may not be occupied in the PARK as either temporary or permanent living quarters at any time.
3. Parking in streets by tenants is prohibited. Guest parking for short-term visits of four (4) hours or less is permitted in the street.
4. Trucks larger than one (1) ton, motor homes, travel trailers, boats, campers or dismantled campers and other inoperative motor vehicles may not be parked or stored anywhere in the PARK.
5. Motor vehicles may not be repaired or painted in mobil spaces or parking areas. An exception will be made for minor repairs not requiring in excess of two (2) hours but does not include oil changes or repairs to fuel system that would cause leakage of fuel on the ground, concrete or asphalt.
6. Motor scooters or motorcycles may not be operated in the PARK except by written permission of the Management and then they will be ridden in VERY SLOWLY and QUIETLY directly to the Tenant's mobile home and will be ridden out the same way. There will be NO exception to this rule.
7. No Tenant or guest may bring any truck into the PARK without written permission of the Management. This applies to all sizes and styles except light pickups.

## V

### **MISCELLANEOUS**

1. Tenant shall pay upon demand, all costs and expenses incurred by the Owner or Management in moving or storing a mobile home, including reasonable storage charges, plus collection costs incurred by the Owner or Management to obtain possession of a space or to collect delinquent rentals and reasonable attorney's fees allowed by the court in case of court action, both in trial court and on appeal, if any.
2. If any Tenant has a complaint against another Tenant, such complaint must be handed to the Manager IN WRITING, SIGNED. No action will be taken by Management unless this procedure is completed by the complaining Tenant.

3. We, as Landlords, have a valid interest in maintaining a pleasant community for our Tenants and protecting property and persons on the premises. Failure to cooperate with the reasonable expectations of both Management and Tenants in your conduct, activities or behavior on the premises will be considered grounds for eviction in the manner provided by law.
4. The Tenants' mobile home and equipment are their own responsibility. Charges will be made at prevailing rates for services requested. If you need help keeping your space clean and neat and complying with all state, county and city codes and laws, consult the Manager. This can be done for you at a charge equal to the prevailing rate for labor and materials.
5. Tenants must notify Management of any anticipated extended absence from the rented space in excess of seven (7) days. The notice shall be given no later than the first day of the extended absence. Arrangements for payment of the rental during said time must be made prior to leaving.
6. If a mobile home or other personal property is abandoned by the Tenant or other person, Management may sell or dispose of the mobile home or other personal property as permitted by Oregon Law.
7. The Owners and Management of this PARK have compiled these rules as provided by Residential Landlord and Tenant law. A copy is in the office for inspection.
8. Your signature below indicates that you have read and accepted the foregoing Rental Agreement and Rules and Regulations for Angel Haven Mobile Home Park. To existing Tenants any changes which you consider to materially alter your original Rental Agreement should be brought to the attention of the Owner before signing below. Your signature acknowledges such modification of your original contract and your approval thereof.

SIGNED IN DUPLICATE on this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RESIDENT MANAGER(s) \_\_\_\_\_