

**THESE RULES AND REGULATIONS ARE CONSIDERED  
AN INTEGRAL PART OF YOUR RENTAL AGREEMENT.**

**Section 1  
HOME SET-UP**

1.1 Prior to siting any home in Barlow Trail Estates, the resident shall be responsible for coordinating with the Manager to specifically locate the position of the home on the space. Corner stakes will be set on the lot to locate the proper position of the home relative to the street and lot corners. The resident will be responsible for coordinating with mobile home dealer and/or transportation company that moves the home to ensure that the home is properly positioned on the space. Electrical, telephone, cable, TV, sewer, and water connections as well as placing gravel on the lot and blocking the home are the responsibility of the resident.

1.2 Each resident is responsible for any damage caused during the siting of his home and shall reimburse Barlow Trail Estates as a result of damage caused to the lot, curb, driveway or utility services, or any portion of the park by the resident moving in or out of the park.

**Section 2  
MOBILE HOME STANDARDS**

2.1 Prior to siting any home in Barlow Trail Estates, the resident shall be responsible for providing the Manager with a copy of the title or home purchase agreement proving ownership and an accurate description of the home including all required improvements as set forth in Section 2 of the park Rules and Regulations, specifically skirting, decking, awnings. In those cases where a resident is moving a qualifying home into Barlow Trail Estates that is not a new purchase, the resident shall be responsible for providing a photograph together with complete descriptive information of all improvements and the storage structure that will be sited in the park.

2.2 All tenants are to show proof of fire insurance on their home and liability coverage for property damage. Barlow Trail Estates must be named as "additional insured".

2.3 No permanent alterations are to be made to the home, or space without the prior WRITTEN permission of Barlow Trail Estates. Barlow Trail Estates must approve any exterior accessory or structure added to the home or placed on the space prior to its construction and/or installation. All structures must be of factory/manufactured material OR specifically approved by Barlow Trail Estates prior to their construction and/or installation. Barlow Trail Estates reserves the right to request that all permanent structures erected by a resident on a resident space be removed at the resident's expense when the resident moves.

2.4 All homes, accessories, and/or alterations/additions shall comply with applicable federal, state and local statutes and ordinances as to their construction, installation and maintenance.

2.5 All homes moving into Barlow Trail Estates must have a window or windows totaling not less than 12 square feet on the side of the home facing the street; example: a single window measuring 4 feet wide by 3 feet high. A smaller window MAY be allowed with the prior written approval of Barlow Trail Estates.

2.6 All towing hitches must be removed immediately after the home is placed on the lot, or in the case of homes currently located in Barlow Trail Estates, at the time the home is sold to a party wishing to leave the home in Barlow Trail Estates.

2.7 Manufactured homes moving into Barlow Trail Estates must be a minimum of 14' wide, and must be approved by park management prior to move-in. A home will normally not be accepted if it is more than ten (10) years old as of the date of move-in. Barlow Trail Estates reserves the right to refuse admission to any home which does not meet park standards or the condition and/or appearance of the home is misrepresented.

2.8 All homes are required to have wood, composition, vinyl or aluminum siding. Skirting must be of a similar material as the siding on the home and painted/stained to match the siding or trim color. Wood skirting must be made of pre-treated/weatherized material that is compatible in design to the exterior of the home. Skirting must be continuous without any noticeable cracks or seams. Skirting must be installed within thirty (30) days following set-up. Corrugated metal or fiberglass skirting is NOT allowed.

2.9 Temporary steps must be removed not later than thirty (30) days after occupancy.

2.10 All manufactured homes must be connected to the water and sewer lines with rigid pipe. Where possible, the home must be placed on the space so as to cover/enclose the sewer and water connections. Any water or sewer line that extends outside of the skirting of the home MUST be underground.

2.11 All mobile homes must have gutters and down spouts draining to park street. If home is below street level, then a French drain must be connected to down spouts allowing water to drain on tenant's space. This must be done in a manner to prevent erosion to tenant's or neighbor's property.

2.12 Each tenant shall be responsible for installing the space number of their mobile home on the front side of the mobile home approximately 5' above ground level.

2.13 Tenant shall install hose bibs on the side of their mobile, one each on a single wide and two each on a double wide. All above ground plumbing must be connected to a shut off/ball valve which is accessible and maintained in good working order at all times. It must be protected from freezing with adequate heat tape and wrapped with insulation.

2.14 All homes must have awnings and decks not less than the minimum sizes outlined below:

Primary Entrance - Deck - 4' x 8' of continuous deck  
Awning 4' x 8' of continuous awning to match siding  
Alternate Entrance: Deck - 32" x 32"

Awning framing & supports for metal awnings must be metal; awning framing & supports for wood frame awnings must be of 2" x 4" framing material and 4" x 4" wood support posts. If the design of the home provides for a covered entry, an awning over the entry is not required. Wood frame patio awning(s) must be painted to match the home and be approved by Barlow Trail Estates in writing prior to its construction. Corrugated metal or fiberglass awnings are NOT allowed. All decks/porches and steps must have hand rails. Vertical slats/railings made of 2" x 2" material on 8" centers must be installed between the top of the railing and the deck and step treads. Decks must be constructed of 2" x 4" or 2" x 6" pressure treated/weatherized wood.

2.15 Decks and porches m

must be skirted with the same material as used to skirt the home and painted or stained to match the skirting of the home. Awnings and decks must be installed within thirty (30) days following set-up of the home unless other arrangements have been made in writing with park management.

2.16 Residents shall be required to install a storage building of a size not smaller than 6'x 8', nor larger than 10' x 15'. The storage building may be constructed of vinyl, wood, or aluminum siding or pre-treated wood siding painted to match the mobile home. Storage buildings may be roofed with asphalt

shingles or manufactured aluminum awning-style roofing material of a style and color that is compatible to the resident's home. Pre-fabricated wood or metal storage sheds are also allowed subject to prior written approval. Pre-fabricated buildings must be of a color that is compatible with the resident's home. In the case of homes currently located in Barlow Trail Estates, the park shall require, at the time the home is sold to a party wishing to leave the home in Barlow Trail Estates, that the new resident install a storage building in compliance with the standards set forth herein.

2.17 Carports/Carport Awnings: Residents, at their option, may install a free standing or awning-style carport on their space. If a resident elects to install a carport, the following standards shall apply.

A. Carports must be erected over designated parking/driveway areas within boundaries of the resident's space and must not encroach within three (3) feet of the perimeter lot line or onto any adjacent space.

B. Carports may be of factory manufactured materials such as aluminum or steel or may be constructed of wood. In order to maintain reasonable standards within the community while allowing flexibility to accommodate the unique situations that may occur on individual spaces, any resident desiring a carport must submit a detailed plan identifying the location and design of the carport as well as the materials to be used in its construction and/or installation.

C. Any carport constructed of wood must be painted and/or stained to match the resident's mobile home. Aluminum or factory manufactured carports must be of a color that is compatible with the resident's home. Corrugated metal or fiberglass roofing material is NOT allowed.

D. No alterations or additions to a resident's carport may be made without the prior written approval of Barlow Trail Estates.

2.18 Any fencing on resident's space must be 4 ft. high chain link. NO ELECTRICAL FENCES. Tenant shall be responsible for maintaining any fence located on their space at all times.

2.19 Each resident must submit a LANDSCAPING PLAN/SKETCH at the time he/she makes application for residency in Barlow Trail Estates. The plan shall identify the landscaping to be installed on the residence space. No home will be allowed to move into Barlow Trail Estates until the Landscape Plan has been approved by Barlow Trail Estates. Installation of all space landscaping must be completed not later than ninety (90) days following move-in UNLESS otherwise agreed upon in writing between Barlow Trail Estates and resident. The Landscape Plan shall become an integral part of the Rental Agreement between the resident and Barlow Trail Estates

2.20 Barlow Trail Estates reserves the right to make reasonable modifications to the home standards identified herein to accommodate special circumstances which may be dictated by the terrain at the park or individual spaces/lots.

### **Section 3** **MOBILE HOME AND LOT MAINTENANCE**

3.1 Each resident shall be responsible for maintaining and keeping clean and in good repair the exterior of their home as well as all appurtenant structures such as decks, steps, storage building(s) and fences at all times. All resident-owned wooden structures such as decks, handrails, etc. shall be painted or stained as necessary to prevent their visual and/or physical deterioration.

3.2 Residents are responsible for maintaining all lawn areas, trees, flowers and shrubbery within their space. Lawns must be mowed on a regular basis during the spring, summer, fall growing season, edged and kept free of weeds and watered as necessary. If the landscaping is not properly maintained, Barlow Trail Estates reserves the right to perform whatever landscape maintenance may be required and charge to resident directly.

3.3 During summer season, we must restrict watering to every other day. If your space # is ODD, then you would water on odd number days. If your space # is EVEN, then you would water on even numbered days.

3.4 All landscaping improvements made to the space as provided by this agreement shall, upon termination of the tenancy by either the resident or Barlow Trail Estates, become the property of Barlow Trail Estates except as provided herein below. The resident may keep and take with him the following: NOTHING WITHOUT WRITTEN AGREEMENT.

3.5 Residents absent for an extended period of time (7 days or longer) shall be responsible for arranging for the care and maintenance of their space during their absence.

3.6 Common areas, driveways, streets and resident yard areas including porches and decks are to be kept clear and free from trash and litter at all times. Children's toys are not to be left in the streets. Garbage cans, firewood, gardening tools and equipment, etc. must be stored in the resident's storage shed or out of sight.

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

3.8 Firewood must be stored behind the home, visually screened from the street or in an approved storage shed.

3.9 Exterior clothes lines and/or clothesline poles are allowed in rear yards only and screened from street view. Articles of clothing, linens, rugs, etc. are not allowed to be draped over deck/porch railings or left outside the resident's home.

3.10 Residents may, with prior written permission from Barlow Trail Estates, erect play equipment in their backyards. Any play equipment placed on the home space must be located behind the home and within the designated boundaries of the resident's yard. Each resident assumes responsibility for maintaining the playground equipment in serviceable condition during their term of their tenancy in Barlow Trail Estates.

3.11 Most spaces have a park-owned street light. Barlow Trail Estates will provide any maintenance as necessary, including the replacement of light bulbs. Tenant to report to management immediately if light is not working. Tenant to pay for electricity to light. It is necessary that these lights are kept in working order in case of emergencies.

3.12 Residents must remove any holiday decorations from their manufactured home within thirty (30) days after the celebrated holiday.

3.13 Any storage building erected on rental space to be of wood construction. We will no longer allow any new metal buildings.

#### **Section 4** **RESIDENTS AND GUESTS**

4.1 Residents or persons occupying a home in Barlow Trail Estates must be identified in the resident's

rental application, listed in the Rental Agreement, and approved by park management PRIOR to establishing residency in Barlow Trail Estates.

4.2 All residents must be individually named in the Rental Agreement and approved by management. Residents hosting guests who remain in the park for more than fourteen (14) days must identify their guest(s) to Barlow Trail Estates. There shall be no more than two (2) permanent residents per bedroom occupying a home. No guest may stay longer than fourteen (14) days without written consent of management.

4.3 Any guest(s) who remain in Barlow Trail Estates for more than thirty (30) days shall be considered to be a permanent resident of the home in which they are staying; however, no guest shall be approved as a resident nor permanently allowed to occupy a home in Barlow Trail Estates unless they first apply for residency and are approved in accordance with the procedure set forth in paragraph 4.1 above. Furthermore, Barlow Trail Estates reserves the right to disapprove the request of any guest to become a permanent resident in the event said approval would violate the occupancy standards set forth in paragraph 4.2 above.

**INDIVIDUALS REMAINING IN BARLOW TRAIL ESTATES FOR MORE THAN THIRTY (30) DAYS MUST BE IDENTIFIED TO THE PARK MANAGER WITHIN THREE (3) DAYS FOLLOWING THE 30 DAY GUEST RESIDENCY PERIOD.**

4.4 No resident, guest or pet may cause or suffer any loud or disturbing noise at any time. This prohibition shall include but not be limited to parties, radios, television and stereo equipment, etc.

4.5 Barlow Trail Estates is a family park. Residents are not allowed to loiter or create a disturbance. Parents are responsible for their children and must supervise them. NO CHILD UNDER THE AGE OF 12 YR. OLD WILL BE ALLOWED TO USE THE MAILBOXES.

4.6 The management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, floods or any act of God which is beyond its control.

4.7 Streets will not be used as playgrounds.

4.8 Any use of firearms or other weapons including, but not limited to handguns, rifles, BB guns, air guns, sling-shots, bows and arrows, and any other dangerous instrument is prohibited in the Park. Further, the hurling of rocks, knives, eggs, or any other projectiles is strictly forbidden.

4.9 Knowledge of use of any unlawful drugs and narcotics will be reported directly to the law enforcement agencies available. Any resident and/or children of resident apprehended and found guilty of using, dealing or illegally possessing any controlled substance in the community will result in an immediate proceeding to terminate the Resident's Rental Agreement.

## **Section 5** **SUBLETTING**

5.1 No renting or subletting of a home shall be permitted. Homes must be owner-occupied. If requested by Barlow Trail Estates, residents must provide documentary evidence confirming ownership of their home.

5.2 Any person occupying a home during an extended absence by the owner (over 3 days) must be approved by Barlow Trail Estates prior to occupying the home. This provision shall apply to "house  
Barlow Trail Estates Amended May 20, 2000

sitters” or other individuals known to the home owner who might occupy the home during their absence.

## **Section 6** **SALE OF MOBILE HOMES**

6.1 Resident to give the Landlord 30 day’s written notice prior to sale.

6.2 Prospective purchasers of a resident’s home must submit an application for residency and be approved by Barlow Trail Estates **PRIOR** to occupying any home in Barlow Trail Estates. No sale of a home shall obligate Barlow Trail Estates to accept a new purchaser as a resident unless an application has been received and approved by park management prior to the sale.

6.3 Professionally prepared “For Sale” signs not larger than 24” wide by 18” in height may be displayed in a resident’ s front yard or in the window of a resident’s home.

## **Section 7** **UTILITIES**

7.1 Barlow Trail Estates provides weekly trash service of one (1) can per household. If you have extra trash the cost is - light bag \$2.40, heavy bag \$4. 85, 30-32 gallon can \$4. 90. On collection day, Resident is to place a check made payable to MT. HOOD REFUSE on top of the container and they will take it at the time of collection. THESE PRICES SUBJECT TO CHANGE.

7.2 There is no charge for recycling. Mt. Hood Refuse will provide you with a FREE recycling bin. We hope that everyone will recycle to help the environment and to keep operating costs down.

7.3 Garbage and/or garbage containers must be kept out of sight, except on days when garbage is scheduled to be collected. Residents must furnish their own garbage can(s).

7.4 All mobiles must have a back flow device installed on connection to park water.

7.5 Paper towels, sanitary napkins, and other large items should not be flushed down your toilet. Grease should not be poured down sinks. Any expense incurred in clearing a sewer line blockage caused by resident negligence or misuse will be charged to the resident causing the blockage.

7.6 No CB/home radio antennas are allowed. TV antennas and satellite dishes may be installed on a resident’s home, but at a height not to exceed 3’ above the roof line. TV or radio antennas must be attached to the rear of the home or carport. Management must approve location before installation.

## **Section 8** **PETS**

8.1 House pets under twenty (20) pounds at maturity may be allowed, if the resident obtains prior written permission from Barlow Trail Estates. Said permission shall become a part of the Rental Agreement.

8.2 Any dog allowed must be licensed and tenant shall provide management with proof of rabies shots. All outside cats must be neutered. Cats to wear a collar with tenants name and phone number on it.

8.3 No outside dog runs, or pets living outside of a mobile home are allowed. Pets must be kept on the Barlow Trail Estates Amended May 20, 2000

tenant's space and are not allowed to roam unattended on the streets, common areas, or the tenant's spaces. Noisy unmanageable or unruly pets that cause complaints will not be allowed to remain.

8.4 All pets to be on a leash when not inside the owner's home or fenced yard. Pets are not to be leashed or tied up outside a resident's home during any period of absence by the resident. All pet droppings must be cleaned up promptly by pet owners.

8.5 Pet owner is responsible for any personal or property damage by pet. Any pet that creates a disturbance or becomes a nuisance in the park shall not be allowed.

## **Section 9** **VEHICLES**

9.1 No commercial vehicle(s) or equipment are allowed to be parked on a resident's space. Inoperable vehicles may not be stored or left in a resident's driveway or on the resident's space. Parking is restricted to the resident's driveway or areas designated for vehicle parking within the park.

9.2 All resident vehicles must be registered with Barlow Trail Estates. Barlow Trail Estates reserves the right to require that any vehicle, including vehicles owned by residents, not be allowed to enter the park or to remain in the park, if in Park's opinion, the vehicle is not properly maintained and/or constitutes a hazard to the residents of the park, or if the vehicle is in such a dilapidated condition that it distracts from the appearance of the park.

9.3 Guests may park their cars on the street or other parking areas designated by the Barlow Trail Estates when visiting a resident but must ensure that vehicles are parked in a location so as not to block any neighbors' access or restrict traffic flow within the park. **NO OVERNIGHT PARKING ON THE STREETS IS ALLOWED BY GUESTS OR RESIDENTS.**

9.4 Trucks larger than 3/4 ton must have prior written permission from Barlow Trail Estates before they will be allowed to enter the park and/or park on a resident's space.

9.5 Vehicles parked in violation of park rules may be towed away and/or impounded at the resident's expense.

9.6 The speed limit within Barlow Trail Estates for all vehicles is ten (10) miles per hour.

9.7 All motor homes, campers, trailers, boats, and other recreational vehicles are not allowed to be stored on the tenant's space. They must be stored in the RV Storage area or be removed from the park. All units stored in the RV Storage area must be operable, registered to the tenant, and have tenant's name and space number visible on it. The park manager shall have the sole discretion in assigning spaces in the RV area.

9.8 Recreational vehicles may be left on a resident's space for up to thirty six (36) hours to accommodate loading and/or unloading.

9.9 Motorcycles are not allowed in Barlow Trail Estates except by prior written permission and must be registered with Barlow Trail Estates. Noisy motorcycles are not allowed. Unregistered motorcycles may not be stored in the park. Riding around the park and in the leach field is prohibited.

9.10 Driveways of vacant home spaces may be used for guest or overflow parking with the permission of Barlow Trail Estates.

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

9.12 No repair or maintenance of vehicles, engines, motors, etc. is to be made on tenant's space. Repairs may be done in designated areas only.

**Section 10**  
**MISCELLANEOUS**

10.1 In case of emergency, it is mandatory that the management have a current phone number, and the name, address, and phone number of the closest relative of each resident.

10.2 Barlow Trail Estates reserves the right to amend, revise, and/or add additional rules and regulations. Notice of any change(s) in the rules and regulations shall be distributed to all residents in writing and shall become effective after sixty (60) days written notice is mailed or delivered to each resident.

These Rules, dated 05-20-2000, supersede Rules and Regulations dated 10-22-1996

**I HEREBY ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THE RULES AND REGULATIONS OF BARLOW TRAIL ESTATES DATED MAY 20, 2000.**

\_\_\_\_\_  
RESIDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
RESIDENT

\_\_\_\_\_  
DATE

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BARLOW TRAIL ESTATES

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DATE