

Edgewood Mobile Estates

Rules and Regulations

The Rules and Regulations hereby attached to and become part of the Rental Agreement

A credit check and background check for a non-refundable fee of \$50.00 will be a criteria for application for Residency into Edgewood Mobile Estates.

The Management has established the following Rules and Regulations in order to maintain a neat, clean, and attractive mobile home park for which all Residents can be proud of... These Rules and Regulations apply to all mobile homes, occupant(s), and guest(s) and are expressly made part of the Rules and Regulations between the Residents and the Mobile Home Park.

The Equipment and Apparatus's furnished on these premises are solely for the convenience of the resident. All person(s) using this property do so at their own risk.

RULES AND REGULATIONS

Registration and Residency:

All person(s) must register their mobile home and occupants with the manager prior to mobile home being occupied. Placement and setup of the mobile home the site shall be checked and approved by the management.

Rent Adjustment:

Rental rates may be adjusted to reflect increases in, but not limited to, real property, taxes, utilities, salaries, and fixed maintenances.

Rents:

Rents are due and payable on or before the first day of each month, however, the early payment discount will be given if the rent is paid on or before the 5th day of each month.

All rents are to be mailed to: **Edgewood Mobile Estates 1800 Blankenship Road Suite #200 West Linn. Oregon 97068**. The post mark will be the qualifying date for early discount. Rents unpaid after the 10th day of the month will be subject to a delinquency charge of not less than \$30.00. There will be a charge of \$50.00 collected for NSF. The management may choose to collect only cash or a money order from offenders.

Rental Rates:

The BASIC rental rates cover the mobile home, and a maximum of 2 occupants, 2 passenger cars. No additional person(s) are to reside in any mobile home without the permission of the management.

Mobile Home Standards:

The Management is not responsible for set-up of your mobile home. It is the residents Responsibility to remove all debris and rubbish from the mobile home set-up. Each mobile home must be approved by the management and in good repairs. Skirting of approved type must be installed within 60 days of move in of mobile home. Awnings shall be of metal, standard size and design, or wood, as approved by management. Patio enclosures of any type shall comply with State and/or Local laws and code, and be approved by the management. Space under the mobile home must be kept clean at all times and not to be used as a storage area. You may place "For Sale" signs of your mobile home in your mobile home windows. NO SIGNS of any type are to be placed on a space or storage shed. The Management reserves the right to request removal of any mobile home that is being vacated by the existing resident(s).

Space Maintenance and Landscaping:

Space remain under the control of the management. Residents shall maintain their spaces in a neat, clean, well kept, and attractive fashion, with use of lawns, flowers, shrubs, etc. If a space is neglected, the management reserves the right to take over the space care by weeding, mowing, watering, and proper disposal of shrubs, flowers, lawn, bark dust, etc. There will be a charge of not less than \$8.00 per hour for such care and along with the cost of bark dust, flowers, shrubs, etc. will be paid by the residents.

When a resident is on vacation, absent, or unable to care for their site for any reason, it is the responsibility of the resident to hire someone to care for and maintain the space as specified above.

All lot landscaping must be approved by the management.

Utilities and Hook-Ups:

Hook-up of your mobile home to water, sewer, and electricity is the responsibility of the mobile home owner and must be made in compliance with State and local laws.

Water and Sewer:

Connections are provided at each space for water, and sewer hook-up. There is no user fee charge to the Resident(s).

Garbage:

Service for 1 Green household dumpster, 1 gray debris dumpster, and 1 tan recycle dumpster. There is no user fee charged to the resident(s).

Basic Cable Television:

Connections are provided at each space for basic cable TV. There is no fee charged to the resident(s).

Services for premium channels and internet may be obtained through the local cable company at the Resident(s) expense. Comcast: 1-888-824-8264

Telephone:

Connections are provided at each space for telephone services. To obtain services contact Qwest: 1-800-244-1111

Carports:

Carports are to be kept free of everything except vehicles. Carports may be painted to match the mobile home, with the approval of management. Permission has been granted to keep household dumpster and yard debris dumpster within carport area.

Storage units and/or Cabanas:

All storage must be in the mobile home or in the storage buildings. No permanent Cabanas may be erected on any site. But demountable prefabricated Cabanas, or other buildings, are permissible with the permission and approval of management.

Gutters and Downspouts:

Where applicable, gutters and downspouts connected to drain fields will be the responsibility of the resident(s) to install, provide, and maintain. (For further details contact the manager)

Fences:

No fences are to be constructed without the consent and approval of the management.

Clothes Lines:

Retractable clothes lines or umbrella lines that can be put away during winter months are allowed, but they are to be placed behind the storage area. Clothes are to be removed when dry.

Gardens:

Gardens must be kept maintained, and located where they will not be objectionable to other residents or management. All gardening debris is to be removed during growing season, and at the end of each season. No raw fertilizers, or any substance that emits an offensive odor is permitted. No compost piles, and no outside burning at any time.

Parking:

Parking for vehicles in operating condition is provided at each resident's site. NO parking on streets. Please keep "OFF STREET" parking for guests

Speed Limit:

Speed limit is 10 MPH for all vehicles (except emergency vehicles).

Pets:

No one will be allowed residency into **Edgewood Mobile Estates** with more than TWO pets. All residents registered before _____ are not allowed to replace any pet who may die, or otherwise be removed from said space.

Permission must be granted by the management to keep pets. All pets shall be maintained inside resident(s) mobile home, and on a leash accompanied by pet owner when outside of mobile home. Droppings of your pet are to be promptly cleaned up daily. Any complaints caused by a pet will be cause for eviction of pet and/or termination of resident(s). NO pets are to be taken into the Recreation Building (except for pets trained for use by those impaired).

Recreation Vehicles:

Trucks, travel trailers, fifth wheelers, motor homes, boats, tent trailers, mounted/uncounted campers, utility trailers, or any unsightly objects may not be parked in carport, alongside the mobile home, on the street, or in the "Off street" parking areas overnight. Parking and storage for such objects has been provided for the resident(s) of Edgewood Mobile Estates in the RV storage area, for a nominal fee, or you may choose some other area outside the park for this purpose.

Motorcycles/Bicycles:

No riding of motorcycles within the park, unless it is to leave the park or go directly to your mobile home space. All motorcycles here must be street legal. All non-street motorcycles are not allowed to be started or ridden inside the park.

Absolutely NO motorcycles, bicycles, skates, skateboards, or any motorized vehicles are to be ridden on the pathways or sidewalks. **EXCEPTIONS:** those vehicles which are necessary for the medically disabled, or those used for park maintenance.

Miscellaneous:

NO loud talking, radio, television, or any other noise between the hours of 10:00 pm to 8:00 am. At all times keep your sound appliances turned down below your neighbor's disturbance level. NO noisy parties or public intoxication will be tolerated. NO using water to wash your friends and relatives vehicles at any time for any reason! NO peddling, soliciting, or commercial activities of any sorts are permitted within the park. NO garage sales, yard sales, patio sales, etc. are permitted. NO vehicle repairs, or any major project are permitted within the park. You may sell your vehicle(s) at your site and your personal property in your mobile home. A small amount of gasoline can be stored in your storage building for use in lawn mowers.

Additional Rules and Regulations:

1. All mobile homes must have either T-111 style siding or horizontal lap siding
2. All mobile homes must have nominal composition style pitched roofs (no metal roofs)
3. Any space currently occupied by a single wide mobile home that could accommodate a double wide mobile home will be upgraded with a double wide mobile home when single wide is removed

Recreational Hall facilities:

The recreational hall with its associated facilities is provided for the residents and limited guests (2) to enjoy. Guests must be accompanied by a registered adult resident at all times, as well as all occupants under the age of 18. NO alcoholic beverages are allowed in the recreational hall or surrounding areas. NO smoking is allowed anywhere within the recreational hall.

Responsibilities and Liabilities:

The right is reserved to evict with or without notice any objectionable person(s) who may cause a disturbance, become a nuisance, or fail to observe the Rules and Regulations. The management shall be the sole judge as to the existence of a cause for such termination actions.

Edgewood Mobile Estates will not be responsible for any accidents or injuries to any resident or their guests.

Anyone disregarding the Swimming Pool/Spa regulations will, at the discretion of the management, forfeit their rights to use the recreational hall and its facilities. We sincerely hope that all residents and their guests will share in the responsibilities of the rules and regulations and have a safe and happy time.

Oregon State

Swimming Pool/Spa Rules and Regulations

Edgewood Mobile Estates swimming pool/spa is legally defined and licenses as a limited pool. This means that its use is limited to the Resident(s) of Edgewood Mobile Estates and is NOT open to the public.

A copy of these Rules and Regulations are available to each resident so that you may familiarize yourself with them, as well as your household and any guest you may have. The rules will be enforced and we do not wish to embarrass you or your guest by having to remind you if you are failing to comply with the rules. These Rules and Regulations are too lengthy to publish here, but a complete copy is on file at the Manager's for your inspection.

Standard signs of the common Regulations regarding the use of the swimming pool/spa are posted on the walls of the swimming pool area.

IN ADDITION:

1. "Cut-offs," grubbies, jeans, or any other street clothing will not be permitted in the swimming pool/spa...proper swim wear ONLY
2. No suntan oils, lotions, or any other cosmetics are permitted in the swimming pool/spa water
3. All swimmers must shower before entering the swimming pool/spa.
4. Please remove hair clips, bobby pins, and bandaids before entering the swimming pool/spa water
5. No smoking in swimming pool, spa, showers, restrooms, or any other place in the rec hall building
6. No one in dripping wet swim wear are to enter the main rec hall area or hallways
7. The life saving devices hanging on the wall are not play toys, they are for emergency use only!
8. No floating objects are permitted in the swimming pool/spa water or in the area. This rule will be enforce due to pool/spa damage
9. No diapered babies in swimming pool/spa, proper swim wear only
10. No one is allowed to swim alone, Oregon State Rule 333-60-215(c)
11. No shoes permitted on swimming pool/spa deck, Oregon State Rule 333-60-210(h)

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Edgewood Mobile Estates

I/We have read the rules and regulations, which are part of the rental agreement. We have also been informed of the amended rules and regulations, which will also apply to my mobile home in this park.

I/We _____ understand these Rules and Regulations and will comply with them, in acceptance with our rental agreement.

I/We _____ have also received a copy of the statement of policy of Edgewood Mobile Estates.

Space Number _____

Date _____

Resident Copy ()

Management's Copy ()

3800 S.E. Mountain View Drive 541-928-6005 Albany, Oregon 97322