

GARDEN MEADOWS

MANUFACTURED HOUSING COMMUNITY

RULES AND REGULATIONS ATTACHMENT "B-1"

LOT#

Garden Meadows Manufactured Housing Community is a "Family" park, allowing residents of all ages. The Park Rules and Regulations have been developed to promote the peaceful occupancy, convenience, safety and general welfare of all it's residents. We believe that these Rules and Regulations reflect the needs of our community. As such the Rules and Regulations are a part of your Rental Agreement and any violation of the Rules and Regulations could constitute grounds for eviction.

LANDLORD reserves the right to amend, revise and/or add additional rules and regulations. Because Oregon law is constantly changing, it is understood that at any time laws could change which could make a rule obsolete or unenforceable. In that case, the rule shall be considered to be amended or modified to comply with new requirements of the law, but only if required by the law. New laws concerning rental rates shall not affect the Rental Agreement, unless the law absolutely mandates a change.

1. GUESTS:

RESIDENTS or other persons occupying the manufactured home in the Park must be identified in the RESIDENT'S Rental Application, specifically named in the Rental Agreement, and approved by the LANDLORD prior to establishing residency. RESIDENTS hosting guests who plan to remain in the Park for more than fourteen (14) days must identify their guests to the LANDLORD not later than one (1) day after the guests arrival. Guest must apply, pay application fee, be screened, be approved, and sign temporary occupent agreement prior to the expiration of the above (14) days. No RESIDENT guest or pet may suffer or cause any loud noise or disturbing noise at any time. This prohibition shall include, but not limited to, parties, loud vehicles being driven by guests, etc. Guests must be familiar with and abide by all Park Rules and Regulations. If a guest violates a rule or regulation, the LANDLORD may evict the guest and reserves the right to hold the RESIDENT responsible for any damage. Guests who violate Park rules may also effectuate the Park's issuance of an eviction notice to terminate the tenancy of the host RESIDENT. [10-19-04]

2. UTILITY MAINTENANCE:

RESIDENT is responsible for all repairs to services after the point of connection. (i.e. Electrical power connection at meter base, water at meter connection and sewer at ground level cleanout). Cable service is serviced by Paragon Cable TV. The water line leading into the manufactured home must be wrapped with an electrical heating tape from ground level to the top of the manufactured home attachment point. RESIDENTS are responsible for bleeding outside water lines prior to the onset of freezing conditions. Expense or damage caused by freezing pipes will be borne by the RESIDENT. All above ground plumbing

INITIALS

Resident	
Resident	



must be connected to an underground shut-off valve which is accessible and maintained in good working order at all times.

3. STANDARDS AND SET-UP:

The installation of the Manufactured Home on a site in our park has a definite set of criteria that must be adhered to. We do this to assure that park standards are maintained. This in turn should assure you that you might reasonably expect the considerable investment you have made in your home to be maintained.

All improvements, and / or structures must be approved by Management in writing prior to being initiated. All costs associated with installation, setup, move in, and connection of the manufactured home will be borne by RESIDENT. RESIDENT is responsible for any damage caused during move-in, move out or siting of his/her manufactured home and RESIDENT must reimburse the Park for expenses incurred as a result of damage to the lot, curbs, driveway, roadway, utility services, or any portion of the Park, if said damage is caused by RESIDENT moving in or out of the Park.

A. HOME STANDARDS, [2-17-01]

1. Home will be at least a "24'-6"" wide as generally specified in manufactures brochure, with a minimum of 1000 sq. Ft. Of living area. Maximum length of 60'-0", Island location homes have a maximum length of 52'-0".
2. Only newly manufactured homes will be accepted for placement within the park.
3. Streetside design and facade subject to management approval.
4. Main entry porch will be recessed and be located on the street side of the home.
5. Home will have a composition roof, with a minimum of a 6" eaves on all sides and have at least a 3/12 roof pitch.
6. All exterior paint of home, garage or any accessory building on the space will require prior approval by management *in writing* before starting the project. Failure to have exterior color choice approved *in writing* before starting the project, will result in the home, garage or accessory building to be repainted with a park approved color at the homeowners expense.
[1-17-02] [7-25-02]
7. Manufactured home will have continuous wood type lap siding. (LP Omni, or Hardyboard, etc).
8. Window sizes on the street side, may vary as to the floor plan of the home. They must be consistent with the general appeal and design of the community, as well as be approved by management in writing. Grids will be added to all windows visible from a street perspective, also subject to management approval. [1-17-02]
9. Main entry accessory package of polished brass to include all or most of the following components. A thumb piece entry lock set, a door knocker, a kick plate, and a upscale porch light.
10. Main entry door will have a window as long as there is not a design conflict.
11. Hand rail on front porch as required. Material and finish must be consistent with the rest of

INITIALS	
Resident	
Resident	



the home. Wrought Iron is an acceptable substitute.

12. Hose bibs. There will be at least two frost free hose bibs located on the home One bib per side minimum.

B. SITE PREPARATION

1. Site Plan. Prior to a manufactured home being moved into the park an management-approved site plan will be in the possession of the home owner. All required State and local placement, connection permits will be in the possession of the home owner.
2. Landscape development plan.
 - a) May be part of Site plan
 - b) Must be pre-approved before landscape is installed.
 - c) The landscape plan must be designed to provide an appearance at maturity of neatness, cleanliness and harmony within the homesite and with the adjacent homesites.

1. Preferred plan will include.

- (a) Grass areas, approximately 75 % of the front, sides and rear yard areas of the homesite will be planted in grass. All ground surface areas will be landscaped. Grass areas will extend to the sidewalk. All landscaped areas will have a clock controlled irrigation system, except for the back yard which is optional. [4-18-02]
- (b) Tree plantings, are to be selected as appropriate for the area in which they will be planted. Two trees total are required in the front yard. Back and side yard trees are optional. All trees must be of a variety commonly known as "Street Trees". Plan will specify variety and the mature height of each tree. (Both trees must be a min. height of 15', and a max. height of 25'. [4-18-02]
- (c) Shrub plantings must be a part of every landscape plan. Shrubs will be 75% evergreen. Number, location and mature size of all shrubs will be indicated on the plan. Shrubs will not extend above the eaves of the house, and lot line plantings of shrubbery will not exceed 8' in height without written permission from management. Island lots must plant and maintain a healthy hedge of Emerald Green arborvitae along the rear black chainlink fence. Plantings must provide total privacy with spacing of plantings at 2 ft. and a trimmed height of exactly 6 ft. Management reserves the right to trim arborvitae without further notice to resident. Trim schedule would be at the discretion of our landscaper. [2-25-4] [4-18-02]
- (d) Each plan must show areas that are designated for annual flowers and decorations of interests. No mass wild flower plantings will be allowed.
- (e) Medium landscape bark may be used only in shrub areas employed as a mulch. Wherever landscape bark is used it must be confined to prevent it's migration into and on adjacent landscape areas.

INITIALS

Resident	
Resident	



Rules and Regulations

- (f) Landscaping must be planted in front of PGE (electrical) meter pedestal, that will prevent pedestal from being seen from street, but still allow easy access to read meter. All building structures must be set back from any electrical equipment, in order to be consistent with local codes. [1-17-02]
 - (g) Yard decorations will be in good taste and subject to prior management approval. They will not dominate the landscape.
3. Home placement will be determined in a joint conference between the home owner and park management. Home owner will then develop and submit to park management a site plan, (2 copies), to the park management. The site plan will show;
- a. Home placement
 - b. Location and size of porches, decks and awnings.
 - c. Location and size of garage.
 - d. Location and dimensions of driveway and walkways.
4. Park owner is not responsible for top soil, site preparation, foundation stability, final grading, gravel, or relocation of any utilities unless specifically agreed to in writing by park owner.

C. SET UP.

- 1. Home owner or Home owner's representative will be present upon delivery of home to site. They will direct the placement of the home according to site plan.
- 2. Home installation, utility connections will be made in accordance with all applicable Federal, state and local codes, statues and ordinances.

D. REQUIRED IMPROVEMENTS [Feb 17, 01]

- 1. Towing hitches will be removed immediately.
- 2. Temporary steps removed. (30 Days)
- 3. Concrete & Structure. (60 days)
 - a. Entry landing and steps must be concrete. Steps must be constructed and installed according to specifications established in state and local building codes.
 - b. Concrete 12' wide driveways and 4' walkways will have an exposed aggregate finish.
 - c. Manufactured home and garage will have continuous wood type lap siding. (LP Omni, or Hardyboard, etc).
 - d. Homes must be pit set.
 - e. All homes must have an attached single garage, double garage optional (some lots).
 - f. Each Home will have the address posted clearly by the front door, large enough to be seen from the street and meet the fire code requirements.

INITIALS

Resident	
Resident	



Rules and Regulations

4. Skirting (30 days)

- a. Pressure treated 1/2" CC grade plywood over pressure treated studs 16" on center and at each sheeting joint. Studs will be of 2 x 4 dimension. All joints to be caulked smooth at seams to park manager specifications, skirting painted cement gray using park supplied product at homeowners expense.
- b. Skirting will have access openings conveniently placed to allow easy servicing of utility connections. Water shutoffs, sewer cleanouts, fuel shut off will be easily accessible.
- c. Skirting will have plastic recessed screened venting installed as prescribed by the building codes.
- d. The installed skirting will simulate a concrete foundation in it's finish and appearance.

4. Garage

- a. Each garage must have a gridded 2x3 (minimum) side window to match home and a rear 3-0', 6 panel, exit door, both located to management specifications.
- b. Each garage will have a roll up garage door that will have a window section.
- c. Each garage must have an exterior light on each side of the overhead door and a porch light at rear egress door of garage.
- d. Construction must be of wood. Composition roof, eaves, trim and siding to match the manufactured home. Structure painted to match manufactured home.

5. Rain gutters. (30 days)

All manufactured homes, garages and awnings must have rain gutters and downspouts painted to match home and tied into the drain system. Rigid 3" ABS pipe may be used around home while 3"cast iron must be used from home to and through street curb or as per City code.

6. Exterior plumbing. (30 days)

- a. Above ground primary water supply piping will be insulated to prevent freezing. It is recommended that a commercial variety of foam insulation with a minimum of 3/4" wall thickness be used along with a good commercial heat tape. A pressure reducer and a back flow prevention device is also mandatory. [2-20-4]

7. Landscaping must be completed within 60 days. Landscaping will be accomplished a stated in Park rules and as per plot plan designed by resident in consultation with management.

INITIALS

Resident	
Resident	



E. OPTIONAL IMPROVEMENTS [Feb 17, 01]

1. Storage Buildings

- a. A permanent storage room option is available only if plot plan, lot line offsets and management allow.
- b. No temporary storage sheds will be allowed.
- c. One wall of storage room will be common garage or house. Structure will be sited as to provide minimum exposure to street.
- d. Storage room will not protrude out from garage or house more than 4'.
- e. Maximum size of permanent storage room will be 4' X 8'
- f. Maximum height will not exceed 6'-6" at highest point.
- g. Wood frame construction designed and constructed to blend in harmoniously with manufactured home. Composition roof, eaves, trim and siding to match the manufactured home. The structure must be painted to match the manufactured home.
- h. All building and electrical construction will be accomplished in accordance with applicable building electrical codes.
- i. Storage shed design is limited to be part of the required garage, it can not be a separate, independent structure.
- j. Floor area will not exceed a maximum of 32 sq.'

2. Fences.

- a. Any installed fencing must be constructed to run straight and true, posts will be set in concrete, overall appearance to be equal to professional standards.
- b. Rear yard up to rear corner of house - Maximum height of 60", (On island lots the fence height will not exceed the height of adjoining rear perimeter fence). Side yard up to front corner of house, maximum height of 42".
- c. Cyclone (chain link), lattice, pointed open picket, or lattice top are acceptable designs for fencing. Constructed of #1 tight knot cedar, finished with a natural, CWF type of finish. Island lots are restricted to galvanized chain link fencing.
- d. On the perimeter line of the community (lots located on the East, West and South sides of the park), 6' chain link fencing is mandatory as per City code.

3. Play equipment.

- a. RESIDENT is responsible for maintaining and assumes all liability for it's use.

INITIALS	
Resident	
Resident	



Rules and Regulations

- b. Installed within confines of Resident's lot. In back yard area only.
- 4. Wood / Pellet stoves
 - a. Are allowed if properly installed and inspected by appropriate authorities.
 - b. LANDLORD shall be provided with a copy of the approved building permit that verifies the installation has passed inspection.
- 5. Satellite dishes are allowed but must be placed in the most inconspicuous location possible while still receiving maximum signal.
- 6. Storm doors are authorized as long as they are of high quality and complement the appearance of the home.
- 7. Patios, Decks and Coverings.
 - a. Location of Patios and Decks must be in rear or rear sides of home as applicable. Location and size must be pre approved by park management.
 - b. Constructed of Redwood, Cedar or other wood types, or, Ornate wrought iron and/or coverings of white aluminum construction.
 - c. All decks must have a skirt, and have low visibility when homesite is viewed from the street.
 - d. Natural wood decking must be finished with CWF or a comparable product to protect original color of wood.
- 8. In some instances a front porch may be added. This addition, if more than a small landing, must be covered and its' design must enhance the appearance of the front of the home. Construction materials used must be the same as those used on the home. Homes with side entries **not** facing the street will be given special, as well as individual consideration to size and construction of side awnings and porches depending on the location and environment of said structure. [2-24-4]
- 9. Rear porches and other improvements must also use the same construction materials as that of the home. Colored aluminum may only be used upon written consent of management. [2-24-4]

NOTE:

No improvement, may take place except as specifically approved, in writing, by park management. All changes or improvements must be done in accordance with local codes. [2-17-01]

To specifically outline all possible improvements that the RESIDENT may wish to add to their homesite is beyond the scope of this document. Therefore the park owner requires that all external improvements, additions, alterations, accessory structures added to the manufactured home or homesite be approved by park management in writing ***before*** they are undertaken. Doing this will assure that the

INITIALS

Resident	
Resident	



Rules and Regulations

improvement will be in compliance with Park Standards and the added expense of removing a unauthorized improvement will not be incurred by the home owner.

[1-17-02]

We do reserve the right at the time of sale of the manufactured home to inform new purchasers of the manufactured home, that we will require the home meet current park standards at the time of it's sale and may require additional improvements as a condition of allowing that new purchaser of the home to later sell the home within the Park; If the new purchaser has not brought the home up to current park standards within the time frame mutually agreed upon by landlord and tenant the home will have to be removed from the park at the time he or she sells it. [1-17-02]

4. LOT APPEARANCE:

Manufactured home exteriors must be kept in a neat and clean condition and attractive manner; to Landlords satisfaction; and to comply with all specifications set forth herein concerning landscaping, upkeep of the home, accessibility to utility and water lines and shutoff valves.

Each RESIDENT shall be totally responsible for the proper care of his/hers own lot landscaping, home and garage/garage including the keeping of the home, its skirting and all other exterior surfaces painted with no measurable flaking. LANDLORD shall be consulted if RESIDENT requires assistance in keeping his/her lot and/or home clean, repaired, maintained or neat and complying with all state, county and city codes and laws. This assistance may be performed by the LANDLORD at a charge equal to the prevailing rate for labor and materials, or a contractor hired to perform the work while the responsibility of payment would be that of the Resident. Storage of any type behind, under or around the home or garage is prohibited.

[1- 17- 02]

A. MINIMUM STANDARDS FOR LANDSCAPE MAINTENANCE:

1. **LAWNS:** Mowing, edging and watering of the lawn must be on a regular schedule. An unkept appearance will not be allowed at any time. Grass will be free of weeds, fertilized on a regular schedule to maintain a green and healthy appearance. Mown grass will not be allowed to accumulate in lawn areas but will be collected and disposed of in an appropriate manner. Cut grass or dead grass that has migrated to the street will be cleaned up without delay.
2. **FLOWER BEDS:** Maintained in a neat, clean order, grass and weed free, flower bed edges must be maintained to keep a definite appearance of separation from lawn areas and walkways. Decorative bark must be maintained to present a fresh and maintained appearance. Bark appearing old and faded must be renewed in a timely manner.
3. **SHRUB MAINTENANCE** will include regular pruning, spraying to present a neat, maintained appearance.
4. **TREE MAINTENANCE** will include regular pruning, spraying as necessary.

NOTE

The resident is reminded that the park has no maintenance responsibility for landscape plant materials within the homesite. Any damage directly attributable to their growth is the sole responsibility of the Resident. This includes damages

INITIALS

Resident	
Resident	



Rules and Regulations

caused by excessive height, root growth, foliage drop, wind and nature caused hazardous situations associated with the planted materials.

5. **TRIMMING:** Fence lines, the perimeter of the manufactured home and storage sheds, around steps and decks will be maintained in a manner to blend in with the rest of the homesite landscaping. Particular attention must be paid to trimming of grass adjacent to the homesite skirting and around storage sheds, steps and decks.
6. **WEED CONTROL:** The control of weeds in the landscape must occur on a regular basis. Their growth cycle must be interrupted in order to prevent their maturing and germinating, thus spreading and contaminating neighboring landscapes.
7. **OVERALL MAINTENANCE:** Trash, papers, debris will not be allowed to accumulate within the homesite. All foreign objects must be removed and disposed of as appropriate. The visual impact of the homesite must be of neatness and cleanliness.
8. Toys, tools, equipment, garbage cans, etc. shall not be allowed to accumulate in the yard or anywhere outside of the home. These items must be neatly stored out of public view and shall not be left laying out or on the streets or sidewalks. It is permissible to leave appropriate lawn and yard furniture out in season.
9. If management sees that the landscaping is being neglected, after due notice it's care will be contracted out and charged to the RESIDENT. The notification process is a two step process, first a informal notification, second a formal written notice, then we will take the necessary steps to bring your landscape into compliance with the park rules. An administrative/bookkeeping charge of \$ 20.00 will also be assessed for each occurrence.
[1-17-02]
10. All improvements to the homesite that have been undertaken with prior park approval must be maintained in good repair by the lessee. This includes, but is not limited to, fences, steps, decks, sheds and awnings. Failure to do so will result in the improvement being disallowed and the lessee being required to remove it from the homesite. Close attention to the overall condition of installed improvements will be emphasized, with a particular focus upon the maintenance of the finish on installed wooden fencing, decking, deck covers and patio covers.
11. No RESIDENT shall construct or reconstruct any improvement, alter or refinish the exterior of any improvement, make any changes in the natural or surface drainage, or make significant changes in landscaping without first obtaining written permission from the LANDLORD. Resident is also responsible for getting "locates" prior to digging. [1-17-02]
12. All surfaces and structures must be painted or stained and maintained in good condition.
13. Firewood must be stored inside the garage, or under a shelter in such a way as to (1) not create a fire hazard, (2) to not be seen from the street, (3) to have a minimum visual impact with a neighbor, and (4) to maintain access to utility emergency shutoff's. [1-17-02]
14. When on vacation the RESIDENT must make arrangements for the proper care of their lawn and garden.

INITIALS	
Resident	
Resident	



B. MINIMUM STANDARDS FOR HOME AND HOMESITE MAINTENANCE:

The manufactured home must be maintained at all times. Smoke detectors, and other safety equipment in the home, must be maintained as outlined by City, State, and or Federal code.

1. It must present an appearance of neatness and cleanliness. Homes and attaching structures will be washed, painted and generally kept in good repair at all times.
2. All windows of the home and garage must have curtains, drapes or blinds so to present a neat appearance when viewing from the street or neighboring house.
3. All gutters, downspouts, subsurface drain lines are to be maintained free and clear of all debris in order to assure their functioning as designed at all times. A periodic inspection and function check of these systems is recommended at least twice a year. More frequently if needed. After cleaning rain drains the resident will assure that any debris that remains adjacent to the street outlet is properly cleaned up and disposed of.
4. Driveways, walkways are to be kept clean, free of weeds, oil spills, etc. at all times. Accidental spillage on any paved surface within the park will require immediate attention.

5. GENERAL RULES

1. No furniture, other than patio furniture, will be allowed outside the manufactured home. Building materials, yard tools and equipment, and other personal items, will not be stored outside, around the home or garage. [1-17-02]
2. Commercial businesses, including babysitting, that require excessive customer traffic in the park will not be allowed. All businesses will register with the park and have a current business license. [1-17-02]
3. Real estate signs are not allowed on the lawns. For sale signs are not allowed on the lawns but may be placed inside the window of the home, or on the building.
4. Residents are reminded that they will be utilizing their own lot for their outdoor activity area, this is the only authorized area for outdoor activities within the park for residents. In the interests of safety, streets will not be utilized for recreational purposes.
5. The riding of tricycles, and small bicycles by residents guest are allowed upon the sidewalks in front of the residents home site. [1-17-02]
6. Recreational riding of bicycles is allowed only upon the streets of the park and are subject to motor vehicle rules and regulations.
7. Visitors/Guests may only engage in recreational activities within the park when accompanied by a responsible adult RESIDENT. [1-17-02]
8. Use and storage of fireworks of any kind is allowed only with adult supervision and only on July 4th. The storage of fireworks on the premises of Garden Meadows MHC is expressly prohibited. Adult resident must supervise clean up of area, and retrieving all debris of the entire event. [1-17-02]

INITIALS

Resident	
Resident	



Rules and Regulations

9. Open burning of garbage, trash, paper, yard and lawn debris, or other landscaping trimmings is prohibited. Burning in barrels or other containers is open burning for purposes of this rule. Burning of trash or garbage in woodstoves is also prohibited.
10. Christmas holiday decorations outside of the home may be put up only after the 15th of November and must be taken down by the 15th of January. Other holiday decorations are limited to one week before the holiday to one week after. Political advertising is limited to one small (6" x 18") sign placed in a window.
11. RESIDENT shall register his/her telephone number with LANDLORD.
12. Soliciting of money or peddling is not permitted in the Park. Only solicitation on behalf of an actual RESIDENT organization or as required by law is allowed.
13. No fuel, oil or combustible liquids, solids, gasses, or hazardous chemicals of any nature may be stored in the Park. Normal household maintenance items such as lawn and garden chemicals, household paints and stains, household cleaning solutions, lawn mower fuel, etc. Are allowed, but must be properly disposed of and shall not be dumped in the Park.
14. Garage sales, Estate sales are allowed in the park only upon the express, written consent of LANDLORD. For rules and regulations concerning these activities see the Park Manager.
15. Installed PGE electrical pedestals will be left undisturbed, they are park property and will not be painted or modified in any way. It is acceptable for the resident to shut off electricity to their home in a case of an emergency.

RESIDENT is reminded that he/she is solely responsible and accountable for all members of his household and their guests. It is absolutely understood that this is a condition of residency in the park.

6. VEHICLES:

- (1. Speed limit within the main park will be **10 MPH** at all times.

Please be advised that after two written warnings from the manager, violators may be subject to having their in park driving privilege revoked or we may invoke eviction pursuant to the 30 day notice rule provided in Oregon law.

You are responsible for your guests adherence to the speed limit.

- (2. There will be no parking anywhere along the curves on either side, as well as on both East and West streets (on the side with no sidewalk). Parking will also be prohibited in the two short, dead end corner streets (SE and NE corners). The streets act as fire lanes and must be kept clear as stated above. (Fire Code UFC 10.203) **You are allowed to have as many permanent vehicles as your driveway will safely accommodate.** Our designated parking must not be abused. It must be reserved for your visitors and short period residential use (i.e. four hours or less). Please be aware that the designated parking areas must be shared by all. Please allow ample room for residents entering and exiting their driveways. Exceptions to this will be on a case by case basis and must be agreed to in writing prior to the extra vehicle being allowed permanent status in the park. Residents are reminded that during periods of street maintenance they, as well as their guests, will be required to remove any vehicles so as not to interfere with the project.

INITIALS	
Resident	
Resident	



Rules and Regulations

[November 25, 1999]

- (3. No major repairs of vehicles (to include R.V. & boat section #7, below) will be allowed on park property. Minor, routine maintenance is acceptable. Excessive noise from vehicles will not be tolerated within the confines of the park. The management reserves the right to make the final determination in the matter of excessive noise of vehicles. [10-15-02]
- (4. Droppings of oil and gasoline on driveways must be avoided, timely cleanup of such occurrences is expected of all resident's.
- (5. ABSOLUTELY no unlicensed, non-operating, (keys must be accessible at all times), uninsured motor vehicles will be allowed to remain within the confines of Garden Meadows. Vehicles not being removed upon the reasonable demand of park management will be towed at the owner's expense.
- (6. Trucks larger than 3/4 ton pick-up type vehicles must have prior written permission to enter park or park within the park. Trade vehicles are exempt when doing business within the confines of the park at a resident's specific request.
- (7. Motorcycles, If a motorcycle is being used in the Park as a means of primary transportation to and from the Park, then the Park Manager must be notified, the motor cycle must be registered with the Park, and the motorcycle must have a good muffler to prevent excessive noise in the Park. *Under no circumstances* will a motorcycle, ATC or similar type recreational vehicle be driven around the park for recreational purposes.

7.RECREATIONAL VEHICLES, BOATS AND AUTOS:

Loading and unloading of RV's and boats (herein includes: trailer houses, camp or tent trailers, canopies, & utility trailers) shall be permitted for a 8 hour day time period only. When a RV or boat is in the process of being loaded or unloaded it will be closely attended. RV and boat units may not be occupied in the park as either temporary or permanent living quarters at any time. RV's and boats of any size may be only stored in the garage. Commercial off site storage is available in the local area if desired.

[10-10-02]

8.PETS:

- 1. Pet(s) are allowed only after a proper pet agreement has been initiated (See section 3, section 7 (D) of Rental Agreement and Attachment "B-2", Pet Agreement). Pet agreements are required only for Dogs and Cats.
- 2. We limit Pets to **One (1) Dog or Cat** (cat max 15 lb. Domestic only) per household. Exotic animals, or animals known to be dangerous, will not be accepted. We do not accept full or mixed breeds of the following dogs under any circumstances without exception: Chow, Rottweiler, Doberman, Pitbull, Blue Healer, and German Shepherd. We will accept traditional pets only. Small fish, and small, quiet birds do not fall under a limitation. Exceptions to the one pet limit can be made on a case by case consultation with park management and **must be approved in writing** Said permission shall become a part of the Rental Agreement between the owner and the homeowner. Handicapped Homeowners are allowed to keep specially trained seeing eye / hearing animal as allowed by law. [10-1-01][1-17- 02]
- 3. Pets must have an ID collar where feasible.

INITIALS	
Resident	
Resident	



Rules and Regulations

4. Pets must be kept on a leash or confined when not inside the manufactured home, and must be restricted so they may not trespass onto another's lot. All pets shall be attended to at all times. No Pet will be left outdoors overnight. Absolutely no barking that invites complaints will be tolerated. Pet litter in the yard, must be picked up on a daily basis, and disposed of in a closed container. Residents yard, and landscaping, will not be permitted to show signs of ware and abuse from pet traffic and use. [1-17-02]
5. Pets running loose will be reported to " Animal Control".
6. All state, county and local laws will be observed. All pets will be properly licensed, and all shots and vaccinations will be kept current. Evidence of compliance with this may be requested by park management and will be readily available.
7. **UNDER NO CONDITIONS ARE PETS ALLOWED TO VIOLATE THE PRIVACY OF ANYONES HOMESITE. THIS IS A BASIC COURTESY, AND VIOLATION OF THIS RIGHT CAN ONLY INDICATE A LACK OF CONSIDERATION OF ONES NEIGHBORS. IF YOUR PET LITTERS ANOTHER PERSONS YARD, YOU ARE REQUIRED TO IMMEDIATELY REMOVE THE LITTER, AND DISPOSE OF IT IN A PROPER CONTAINER.**
8. Pets will not be fed outdoors, as pet food attracts stray animals into the park. [1-17-02]

If you keep a pet, it is an indication to management and your neighbors that you accept the provisions of these rules without reservation and realize that your failure to comply in the full spirit and intent of these provisions is grounds for revocation of permission to keep the pet in the Park, and also for eviction of the RESIDENT.

All guests must be informed of the Landlord's pet policy and other Park Rules. Any visiting pet must be registered with and approved by the LANDLORD.

Please be advised that the provisions of ORS 446.115 are strictly enforced for all pets.

446.115 (2) No person shall allow a pet animal of the person to run at large or create a health hazard within a mobile home or manufactured dwelling park.

9.GARBAGE AND TRASH:

Garbage and trash must be placed in a covered plastic container with a secure lid and placed on your lot so that it is not visible from the street. The park will provide a rented container. Garbage collection is a contractual arrangement between the Park and the local hauling company. You will be billed directly by the park for this service. Your monthly bill will include the rental charges on the container. City collection is on a weekly basis from a container placed at curbside on pickup day. The can will be curbside only on pickup day and removed back to out of sight storage that same day. It is *mandatory* that all residents have garbage pickup service. (City of Portland Ordinance.)

10.RESPONSIBILITIES:

Management is not responsible for loss due to fire, theft or accident. Violation of any ordinance or law of City, County, or State will not be tolerated. No act or misdemeanors shall be committed which would place the management or owners of these premises in violation of any law or ordinance of City, County, or State. RESIDENT agrees to indemnify, defend and save the Park and its owners and employees harmless from any action, suit, and/or resulting damages against the park, its owners or agents, which occurs as a result of the action or actions of RESIDENT or RESIDENT's guests or visitors which result in injury to persons or property.

INITIALS	
Resident	
Resident	



Rules and Regulations

Facilities and amenities furnished in this park are for the convenience and enjoyment of RESIDENTS. All persons residing in the Park and/or using these facilities do so at their own risk. The LANDLORD will not be responsible for accidents, injuries, losses, or damages that occur because of use of Park facilities or occupancy in the Park. LANDLORD shall also not be responsible for accidents, injuries or losses that occur due to fire, theft, vandalism, wind, flood, rain, earthquake or any and all other causes beyond LANDLORD's control. LANDLORD shall only be liable to RESIDENT for damages caused by the actual gross negligence or willful misconduct of the park manager or other park employees.

LANDLORD shall have no liability to RESIDENT for loss or destruction of RESIDENT's property or RESIDENT'S guest property or for injury to RESIDENT or guest unless caused by the willful negligence of LANDLORD or LANDLORD's employees

The management reserves the right to set policy for any situation not covered by these Rules and Regulations.

11. GENERAL CONDUCT:

All RESIDENT's are reminded that we all live in close proximity to each other and in the interests our neighbors it is necessary to establish and observe a parkwide noise policy as follows; **Quiet time will be between 10:30 PM and 7 am.** Loud sounds emanating from lots will not be allowed at any time. If you think your electronic device or family argument can be heard by your neighbors, turn it down. Don't infringe on the peace and tranquillity that makes Garden Meadows a nice place to live.

Your peace and enjoyment and the peace and enjoyment of your neighbors are dependent upon the willingness of all concerned parties to abide by these rules and work together to make our park a good place to live.

Residents acknowledge that they have read and agree to abide by the conditions set forth in these rules and regulations. They further agree that management reserves the right to make such changes that management may deem necessary from time to time. Such modification will take effect upon notification of the residents. residents understand that any breach of the rules and regulations shall constitute a breach of the rental agreement and may subject residents to dispossession and liability for attorney fees and damages.

Garden Meadows is privately owned property. The right to evict, as required by law, any objectionable person or persons who may cause a disturbance, disrupting the peace and tranquillity of the park, is a nuisance, is reserved by the owners. The manager is the sole judge of such occurrences and is empowered to act on the owner's behalf. [1-17-02]

INITIALS

Resident	
Resident	



Rules and Regulations

DISCLAIMER

In the event that one of the above rules, regulations, and policies is found to be unenforceable in a court of law, that shall in no way construe that this entire document is unenforceable. Furthermore, our failure to enforce any particular clause shall in no instance be considered to be a waiver of our right to enforce the clause in the future.

LESSEE

Resident

Resident

200_

Date

LESSOR:

Owner / Manager

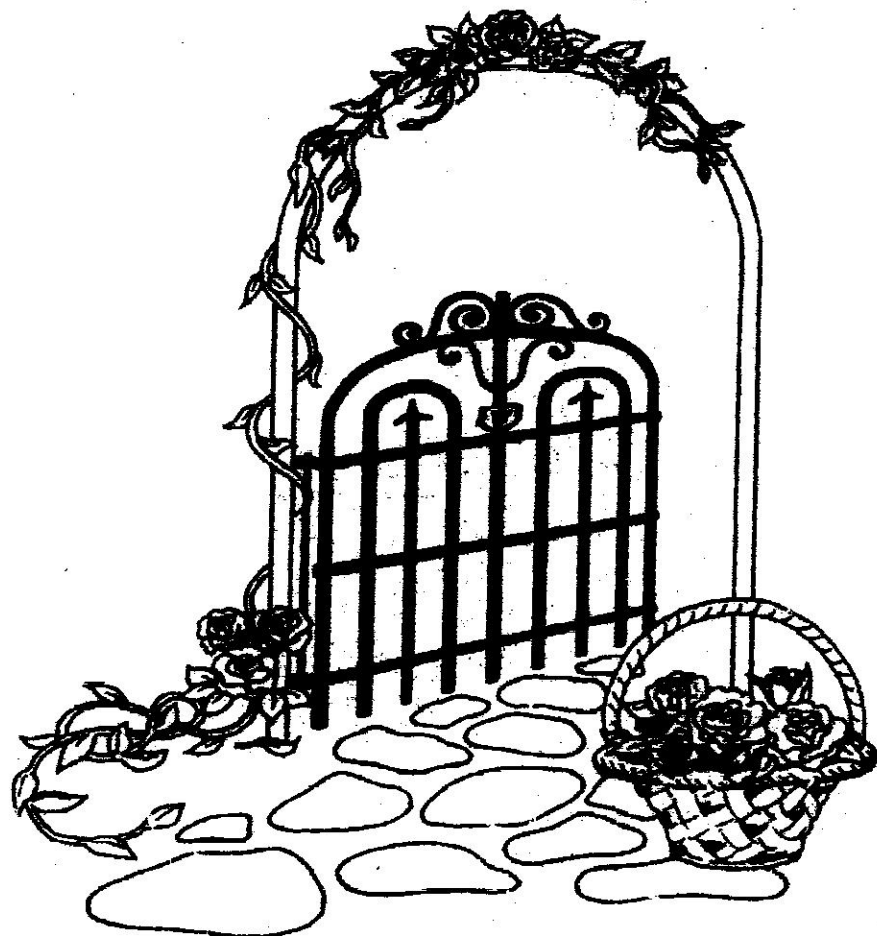
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Date

INITIALS

Resident	
Resident	

FRANK



GARDEN MEADOWS

**PARK POLICIES
& INFORMATION**

For New Applicants and Residents

Revised 10-19-04

14308 NE Sandy Blvd., #51. Portland, Oregon 97230 (503) 252-9100