

GLENWOOD MOBILE ESTATES
A 55+ MOBILE HOME PARK

RULES AND REGULATIONS

WELCOME TO GLENWOOD MOBILE ESTATES. THE MANAGEMENT WANTS EVERY TENANT TO LIVE IN PLEASANT HARMONY AND COMFORT. THESE RULES AND REGULATIONS ARE IN PLACE FOR THE BENEFIT AND COMFORT OF ALL. WE SINCERELY HOPE THAT YOUR STAY HERE IS BOTH PLEASANT AND ENJOYABLE. THE FACILITIES HERE ARE PROVIDED FOR YOUR ENJOYMENT AND USE.

EVERYONE WANTS THEIR HOME, THE PARK AND THE HOMES AND YARDS OF OUR NEIGHBORS TO BE NEAT AND WELL-MAINTAINED. THE VALUE OF OUR HOMES, SHOULD WE DECIDE TO SELL, WILL BE MUCH BETTER IN A CLEAN AND NEAT SETTING.

1. FEES

- **ALL TENANTS AND EXTENDED GUESTS (FIFTEEN (15) DAYS OR MORE) MUST REGISTER AT THE OFFICE.**
- **ALL MONTHLY FEES FOR LOT AND PARK SERVICES ARE ON A MONTH-TO-MONTH BASIS, PAYABLE IN ADVANCE, ON THE FIRST DAY OF THE MONTH AND BY NO LATER THAN THE 5TH DAY OF THE MONTH. A LATE CHARGE OF \$25.00 WILL BE CHARGED FOR PAYMENTS RECEIVED AFTER THE 5TH DAY OF THE MONTH. A CHARGE OF \$25.00 WILL BE ADDED FOR AN NSF CHECK.**
- **BASIC RATES AND SERVICES PROVIDED ARE FOR TWO (2) PEOPLE. A FEE OF \$10.00 PER MONTH WILL BE CHARGED FOR EACH ADDITIONAL PERSON THAT REMAINS AT A TENANT'S LOT FOR MORE THAN 15 DAYS IN A 60-DAY PERIOD. TENANT MUST OBTAIN PRIOR WRITTEN APPROVAL FROM MANAGEMENT FOR EACH ADDITIONAL PERSON OR GUEST WHO WILL STAY BEYOND THE 15 DAYS.**

2. MOBILE HOME SET UP/UTILITY HOOK UP

- THE TENANT MUST OBTAIN THE MANAGEMENT'S PRIOR WRITTEN APPROVAL BEFORE COMMENCEMENT OF ANY ALTERATION, PAINTING, INSTALLATION, ADDITION, CONSTRUCTION OR IMPROVEMENT ON YOUR LOT, INCLUDING WITHOUT LIMITATION, THE INITIAL PLACEMENT OF THE HOME AND ANY SUBSEQUENT MODIFICATION TO THE HOME OR THE LOT. THIS IS TO ENSURE THE TYPE OF AESTHETICS THAT WE DESIRE TO MAINTAIN THAT WILL BENEFIT US ALL.
- THE INITIAL PLACEMENT AND ANY SUBSEQUENT MODIFICATION OF THE HOME OR LOT MUST CONFORM TO CURRENT CITY OF MARYSVILLE BUILDING CODES AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS. A BUILDING PERMIT MUST ALSO BE OBTAINED.
- ALL UTILITY HOOK UPS, INCLUDING COSTS OF LABOR AND MATERIALS ARE THE RESPONSIBILITY OF THE TENANT.
- FRESH WATER LINES SHALL BE EQUIPPED WITH A PRESSURE REDUCING VALVE, A CHECK VALVE, AND AN ABOVE GROUND SHUT-OFF VALVE. INSULATION SHOULD ALSO BE PROVIDED TO PREVENT FREEZING.

3. LOT SIZE AND BOUNDARIES

- THE LOTS AT GLENWOOD MOBILE ESTATES ARE ALL DIFFERENT SIZES AND SHAPES. SOME TENANTS WOULD LIKE MORE SPACE AND SOME WOULD BE CONTENT WITH LESS. TO KEEP ORDER IN THE PARK, THE FOLLOWING RULES WILL APPLY.
- THE LOT BOUNDARIES THAT EXIST WHEN YOU PURCHASE YOUR HOME HAVE BEEN ASSIGNED WHEN YOUR HOME WAS MOVED ON TO THE LOT OR AGREED TO BY PREVIOUS OWNERS. THESE BOUNDARIES WILL REMAIN AND WILL BE CHANGED ONLY BY THE FOLLOWING PROCEDURE.

- THE PARTIES ON EACH SIDE OF THE BOUNDARY MUST AGREE IN WRITING TO THE NEW BOUNDARY AND THEN OBTAIN THE PRIOR WRITTEN APPROVAL OF MANAGEMENT BEFORE ADJUSTING ANY BOUNDARY. IN CONSIDERING THE REQUEST, MANAGEMENT WILL LOOK AT THE EFFECT THE CHANGE WOULD HAVE ON RE-RENTING THE LOT IF ONE OF THE HOMES IS MOVED OFF THE LOT, CITY BUILDING CODES, AND THE AESTHETICS OF THE PARK.
- THE MANAGEMENT MAY GRANT OR DENY A REQUEST TO CHANGE A BOUNDARY AT ITS SOLE AND EXCLUSIVE DISCRETION. IF MANAGEMENT ALLOWS A CHANGE IN A BOUNDARY, THEN THE AFFECTED TENANTS MUST EXECUTE A NEW RENTAL AGREEMENT WHICH IDENTIFIES THE NEW LOT BOUNDARY.

4. AESTHETICS AND STANDARDS

- THE TENANT MUST OBTAIN THE MANAGEMENT'S PRIOR WRITTEN APPROVAL BEFORE COMMENCEMENT OF ANY ALTERATION, PAINTING, INSTALLATION, ADDITION, CONSTRUCTION OR IMPROVEMENT ON YOUR LOT. THE HOME MUST AT ALL TIMES CONFORM TO CURRENT CITY OF MARYSVILLE BUILDING CODES AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS. THIS IS TO ENSURE THE TYPE OF AESTHETICS THAT WE DESIRE TO MAINTAIN THAT WILL BENEFIT US ALL.
- TENANT MUST INSTALL (WITHIN 60 DAYS AFTER PLACEMENT), AND MAINTAIN THEREAFTER THE FOLLOWING ITEMS WITH REGARD TO THE MOBILE HOME:
 - a. A CARPORT AWNING, AT LEAST 10X24 FEET MINIMUM;
 - b. A CARPORT PORCH, 3X4 FEET MINIMUM;
 - c. A FRONT PORCH, 6X8 FEET, WITH AWNING OF 7X10 FEET MINIMUM, AS SPACE ALLOWS;

- d. AWNINGS AND SUPPORTS ARE TO BE MADE OF ALUMINUM AND CONTINUOUS FRONT FACING;
- e. SKIRTING AROUND THE ENTIRE MOBILE HOME IS TO BE OF APPROVED MATERIAL;
- f. HANDRAILS OF WOOD OR METAL MUST BE STRONG ENOUGH TO SUPPORT A PERSON WHO FALLS AGAINST THEM;
- g. ALL STEPS ARE TO MATCH THE DECKS;
- h. ALL SIDING ON ANY ADDITIONS INCLUDING SKIRTING MUST BE OF THE SAME OR SIMILAR MATERIAL AND COLOR AS THE MOBILE HOME;
- i. GUTTERS AND DOWNSPOUTS MUST BE INSTALLED;
- j. DRAINAGE AROUND THE MOBILE HOME IS THE RESPONSIBILITY OF THE HOMEOWNER;
- k. ALL AXLES AND HITCHES MUST BE REMOVED. HITCHES MAY BE STORED UNDER THE MOBILE HOME;
- l. REQUIREMENTS FOR MOBILE HOMES COMING INTO THE PARK WILL BE A MINIMUM OF 24 FEET WIDE, WITH THE EXCEPTION OF LOTS THAT WILL ONLY ACCOMMODATE A 14-FOOT WIDE MOBILE HOME. ROOF MUST BE COMPOSITION, SIDING OF A MODERN TYPE, NO METAL SIDING OR ROOFING WILL BE ALLOWED.
- m. MANAGEMENT RESERVES THE RIGHT TO REFUSE ADMISSION TO ANY MOBILE HOME THAT DOES NOT MEET OUR STANDARDS OR ITS CONDITION OR APPEARANCE WAS MISREPRESENTED.
- n. EACH HOME MAY HAVE **ONE ACCESSORY BUILDING** (STORAGE SHED) UP TO 120 SQUARE FEET IN ROOF AREA, AS PER CITY CODE. ALL LOTS THAT CURRENTLY HAVE MORE THAN ONE ACCESSORY BUILDING SHALL UPON

SALE OF THE HOME BE REDUCED TO ONE ACCESSORY BUILDING OF ALLOWABLE SIZE. THE SELLER MUST ADVISE THE PURCHASER OF THIS REQUIREMENT IN ADVANCE SO THAT THERE IS NO MISUNDERSTANDING;

5. LOT APPEARANCE

- a. MOBILE HOMES MUST BE MAINTAINED IN A GOOD STATE OF REPAIR, PAINTED WHEN NEEDED, AND KEPT CLEAN WHILE IN THIS PARK.
- b. THE PARK SHALL NOT BE HELD RESPONSIBLE FOR DETERIORATED DRIVEWAY BLACKTOP CAUSED BY LEAKAGE OF OIL OR GASOLINE FROM TENANT'S CARS.
- c. NO OUTSIDE STORAGE WILL BE PERMITTED AROUND THE EXTERIOR OF THE MOBILE HOME OR ITS LOT AREA (BOXES, LUMBER, APPLIANCES, ETC.).
- d. NO TOWELS OR LAUNDRY OF ANY KIND IS TO BE HUNG OUTSIDE THE MOBILE HOME.
- e. **PROPANE TANKS OF ANY TYPE ARE PROHIBITED, EXCEPT FOR BARBEQUES AND RECREATIONAL VEHICLES.**

6. UTILITIES

- WATER AND SEWER SERVICE IS INCLUDED IN YOUR BASIC MONTHLY RENTAL FEE. GARBAGE SERVICE IS PROVIDED AND PAYABLE TO THE CITY OF MARYSVILLE. RECYCLE OF PAPER CANS AND BOTTLES IS PROVIDED WITH THE GARBAGE. A 60-GALLON YARD WASTE DUMPSTER IS AVAILABLE FROM THE CITY GARBAGE SERVICE. ELECTRICAL SERVICE IS PROVIDED BY AND PAYABLE TO SNOHOMISH COUNTY PUD.
- GARBAGE CANS ARE TO BE SCREENED FROM VIEW FROM THE STREET SIDE OF YOUR HOME.

7. LANDSCAPING, LAWNS AND MAINTENANCE

- NEW TENANTS WHO MOVE A HOME INTO THE PARK SHALL WITHIN 90 DAYS (WEATHER PERMITTING) INSTALL LANDSCAPING ON THEIR LOT. TENANT MUST SUBMIT WRITTEN LANDSCAPING PLANS AND OBTAIN PRIOR WRITTEN APPROVAL FROM MANAGEMENT BEFORE STARTING WORK.
- YOU MUST CHECK WITH MANAGEMENT BEFORE YOU DIG TO PLANT TREES OR SHRUBS AS THERE ARE BURIED WIRES FOR TELEPHONE, ELECTRIC AND TV CABLE.
- YOU MUST ALWAYS GET PRIOR WRITTEN APPROVAL FROM MANAGEMENT BEFORE REMOVING ANY TREES OR LARGE SHRUBS.
- FENCES ARE NOT ALLOWED. FENCES ON THE PARAMETER OF THE PARK BELONG TO THE PARK OR THE ADJOINING PROPERTY AND MAY NOT BE CHANGED.
- TENANTS ARE RESPONSIBLE TO MAINTAIN THEIR HOME AND LOT IN A MANNER THAT WILL CONTINUE TO MAINTAIN OUR PROPERTY VALUES AND BE PLEASING TO OUR NEIGHBORS. LAWNS MUST BE MOWED REGULARLY (AT LEAST TWICE A MONTH DURING GROWING SEASON), SHRUBS AND TREES PROPERLY TRIMMED, ROCK AND FLOWER BEDS WEEDED, AND ANY YARD DEBRIS OR GARBAGE PROMPTLY REMOVED.
- WHEN YOU GO ON VACATION OR GO SOUTH FOR THE WINTER, YOU MUST MAKE ARRANGEMENTS TO HAVE SOMEONE TAKE CARE OF YOUR LOT. YOU ALSO NEED TO NOTIFY THE OFFICE SO THAT ANY PROBLEMS CONCERNING YOUR LOT CAN BE DEALT WITH.
- HOMES AND LOTS THAT ARE NOT PROPERLY CARED FOR WILL BE MAINTAINED BY MANAGEMENT WITHOUT LIABILITY, AND THE TENANT MUST REIMBURSE THE LANDLORD FOR THESE CHARGES AS RENT DUE AND OWING BY THE FIRST DAY OF THE NEXT MONTH FOLLOWING THE MAINTENANCE.

8. TV ANTENNAS

- A TENANT SHALL NOT PLACE A SATELLITE DISH OR TV ANTENNA ON THE TENANT'S MOBILE HOME UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM MANAGEMENT AS PROVIDED BELOW.
- TENANT SHALL SUBMIT A WRITTEN PLAN DESCRIBING IN DETAIL THE ACCESSORY EQUIPMENT, STRUCTURE, AND APPLIANCE WHICH THE TENANT PROPOSES TO PLACE ON THE MOBILE HOME. THE WRITTEN PLAN SHALL INCLUDE A SCALED DRAWING ON 8½" x 11" PAPER OF THE MOBILE HOME LOT WHICH SHOWS WITH DIMENSIONS THE LOCATION OF THE MOBILE HOME AND CARPORT/GARAGE ON THE LOT. THE DRAWING SHALL IDENTIFY THE EXACT LOCATION OF THE ACCESSORY EQUIPMENT, STRUCTURE AND APPLIANCE WHICH THE TENANT PROPOSES TO PLACE ON THE MOBILE HOME.
- MANAGEMENT SHALL APPROVE OR DISAPPROVE OF THE TENANT'S WRITTEN PLAN WITHIN TEN (10) BUSINESS DAYS OF RECEIPT OF THE TENANT'S WRITTEN PLAN.
- ANY SATELLITE DISH OR TELEVISION ANTENNA THAT IS PLACED ON THE MOBILE HOME WHICH WAS NOT APPROVED BY MANAGEMENT PRIOR TO ITS INSTALLATION SHALL BE REMOVED BY TENANT WITHIN FIFTEEN (15) DAYS OF RECEIPT OF WRITTEN NOTICE BY MANAGEMENT.
- INSTALLATION OF A SATELLITE DISH OR TELEVISION ANTENNA SHALL CONFORM TO THE FOLLOWING MINIMUM STANDARDS:
 - a. **SIZE:** THE SATELLITE DISH OR TV ANTENNA SHALL BE ONE METER (39 INCHES) OR LESS IN DIAMETER;
 - b. **PLACEMENT:** TENANT SHALL PLACE ANY PROPOSED SATELLITE DISH OR TV ANTENNA OUT OF SIGHT FROM THE FRONT OF THE MOBILE HOME INsofar AS THIS WILL NOT HARM RECEPTION. THE DISH OR ANTENNA

SHALL NOT BE PLACED ON THE LOT OR ANY COMMON AREA OF GLENWOOD MOBILE ESTATES;

- c. **COMPLIANCE WITH CODE:** THE SATELLITE DISH OR TV ANTENNA SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS;
- d. **COLOR:** SATELLITE DISH SHALL BE OF NEUTRAL COLOR.

9. SPECIAL ACCESSORY REGULATION

- THE TENANT MUST OBTAIN THE MANAGEMENT'S PRIOR WRITTEN APPROVAL BEFORE COMMENCEMENT OF ANY ALTERATION, PAINTING, INSTALLATION, ADDITION, OR CONSTRUCTION ON YOUR LOT, INCLUDING, WITHOUT LIMITATION, ALL WORK PERFORMED ON PATIO COVERS, CARPORTS, STORAGE SHEDS, PORCHES, SKIRTING, WINDOW AWNINGS, STEPS, AND GUTTERS. IN CASES WHERE A MOBILE HOME IS MOVED INTO A PARK, ANY PRE-OWNED ACCESSORIES MUST BE APPROVED IN WRITING BY MANAGEMENT BEFORE RE-INSTALLATION.
- DECKS INSTALLED UNDER CARPORTS MUST NOT INTERFERE WITH THE PARKING OF TWO FULL-SIZED CARS, SO THAT AT LEAST EIGHT (8) FEET REMAINS BETWEEN THE LAST CAR AND THE STREET, PLUS ROOM TO WALK AROUND THE CARS.
- USE CAUTION IN SELECTING INSTALLERS OR CONTRACTORS. THE OFFICE USUALLY HAS SOME WORKERS THAT THEY COULD RECOMMEND.

10. NOTICE OF SALE OR ASSIGNMENT

- **THE TENANT MAY NOT ASSIGN THE TENANT'S RENTAL AGREEMENT AND/OR TENANCY EXCEPT AS PROVIDED IN RCW 59.20.073 ON THE SALE OF A MANUFACTURED HOME IN THE COMMUNITY. UPON ANY FUTURE SALE OF THE HOME ON THIS LOT TENANT AGREES TO USE THE ATTACHED**

LEASE ASSIGNMENT TRANSFER FORM PROVIDED BY LANDLORD FOR THE PURPOSE OF COMPLIANCE WITH THE PROVISIONS OF RCW 59.20.073 AND THE PROVISIONS OF THIS PARAGRAPH 10.

- IN ORDER TO MAINTAIN THE QUALITY OF THE COMMUNITY LANDLORD, AT THE TIME OF ANY FUTURE SALE OF THIS HOME, MAY WISH TO PURCHASE THE TENANT'S HOME FROM THE TENANT. LANDLORD AND TENANT ACKNOWLEDGE THAT LANDLORD HAS THIS RIGHT, CALLED A RIGHT OF FIRST REFUSAL, PROVIDED LANDLORD MATCHES ALL TERMS OF ANY EXECUTED BONAFIDE SALES AGREEMENT REACHED BY A THIRD PARTY BUYER AND TENANT AND PROVIDED LANDLORD PAYS TENANT A PURCHASE PRICE WHICH EXCEEDS THE ACCEPTED PURCHASE PRICE BY \$300. THE PROCEDURE TO EXECUTE THIS FIRST RIGHT OF REFUSAL IS AS FOLLOWS:
 - a. TENANT AGREES TO IMMEDIATELY NOTIFY THE LANDLORD ONCE TENANT HAS REACHED ANY AGREEMENT TO SELL TENANT'S HOME, PROVIDE THE LANDLORD WITH THE TERMS OF THE AGREEMENT INCLUDING A COPY OF ANY WRITTEN AGREEMENT TO PURCHASE OR SELL THE HOME, AND THE TENANT WILL PROVIDE AN EXECUTED COPY OF THE LEASE ASSIGNMENT TRANSFER FORM, REFERENCED ABOVE AND ATTACHED TO THIS LEASE.
 - b. WITHIN FIVE (5) DAYS THE LANDLORD MUST THEN EXECUTE A PURCHASE AND SALE DATE AGREEMENT WITH THE SAME TERMS AND CONDITIONS ACCEPTED BY TENANT FROM THE THIRD PARTY, ADDING \$300 TO THE SALES PRICE, AND PAY ANY EARNEST MONEY REQUIRED BY THE AGREEMENT. THE TENANT MUST THEN SELL TO THE LANDLORD AND THE LANDLORD MUST THEN PERFORM UNDER THE TERMS OF THE PURCHASE AND SALE AGREEMENT AND STAND READY TO CLOSE THE SALE PURSUANT TO ITS TERMS. IF THE LANDLORD FAILS TO RESPOND AS REQUIRED WITHIN FIVE (5) DAYS, THE SALE TO THE THIRD PARTY MAY

PROCEED, SINCE THE LANDLORD HAD FORFEITED OR WAIVED HIS RIGHT OF FIRST REFUSAL.

c. TENANT AGREES THAT THE BREACH BY TENANT OF ANY OF THE OBLIGATIONS IN THIS PARAGRAPH 10 CANNOT BE REASONABLY OR ADEQUATELY COMPENSATED IN DAMAGES IN ANY ACTION AT LAW AND THAT A BREACH OF THIS PARAGRAPH BY TENANT WILL CAUSE LANDLORD IRREPARABLE INJURY AND DAMAGE. TENANT, THEREFORE, EXPRESSLY AGREES THAT IN THE EVENT OF A BREACH OR THREATENED BREACH OF THIS PARAGRAPH, LANDLORD WILL BE ENTITLED TO INJUNCTIVE AND OTHER EQUITABLE RELIEF AGAINST TENANT, INCLUDING WITHOUT LIMITATION SPECIFIC PERFORMANCE.

- **MOBILE HOMES MAY NOT BE LEASED, RENTED OR SUBLET. ALL UNITS MUST BE OWNER OCCUPIED.** UPON REQUEST, TENANT MUST PROVIDE MANAGEMENT WITH A COPY OF THE TENANT'S CERTIFICATE OF TITLE TO THE MOBILE HOME TO CONFIRM OWNERSHIP.
- MANAGEMENT WILL HELP IN THE SALE OF YOUR MOBILE HOME BY TELLING POSSIBLE FUTURE TENANTS OF ITS AVAILABILITY.
- A **HOME FOR SALE** SIGN MAY BE DISPLAYED ON YOUR HOME OR ON YOUR LOT, BUT IS LIMITED TO ONE SIGN WITH A MAXIMUM SIZE OF 18X24 INCHES.

11. WE ARE A 55+ MOBILE HOME PARK

- PURSUANT TO FEDERAL LAW, ALL LOTS MUST BE OCCUPIED BY A REGISTERED TENANT WHO IS 55 YEARS OF AGE OR OLDER.
- UNDER NO CIRCUMSTANCES WILL ANYONE UNDER 45 YEARS OF AGE BE ALLOWED TO RESIDE IN THE PARK. IF A TENANT HAS A CHILD AFTER REGISTRATION, THE TENANT WILL VACATE THE PREMISES BY THE CHILD'S AGE OF 21 MONTHS.

- THE MANAGEMENT AND THE TENANT MUST COMPLY WITH THE POLICIES AND PROCEDURES REGARDING THE HOUSING FOR OLDER PERSONS EXEMPTION TO THE FAIR HOUSING ACT, WHICH ARE ATTACHED AS ATTACHMENT 1 AND ARE INCORPORATED BY THIS REFERENCE INTO THESE RULES AND REGULATIONS AS IF STATED IN FULL.

12. CHILDREN

- TENANTS ACKNOWLEDGE THAT THEY ARE RESPONSIBLE AND ACCOUNTABLE FOR THE ACTIONS OF VISITING CHILDREN.
- TENANTS ARE RESPONSIBLE FOR THE SUPERVISION AND CONTROL OF VISITING CHILDREN AND MAY NOT ALLOW THEM ACCESS ONTO A NEIGHBOR'S LOT. THIS ALSO PERTAINS TO VISITING PETS.
- TENANT MUST OBTAIN PRIOR WRITTEN APPROVAL BY MANAGEMENT FOR EACH CHILD UNDER THE AGE OF 18 WHO WILL STAY AT THE TENANT'S LOT FOR MORE THAN FIFTEEN (15) DAYS IN A 60-DAY PERIOD. MANAGEMENT WILL APPROVE OR DENY THE TENANT'S WRITTEN REQUEST AT MANAGEMENT'S SOLE AND EXCLUSIVE DISCRETION.

13. VEHICLES AND PARKING

- NO MORE THAN TWO VEHICLES PER LOT IS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM MANAGEMENT.
- THE SPEED LIMIT FOR ALL VEHICLES IN THE PARK IS **10 MILES PER HOUR**.
- TENANTS SHALL NOT PARK IN THE GUEST PARKING AREA.
- GUESTS MAY PARK IN TENANT'S DRIVEWAY, IN GUEST PARKING, OR AS A **LAST RESORT** ON THE STREET IN FRONT OF THE LOT THEY ARE VISITING. IF THE GUEST LEAVES THE PARK WITHOUT THE VEHICLE, IT MUST BE MOVED TO THE DRIVEWAY OR GUEST PARKING. THIS IS TO MAKE WAY FOR EMERGENCY VEHICLES.

- TO FACILITATE LOADING AND UNLOADING, RECREATIONAL VEHICLES MAY BE PARKED ON THE STREET FOR A PERIOD OF UP TO THREE (3) HOURS OR IN OWNER'S DRIVEWAY FOR UP TO 48 HOURS.
- NO MAJOR CAR REPAIRS ARE TO BE DONE AT YOUR LOT OR IN THE PARK. ALL AUTOMOBILES SHALL HAVE ALL TIRES ON THE GROUND AND BE INFLATED AND HAVE CURRENT LICENSE PLATES. LOUD CARS OR LOUD MUFFLERS ARE NOT PERMITTED WITHIN THE PARK. CARS ARE TO BE WASHED IN DRIVEWAYS ONLY. NO FRIENDS OR RELATIVES ARE TO WASH THEIR CARS IN THE PARK.

14. RECREATIONAL VEHICLES

- TRAVEL TRAILERS, CAMPERS, TRUCKS, BOATS, MOTOR HOMES, ETC., WILL BE PARKED IN THE DESIGNATED RV STORAGE AREA ONLY. THERE IS A FEE FOR THIS STORAGE PROVISION. WE ASSUME NO LIABILITY FOR, NOR IS ANY INSURANCE PROVIDED FOR, POSSIBLE DAMAGE TO ANY UNIT OR ITEMS PARKED IN THIS DESIGNATED STORAGE AREA.
- ONE SPECIAL EXCEPTION IS PROVIDED FOR CAMPER VANS THAT ARE USED AS TRANSPORTATION ON A DAILY BASIS AND MEET THE FOLLOWING SPECIFICATIONS. THE UNIT MUST BE ENCLOSED IN A STANDARD VAN OR MINI-VAN BODY. THE BODY MAY NOT BE MODIFIED TO INCREASE THE WIDTH OR LENGTH. THE ROOF MAY BE RAISED, HOWEVER, IT MUST FIT INTO THE CARPORT WITHOUT DIFFICULTY. VANS PARKED IN TENANT'S DRIVEWAYS SHOULD BE PARKED SO THAT THEIR NEIGHBOR'S VIEW IS NOT BLOCKED.

15. PEDDLING AND SOLICITING

- NO COMMERCIAL BUSINESS SHALL BE CONDUCTED IN THE PARK WITHOUT PRIOR WRITTEN APPROVAL FROM MANAGEMENT. NO SOLICITING WILL BE ALLOWED FOR ANY REASON WITHOUT THE PRIOR WRITTEN APPROVAL OF MANAGEMENT.

- THERE WILL BE NO YARD SALES, ETC. WITHOUT PRIOR WRITTEN APPROVAL BY MANAGEMENT.

16. PETS

- ~~ONE~~ ^{TWO} SMALL PETS 15 POUNDS OR LESS ^{ARE} ~~IS~~ ALLOWED AS FOLLOWS:
 - DOMESTICATED ANIMALS ONLY (DOGS AND CATS).
 - NO WILD ANIMALS (SNAKES, SKUNKS, ETC.).
 - NO PET WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM MANAGEMENT.
 - NO TENANT SHALL ALLOW THEIR PET TO RUN LOOSE IN THE PARK AT ANY TIME.
 - ANY WASTE (DROPPINGS) CREATED BY THE TENANT'S OR GUEST'S PET MUST BE REMOVED AT ONCE.
 - PETS MUST BE ON A LEASH AT ALL TIMES THAT THEY ARE OUTSIDE.
 - PETS ARE NOT TO BE LEFT TIED OUTSIDE UNLESS THE OWNER IS OUTSIDE WITH THEM. EXAMPLE WOULD BE WHILE YOU ARE WORKING IN YOUR FLOWER BEDS.
 - BARKING OR OTHER LOUD NOISES WILL NOT BE ALLOWED. NOISY OR UNRULY PETS THAT CAUSE COMPLAINTS WILL NOT BE ALLOWED TO REMAIN.
 - FEMALE DOGS AND CATS MUST BE SPAYED.

17. FIRE PROTECTION

- FIRE HYDRANTS ARE LOCATED THROUGHOUT THE PARK. IF A FIRE EMERGENCY OCCURS, CALL THE FIRE DEPARTMENT FIRST - 911 - THEN NOTIFY THE MANAGER.

18. ADULT ONLY CLUBHOUSE

- USE OF THE CLUBHOUSE AND OTHER RECREATIONAL AREAS IS PROVIDED AT NO ADDITIONAL CHARGE TO THE TENANTS. CHILDREN UNDER THE AGE OF 18 YEARS ARE NOT PERMITTED UNLESS THEY ARE ACCOMPANIED BY THE TENANT THEY ARE VISITING. **TENANTS ARE DIRECTLY RESPONSIBLE FOR THEIR GUEST'S CONDUCT.**
- NO PETS ARE PERMITTED IN THE CLUBHOUSE.
- TENANTS MAY SCHEDULE PRIVATE PARTIES AT THE CLUBHOUSE. TO RESERVE THE CLUBHOUSE FOR YOUR PARTY OR EVENT, THERE IS A FORM YOU MUST SIGN AT THE OFFICE. YOU MUST ALSO LEAVE A \$25.00 DEPOSIT WITH THE MANAGER. THE DEPOSIT WILL BE RETURNED IF EVERYTHING IS LEFT CLEAN AND NEAT. RESERVATIONS WILL BE ON A FIRST COME, FIRST SERVE BASIS, AND MAY NOT CONFLICT WITH NORMAL CLUB 59 ACTIVITIES.
- MANAGEMENT WILL MAINTAIN THE NECESSARY HOUSEKEEPING OF THE CLUBHOUSE, HOWEVER, THE TENANTS, AS THEY USE THE FACILITY, ARE EXPECTED TO CLEAN UP AFTER THEMSELVES.
- THE CLUBHOUSE FACILITIES ARE AVAILABLE FROM 9:00 A.M. TO 10:00 P.M. OR THE END OF ACTIVITIES, WHICHEVER COMES FIRST.

19. OFFICE HOURS

- OFFICE HOURS ARE 9:00 A.M. TO ^{noon}~~4:00 P.M.~~, MONDAY THROUGH FRIDAY, AND 9:00 A.M. UNTIL 12:00 NOON ON SATURDAY
- EXCEPT IN CASE OF EMERGENCY, ALL BUSINESS SHALL BE CONDUCTED AT THE OFFICE DURING NORMAL BUSINESS HOURS.

20. COMPLAINTS

- ALL COMPLAINTS MUST BE IN WRITING AND SIGNED BY THE PERSON MAKING THE COMPLAINT.

21. ALCOHOLIC BEVERAGES

- NO ALCOHOLIC BEVERAGES WILL BE PERMITTED TO BE SERVED OR CONSUMED IN ANY BUILDING OR ADJOINING RECREATIONAL AREA WHICH IS PARK PROPERTY.

22. EXCESSIVE NOISE

- UNNECESSARY NOISE OR EXCESSIVELY LOUD PARTIES WILL NOT BE PERMITTED AT ANY TIME.
- QUIET HOURS ARE FROM 10:00 P.M. TO 8:00 A.M.

23. BILLIARDS

- THE BILLIARD ROOM HAS BEEN PROVIDED FOR ADULTS ONLY AND IS TO BE USED BY REGISTERED TENANTS ONLY. GUESTS ARE PERMITTED IF THEY ARE WITH A TENANT. ROUGH TREATMENT OF ANY EQUIPMENT IS NOT PERMITTED.

24. EXERCISE ROOM

- FOR USE OF ADULTS AND TENANTS ONLY. THESE FACILITIES ARE USED AT THE TENANT'S OWN RISK.

25. LIVE-IN CARE PROVIDER

- PRIOR TO ALLOWING A LIVE-IN CARE PROVIDER TO MOVE INTO A TENANT'S MOBILE HOME, THE TENANT MUST PROVIDE MANAGEMENT WITH THE FOLLOWING:
 - a. PROOF THAT THE CARE PROVIDER IS OVER 18 YEARS OF AGE;

- b. A COPY OF THE PHYSICIAN'S WRITTEN ORDER AND PLAN OF TREATMENT.
- THE LIVE-IN CARE PROVIDER MUST SIGN A **LIVE-IN CARE PROVIDER AGREEMENT** AND MUST COMPLY WITH THE FOLLOWING:
 - a. THE PARK RULES AND REGULATIONS;
 - b. THE TERMS OF THE TENANT'S RENTAL AGREEMENT; AND
 - c. THE MOBILE HOME LANDLORD/TENANT ACT.

THE LIVE-IN CARE PROVIDER IS NOT A TENANT OF THE PARK AND HAS NO RIGHTS OF TENANCY. THE RENTAL AGREEMENT IS NOT AFFECTED BY ANY AGREEMENT BETWEEN THE TENANT AND THEIR LIVE-IN CARE PROVIDER.

26. NONWAIVER

- FAILURE OF MANAGEMENT TO INSIST UPON THE STRICT PERFORMANCE OF THE RULES AND REGULATIONS CONTAINED HEREIN SHALL NOT CONSTITUTE OR BE CONSTRUED AS A WAIVER OR RELINQUISHMENT OF ITS RIGHTS THEREAFTER TO ENFORCE ANY SUCH RULE AND REGULATION, BUT THE SAME SHALL CONTINUE IN FULL FORCE AND EFFECT.

27. RULE CHANGES

- THE MANAGEMENT OF GLENWOOD MOBILE ESTATES MAY MAKE CHANGES OR ADDITIONS TO THESE RULES AND REGULATIONS UPON THIRTY (30) DAYS' WRITTEN NOTICE, EXCEPT AS PROVIDED IN RCW 59.20.080(1)(A).

ATTACHMENT 1

GLENWOOD MOBILE ESTATES POLICY AND PROCEDURES REGARDING HOUSING FOR OLDER PERSON EXEMPTION TO FAIR HOUSING ACT MARCH 3, 1997

The Fair Housing Act (Title VIII of the Civil Rights Act of 1968, AS amended, 42 U.S.C. §§ 3601-3619 (hereinafter the "Act")) and RCW 49.60.222 exempt "housing for older persons" from the prohibitions against discrimination because of familial status. Pursuant to the Act and RCW 49.60.222, Glenwood Mobile Estates is intended and operated for occupancy by persons 55 years of age or older and at least 80% of the occupied units at Glenwood Mobile Estates must be occupied by at least one person who is 55 years of age or older. To ensure compliance with the Act and RCW 49.60.222, Glenwood Mobile Estates publishes these policies and procedures to demonstrate that Glenwood Mobile Estates is intended and operated for occupancy by persons 55 years of age or older.

AS amended in 1995, the Act and RCW 49.60.222 requires: (i) that Glenwood Mobile Estates be intended and operated for persons 55 years of age or older; (ii) that at least 80% of the occupied units be occupied by at least one person who is 55 years of age or older; and (iii) that Glenwood Mobile Estates complies with rules issued by the Secretary for Fair Housing and Equal Opportunity (HUD) for the verification of occupancy.

Pursuant to the above requirements, Glenwood Mobile Estates establishes the following policies and procedures:

1. **Intent to Operate As 55 Or Over Housing.**

In order for Glenwood Mobile Estates to qualify as 55-or-older housing, it must publish and adhere to policies and procedures that demonstrate its intent to operate as housing for persons 55 years of age or older. The following factors, among others, are considered relevant in determining whether Glenwood Mobile Estates has complied with this requirement:

- (1) The manner in which Glenwood Mobile Estates is described to prospective residents;

- (2) Any advertising designed to attract prospective residents;
- (3) The adoption of written lease provisions and rules and regulations or other restrictions which demonstrate that Glenwood Mobile Estates is intended and operated AS housing for persons 55 years of age or older;
- (4) The maintenance and consistent application of relevant procedures;
- (5) Actual practices of Glenwood Mobile Estates; and
- (6) Public posting in common areas of statements describing Glenwood Mobile Estates AS housing for persons 55 years of age or older.

Pursuant to the above requirements, Glenwood Mobile Estates shall perform the following:

- (1) Adopt and maintain, through its rules and regulations and these policies and procedures, restrictions on the occupancy of units consistent with HUD's regulations governing 55-or-older housing;
- (2) Distribute copies of the rules and regulations and these policies and procedures to all occupants;
- (3) Notify local realtors of the restrictions; and
- (4) Post a sign indicating that Glenwood Mobile Estates is 55-or-older housing in conspicuous locations at Glenwood Mobile Estates.

2. 80% Occupancy.

In order for Glenwood Mobile Estates to qualify AS 55-or-older housing, at least 80% of its occupied units must be occupied by at least one person 55 years of age or older. For purposes of this policy, "occupied unit" means:

- (1) A dwelling unit that is actually occupied by one or more persons on the date the calculation is made; or
- (2) A temporarily vacant lot, if the primary occupant has resided in the unit during the past year and intends to return on a periodic basis.

For purposes of the 80% requirement, the language "occupied by at least one person 55 years of age or older" means that on the date of the calculation:

- (1) at least one occupant of the dwelling unit is 55 years of age or older; or
- (2) if the dwelling unit is temporarily vacant, at least one of the occupants immediately prior to the date on which the unit was vacated was 55 years of age or older.

3. Verification of Occupancy.

In order for Glenwood Mobile Estates to qualify AS 55-or-older housing, it must be able to produce verification of compliance with the 80% occupancy requirement through reliable surveys and affidavits. Pursuant to this requirement, the Glenwood Mobile Estates shall verify the age of each new occupant at Glenwood Mobile Estates and confirm that at least one occupant of each unit is 55 years of age or older. In addition, Glenwood Mobile Estates shall publish and distribute a survey to verify the ages of each occupant at Glenwood Mobile Estates and confirm that at least one occupant of each unit is 55 years of age or older at least once every two years. Glenwood Mobile Estates will consider the following documents AS reliable documentation of the age of an occupant:

- (1) Driver's license;
- (2) Birth certificates;
- (3) Passports;
- (4) Immigration cards;
- (5) Military identification;
- (6) Any other state, local, national, or international official documents containing a birth date of comparable reliability; or
- (7) A certification signed by an adult member of the household asserting that at least one person in the unit is 55 years of age or older. The certification should read:

I, [name], am over the age of 18 and a member of the