

## REDWOOD MOBILE ESTATES

### RULES & REGULATIONS

1. **SPEED LIMIT IS 15 MPH**
2. Mobile homes shall be skirted, hitch removed, and approved awnings and steps installed within thirty (30) days of moving in.
3. Residents shall keep space clean and presentable and maintain landscaping and lawn. Any Space left untended will be cared for by management and a charge made. The current charge is \$50.00 per hour and is subject to change.
4. No structure, including antenna, is to be erected without the management's written consent. Building permits shall be acquired when required by State or local ordinances. Our policy is that antennas and dish antennas be placed near the rear of the home and out of sight from the street as much as possible.
5. Anything that creates or constitutes an eyesore will not be tolerated.
6. Leaves must be raked. Leaves left in plastic bags in front of the space will be picked up by management.
7. No storage is allowed beneath or around the mobile home, or any rubbish allowed to accumulate, (this will include but not limited to appliances).
8. Loud parties, excessive use of alcohol, or conduct causing a disturbance or annoyance to other residents will not be tolerated.
9. The dumpster is for lawn and landscaping debris only. Residents shall be responsible for disposal of any occasional extra trash, garbage, and household debris. (The garbage collector will take this for a fee and recyclables will be collected with garbage if left by the can on collection day.)
10. Guests are welcome for one week; arrangements for a longer stay must be approved in writing by the LANDLORD. Guests visiting for longer than fourteen days must apply for residency by submitting an application for screening, and paying the application fee.
11. Visiting guests under age 18 are required to remain at their host's space unless accompanied by the TENANT.
12. Guests must be accompanied by park resident when using recreation facilities.
13. No person under 40 years of age is allowed to reside in the park.
14. Office hours of the manager are normal business hours; (Redwoods is Tuesday thru Saturday 9:00 a.m. to 12:30 p.m.) however, the manager may be gone from the office from time to time working

in the park, doing errands for the park, vacation, illness, jury duty, personal business, etc. The managers are not to be disturbed outside of these hours except in an emergency. In case of an **emergency**, you may call the manager's cell phone 503-314-2430 or 503-314-2360.

15. Soliciting the park is limited. Permission must be obtained from management.
16. The laundry room schedule must be observed before use. Washing machines, laundry tubs, and filters on dryers must be thoroughly cleaned after each use. Clothing may be dried outside, only on clotheslines by the laundry room. No clotheslines are allowed on tenant's space.
17. Landlord will turn off outside water to prevent freezing in the winter. Tenant may turn this water back on to use if needed, but is liable for any damage if not turned back off and allowed to freeze.
18. Homes must be approved by management before being allowed to move into the park.
19. Any additional occupants of a mobile home must be screened and approved by management.
20. As per rental agreement, one (1) inside pet, cat or dog, is allowed **upon park approval** as set forth in the rules and regulations and pet agreement.
21. If a guest has a pet, the pet must remain in the host's home, and can only be outside when on a hand held leash that is controlled by the tenants or a responsible adult. Cleaning up after the pet and the cost of any damage caused by the pet is the responsibility of the tenant. If the pet is a dog, the tenant must also provide Park Manager proof of liability insurance for pet(s) before the arrival of the guest with the dog and make The Redwoods Mobile Villa a co-insured for the purpose of receiving notice in the case of cancellation of the insurance.
22. No commercial business shall be conducted in the park, including "garage, yard or patio" sales.
23. Residents may not overhaul cars on premises or have non-operating cars cluttering up the park. Non-operable will include, but not limited to vehicles without current license, tags, insurance, or able to start and run in a safe matter.
24. Driveways will accommodate two (2) vehicles that must be parked in driveways. Only those boats, trailers, RV's and trucks given permission to park on the Tenants space prior to July, 1990 will be allowed to do so. All others must be stored outside the park. The limited additional parking space at the Redwood Mobile Villa will be allotted on a first come, first serve basis. If this space is not available, tenant must park these vehicles outside the park.
25. Bicycles are not to be ridden on any sidewalks and must obey the 15 mph speed limit.

## **DISPUTE RESOLUTION**

Any resident(s) having a dispute with any other resident or with park management over interpretation and/or enforcement of a park rule or park policy may:

1. Request a meeting with the park manager to discuss the dispute. If the meeting with the park manager does not satisfactorily resolve the dispute, the resident(s) may request a meeting with the management representative of the park owner, if the owner uses a property management company.
  
2. **MEDIATION:** If step 1 above is not successful, either the landlord or resident(s) may request Mediation of the dispute by notifying the other party in writing. Within fifteen (15) days of the receipt of such request, both parties shall select a Mediator representative. Both parties and the Mediator shall meet at an agreeable time and place within fifteen (15) days and attempt to mediate the dispute. The Mediators will select the time and place for the meeting and may, at their option, resolve the dispute. If either party does not agree with the solution suggested by the Mediator(s), either party may request Arbitration as outlined below.
  
3. **ARBITRATION:** If any dispute is not resolved through Mediation procedure outline above, the dispute may be submitted to Arbitration in accordance with the provisions of ORS 33.210-330 as outlined below:
  - a. **Selection or Arbitrator:** Both parties shall attempt to agree on a single Arbitrator. If the parties are unable to do so, then each party shall select their own Arbitrator who shall then elect a third Arbitrator to arbitrate the issue. All of the costs of Arbitration and the Arbitrator will be agreed to and shared equally by both parties.
  
  - b. **Hearing:** The Arbitrator(s) will conduct a hearing after giving both parties reasonable time to prepare for the hearing. The Arbitrator will select both the time and place of the hearing and serve notice to both parties of the time and location of the hearing.
  
  - c. **Appeal of Arbitrators Decision:** If either party to the Arbitration does not agree with the Arbitrator's decision, they may appeal the decision, upon limited grounds, by making an appropriate filing with a court of competent jurisdiction within thirty (30) days following receipt of the Arbitrator(s) decision.

Oregon Law does not require mediation or arbitration of disputes relating to: Park closure, Park sale, or rent, including the amount of rent, rent increases, and nonpayment of rent.

In witness whereof, the parties have signed this agreement on the day and year below written.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
 Mara Bilyou & Mike Picco, Managers and agent for the  
 Landlord of The Redwoods Mobile Villa MHC

**REDWOODS MOBILE VILLA**

**Lease Addendum**

**For Moving of Home Out of Park**

In the event of a home and/or any related structure is removed from the above mentioned community, the owner of the home must provide each of the following to the park manager fourteen (14) days prior to the removal of home and/or structure.

1. Damage Deposit in the amount of \$500.00, paid in cash or via check/money order made payable to the park.
2. Copy of the Driver's License of the person who will be moving the home.
3. Copy of the contractor's insurance certificate and the contractor's license number.
4. Copy of permit to move the home and/or structure.

If the lot is not left in the original condition or any park property is damaged, appropriate repairs will be made as soon as possible. All costs will then be itemized and deducted from the Damage Deposit. Any amount remaining will be mailed within 14 business days of the completion of repairs.

If the lot is left in the original condition and there is no damage to any park property, the Damage Deposit will be refunded within 14 business days from date of removal. All mailed refunds will be mailed from the corporate office.

**No manufactured home or related structures may be removed without compliance.**

ACCEPTED AND AGREED TO THIS ON THE DATE BELOW:

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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Mara Bilyou & Mike Picco, Managers and agent for the Landlord of  
The Redwoods Mobile Villa MHC