

TERRACE LAKE RULES & REGULATIONS

The management has established the following rules & regulations in order to maintain a neat, clean, and attractive manufactured housing community of which all residents can be proud. These rules and regulations apply to all homes, occupants, and guests, and are expressly made a part of the Rental Agreement between the tenant and Terrace Lake Park.

A credit and background check for a non-refundable fee of \$60.00 will be a criteria for application for residency in Terrace Lake Park.

USE RESTRICTIONS

Terrace Lake Park is a manufactured housing community for those 55 and older. No part of the park shall be used for other than residential and related common purposes for which the park has been designed. Each home shall be used for and occupied as a residence for a single family and for no other purposes. No more than two persons shall occupy a space without permission of the management and unless the additional monthly fee is paid.

Assignment, Subletting, or Loaning

Tenants may not assign their interest in the rental agreement nor sublet the rented space or home, nor shall any tenant permit any person or persons to occupy their home or space without prior written consent of the management.

Commercial Activities

Commercial activities, including personal service professions, trades, or occupations, whether for commercial or any other purposes, shall not be allowed in the park. Signs or other window advertising shall not be allowed except to permit tenants to advertise the sale of their home. No outside sale signs will be permitted to advertise the sale of the home.

Noise and Nuisance

No noxious or offensive activities shall be carried out in the park, nor shall circumstance or condition be created which may become an annoyance or nuisance to the other tenants. All tenants and their guests are requested to respect the rights of their neighbors. No loud noise or activities shall be permitted between the hours of 10:00 PM and 8:00 AM.

Absences

Each tenant is responsible for their site, and when on vacation or leaving for any reason, it is their responsibility to hire someone to water and maintain the site while away. As a courtesy, please notify the management of any proposed departure and return. If the park is required to provide any services in the way of maintenance, repair, watering, or otherwise, a service charge will be made for such work.

Automobile Parking and Maintenance

Whenever possible, all vehicles, including those of visitors, are to be parked in the tenant's driveway. Automobile repairs and maintenance work are to be done inside garages, and no major overhauling of automobiles will be allowed.

Recreational Vehicles

The park offers an open storage area for recreational vehicles for a monthly fee. Storage spaces are limited. Management will assign spaces on a first come-first serve basis. Tenants are to use their assigned spaces only. All RV's must be stored in garages or in the storage area. RV's are allowed in the park for loading, unloading, and servicing, with a 48 hour maximum limit. Minor repair work only will be allowed in the storage area.

Recreation Building

The Terrace Lake Recreation Building is primarily for the use of the tenants. Guests are welcome to use the facilities if they are controlled by the tenant. No guest or visitor may use the facilities unless a tenant is with them **at all times**. Children under the age of 18 are not allowed in the facilities unless they are with adult registered tenants **at all times**. Tenant's guests who do not follow these rules will not be allowed to use the recreation building.

The recreation building will be open from 7:00 AM until 9:00 PM daily.

No alcoholic beverages are allowed in the recreation building or pool facilities.

The recreation building will be for the use of tenants and their guests only. Private use will not be allowed.

Rules and regulations for the swimming pool will be posted in the building and swimming pool area.

Terrace Lake

For health and safety reasons, no swimming is allowed in the lake. Floating devices may be used at your own risk. Floating devices must comply with water craft rules of the State of Oregon.

ARCHITECTURAL REQUIREMENTS AND RESTRICTIONS

Requirements

All homes will be required to have a garage, permanent foundation, and brick or masonry skirting.

Visual Restrictions

Nothing will be allowed on patios or decks except patio furniture. Clothes lines or storage units must be kept directly behind garages, if they are used, and not visible from the street. No clothes may be hung on the patios. No antennas of any sort will be allowed on the home or garage. Garbage cans must be kept out of sight from the street.

Landscaping and Maintenance

All homes must be kept clean, lawns mowed, and watered. Landscaping must be approved by the management. Tenants shall landscape their lot within 90 days of move in (depending on the season). Due to underground facilities, any extensive digging must have management approval.

Remodeling and Improvements

All color changes on the home or garage must have management approval. All building remodeling, alterations, and improvements must have management approval. State and local codes must be complied with.

GENERAL REGULATIONS, RESPONSIBILITIES, AND REQUIREMENTS

Utilities

Tenants are responsible for the hook-up of their phone, electric and/or gas, and cable television. Basic garbage service is for **one** can only per unit per week.

Pets

Permission must be granted by the management to have pets. All pets must be registered with the management. All pets must be maintained in the home. No pets will be permitted in the recreation building at any time with the exception of a trained pet for use by hearing or sight impaired persons. Pets must be kept on a leash or under control of the tenant whenever outside their lot. Pet owners are responsible to remove all droppings or repair any damage caused by their pet. Any pet causing a nuisance or disturbance shall be permanently removed from the property within 10 days of written notice from the management.

MISCELLANEOUS

Excessive use of water is not allowed. Tenants should use their best judgement of water use.

No outside burning is allowed.

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

No compost piles are allowed and no raw fertilizers or substances emitting offensive odors will be allowed.

Gardens must be kept in good care and all debris must be removed at the end of the growing season

The speed limit in the park is 15 MPH for all vehicles.

Garage and yard sales are not allowed unless specific approval is given by the management for a park wide or resident moving sale.

MANAGEMENT RESPONSIBILITY AND LIABILITY

The management will not be responsible for accidents, injuries, or loss of property due to fire, theft, wind, flood, or acts of God.

The right to evict with or without any objectionable person or persons who may cause a disturbance, become a nuisance, or fail to observe these rules and regulations shall be consistent with Oregon statute. The management shall be the sole judge as to the existence of cause for such eviction.

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