

RULES AND REGULATIONS

These Rules and Regulations are incorporated into the Rental Agreement (the “**Agreement**”) executed between Lazy Acres Motel and RV Park (“**Landlord**”) and the tenant or tenants listed below (“**Tenants**”). Compliance with these Rules and Regulations is a condition of occupancy. Each Tenant is responsible for ensuring that Tenant, Tenant’s guests, and additional occupants know and follow these Rules and Regulations. Failure to abide by these Rules and Regulations is a breach of the Rental Agreement and may result in termination of tenancy.

1. Occupancy.

(a) Tenants shall notify Landlord of any anticipated absence from the Premises in excess of seven days no later than the first day of the extended absence.

(b) There shall be no more than two Tenants per RV.

(c) Every person who desires to reside in the Park must apply to and be approved by Landlord prior to the commencement of occupancy. Any person whose application for tenancy is rejected by Landlord is not allowed in the Park.

(d) Tenants may not sublease the Premises or the RV or any part thereof and may not assign their rights, duties, or obligations under the Agreement without Landlord’s prior written consent.

(e) Tenants shall not permit any persons other than Tenants to reside on the Premises without written permission of the Landlord. Any and all additional occupants are prohibited unless approved by Landlord in writing. Tenant shall disclose additional occupants, including but not limited to children, to Landlord on the Additional Occupants Addendum. Any additional occupants who are minors shall, upon reaching the age of majority, submit a rental application. Landlord’s approval of any additional occupant(s) is subject to a background check of the additional occupant(s), the additional occupant(s) agreement to be bound by the terms of the Agreement, including these Rules and Regulations, and whether the additional occupant(s) will result in there being more than two Tenants per bedroom in the RV. Any additional occupant(s) who have not been approved by Landlord pursuant to the preceding sentence shall be considered an unauthorized occupant.

(f) Tenants are permitted to have guests at the RV and on the Premises. Tenants shall be responsible for the conduct of their guests, and Landlord may terminate the Agreement for the conduct of Tenants’ guests. Tenants shall not permit guests to occupy the Premises for more than fourteen (14) days per calendar year without Landlord’s prior written consent. A guest shall be considered to have “occupied” the Premises for one day if the guest is on the Premises for more than four continuous hours. Any guest who occupies the Premises for more than 14 days per calendar year without Landlord’s prior written consent shall be considered an unauthorized occupant.

2. Use of Premises. While on the Premises, the RV shall be used only as a dwelling unit and for no other purpose. Tenants are strictly prohibited from carrying on commercial endeavors in the Park without Landlord’s prior written consent, which Landlord may refuse to give for any or no reason.

3. Quiet Hours. Quiet hours are from 10:00 p.m. until 8:00 a.m. Excessive noise at any time is strictly prohibited.

Lazy Acres Motel and RV Park

1550 2nd Avenue, Gold Hill, Oregon 97525

lazyacresontherogue@gmail.com

(541) 855-7000

4. Fireworks. Fireworks are strictly prohibited.

5. Drugs. All use, sale, and manufacture of substances designated as Schedule I substances under the Controlled Substances Act of 1970, including marijuana, in the Park is strictly prohibited. Smoking, vaping, selling, growing, cultivating, and processing marijuana and marijuana-derived substances in the Park is strictly prohibited.

6. Pets.

(a) Pets are not allowed on the Premises without Landlord's prior written consent. Tenants who desire to keep a pet on the Premises must enter a Pet Agreement with Landlord. If Tenants obtain a pet after the parties enter the Agreement, then Tenants shall immediately notify Landlord and, if Landlord approves of the pet, enter a Pet Agreement.

(b) Tenants are allowed no more than two (2) pets. The only pets allowed are dogs.

(c) Tenants shall keep pets in the RV. "Outdoor" pets are strictly prohibited. Tenants may not keep a pet in an outdoor kennel or other outdoor enclosure.

(d) If Tenants take a pet outside the RV, Tenants shall keep the pet(s) on a leash no longer than six (6) feet, and Tenants shall supervise and control the pet(s) at all times.

(e) Tenants shall immediately clean and properly dispose of all pet excrement expelled in the Park outside the RV. "Proper disposal" means picking up feces with a plastic bag, knotting the bag, and placing the knotted bag in one of the bagged trash cans – NOT the Park dumpster -- located in the Park. Tenants shall not allow their pets to urinate or defecate on neighbors' lawns or the Park office lawn.

(f) Tenants shall not allow pets to disturb other tenants' peaceful and quiet enjoyment of the Park.

(g) Tenants shall not allow pets to be a nuisance to other tenants or interfere with other tenants' use and enjoyment of their premises or the Park.

7. Premises.

(a) Tenants shall maintain the Premises in a clean and sanitary condition at all times. Tenants shall properly cultivate, adequately water, and care for the lawn and shrubbery on the Premises.

(b) Except for alterations or improvements to the RV, Tenants shall notify Landlord of any alterations and improvements Tenants intend to make to the Premises, including but not limited to the installation of carports, fencing, and storage sheds and the planting of flowers, shrubbery, and trees. Tenants shall not alter or improve the Premises without Landlord's prior written consent. Unless otherwise agreed to by Landlord in writing or as provided in the Agreement or this paragraph (b), any alterations or improvements to the Premises except for those made solely to the RV are Landlord's property and will remain Landlord's property upon termination of the Agreement. If Tenants alter or improve the Premises without Landlord's consent and Landlord elects not to retain those alterations or

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improvements, then Tenants shall be required to remove them no later than the conclusion of the Agreement and restore the Premises to the condition it was in prior to Tenants' alteration or improvement, reasonable wear and tear excepted. Any and all alterations and improvements to the Premises or the RV shall be performed in a workmanlike manner and in compliance with all applicable codes, laws and ordinances, and shall not interfere with Tenants' neighbors or damage Landlord's or other tenants' property.

(c) Tenants may not install clotheslines or hang clothes or tarps outside the RV.

(d) Unless approved by Landlord, Tenants shall not store any property on the Premises outside the RV except motor vehicles.

8. Vehicles.

(a) Except as provided otherwise provided in this Section 8, Tenants may keep no more than two (2) motor vehicles, not including the RV, at the Premises. The 2 motor-vehicle limit is subject to the amount of available parking space on the Premises after the RV has been placed thereon. If there is not a reasonable amount of parking space for 2 motor vehicles, then Tenants may keep no more than one (1) motor vehicle at the Premises.

(b) Tenants must provide information pertaining to Tenants' motor vehicles on the Motor Vehicle Addendum.

(c) So long as there is adequate parking space on the Premises, Tenants may keep more than two (2) motor vehicles parked at the Premises if Tenants pay a \$25.00 monthly fee per additional motor vehicle on the first day of each month and Landlord consents to each additional motor vehicle.

(d) The maximum speed permitted in the Park is five (5) miles per hour. Pedestrians, golf carts, cyclists, and similar traffic always have the right-of-way.

(e) Motor vehicles shall be adequately muffled. Landlord may prohibit from entering the Park any motor vehicle that Landlord determines to be excessively loud.

(f) Motor vehicles shall not leak oil, grease, gasoline, coolant, or any other liquids.

(g) All motor vehicles – including the RV -- must be operable, movable under their own power, and registered at all times. Tenants shall not allow any inoperable, immovable, or unregistered motor vehicle to remain on the Premises for more than 24 hours without prior written consent of Landlord. Landlord may prohibit from entering the Park any motor vehicle that Landlord determines is not properly maintained, constitutes a hazard to tenants, or to be in such a dilapidated condition that it distracts from the appearance of the Park.

(h) All automotive work of any kind, including maintenance such as oil changes, is strictly prohibited from being performed in the Park. Tenants may not wash their motor vehicles, including the RV, on the Premises.

(i) Motor vehicles may never be parked on the landscaped portion of any space. On-street parking of vehicles of any kind is strictly prohibited.

(j) Except for Tenants' RV that is located on the Premises pursuant to the Agreement, Tenants may not park recreational vehicles, campers, travel trailers, ATVs, boats or other watercraft in the Park without Landlord's prior written consent.

9. Relations. Tenants shall treat other tenants and Park ownership, management, and staff respectfully and with courtesy. Tenants shall not walk through other tenants' spaces. Tenants shall respect their neighbors' privacy.

10. Water.

(a) Tenants shall water lawns and plants with well water. Well water can be accessed through the red spigots.

(b) Tenants shall not waste water. Tenants shall promptly repair leaky hoses and connections and shall use nozzles, sprayer heads, or sprinklers.

(c) City water is available in the insulated boxes located throughout the Park.

11. Amenities.

(a) The Park provides a laundry room for tenant use between 9:00AM and 7:00PM. Tenants shall promptly remove clothing from washers and dryers. Tenants shall not use the Park laundry machines for the cleaning of wash rags, sleeping bags, pet blankets, pet beds, or large items. Please slowly place coins in the laundry machines. Tenants may call the phone number provided on the laundry machines to request a refund.

(b) The Park has a propane filling station. Tenants are strictly prohibited from filling their own propane tanks at the Park's filling station. Tenants may submit a request to the Park Manager for a fill and drop off their propane tank(s) at the Park office with their names and site number written on the tank(s). Absent extenuating circumstances, the Park Manager will fill and return the tank(s) within 24 hours of the request. The Park will not fill noncertified propane tanks.

(c) The Park has areas and facilities available for the common use of all tenants, such as a boat ramp, gazebo, and horseshoe pit. Tenants are free to use such areas and facilities but shall use them in a safe and reasonable manner considering the purposes for which they were designed and intended.

12. Garbage.

(a) The Park has dumpsters available for Tenants' use. The dumpsters are unlocked from 9:00AM to 7:00PM Monday through Saturday. The dumpsters are otherwise kept locked to deter public dumping and rummaging.

(b) Tenants shall place only bagged garbage in the dumpsters. Tenants shall not place furniture, barbeques, vacuum cleaners, or other items of a similar size in the dumpsters.

(c) Tenants are strictly prohibited from dumping toxic or dangerous materials, including but not limited to paint, car batteries, oil, flammable materials, fluorescent tubes, A/C units, and anything containing asbestos, in the dumpster and must comply with all applicable laws regarding the disposal of needles, syringes, and other infectious waste.

13. Amendment of Rules and Regulations. Landlord may amend these Rules and Regulations from time to time.

TENANTS:

_____ Date

_____ Date

_____ Date