

**RULES AND REGULATIONS
MOREHEAD PARK**

1. These rules and regulations are binding on all tenants and residences of this mobile home park, and on their guests or visitors, as well as on park management. They are formulated by park management, for the purpose of preserving uniformity and quality of standards, convenience, and enjoyment of all persons' interest in the park and may be amended from time to time in compliance with certain legal procedures involving further tenant consultation and consent or notice.
2. This mobile home park has been constructed, developed and managed for the particular purpose of providing a convenient, secure, enjoyable place of residence. No one will be denied residency or tenancy in the park on the basis of race, color, creed, religion, sex or marital status.
3. The basic mobile home space rental charge is determined by the size of the space. Space rental is payable in advance and is not transferable. Rents are due and payable on the first day of each month, without any set off or deduction whatsoever. Rent that has not been paid on or before the 5th day of the month shall be considered delinquent and may be subject to a late charge of \$25.00 and a minimum charge of \$25.00 for any check returned by the bank.
4. All motor vehicles permitted on the park premises shall be operated in a safe, legal and courteous manner and shall be parked only in those places designated by the park management. Parking for more than two motor vehicles, travel trailers, campers, motor homes, or any other large vehicles, requires prior arrangements with the park management. All streets and thoroughfares within the park must be kept clear and unobstructed at all times. The speed limit within the park is 5 MPH for all vehicles.
5. Each lot is equipped with individual meters for measuring the actual consumption of electricity and gas. Meters will be read on approximately the 5th day of each month and charges will be computed at the baseline rates, established by the California Public Utilities Commission. Each tenant is responsible for the payment for the actual amount of electricity and gas used at his or her lot and payment is due on the first of the following month at the time of payment of rent. All meters are tested and sealed by the Bureau of Weights and Measures.
6. All spaces must be maintained by the tenant in a clean, well kept, and attractive fashion. If a space is neglected, management may take over it's care and bill the resident there for such services. Landscaping around each mobile home is the responsibility of the resident tenant.
7. Trucks in excess of one-ton cargo capacity shall not be permitted in the park without prior approval of the park management.
8. Visiting children under the age of thirteen (13) are not permitted in the laundry room unless accompanied by an adult tenant of the park.
9. No mobile home shall be used for any commercial or business activity or purpose.
10. If at any time it becomes necessary to call the police or any other law enforcement agency for an occurrence happening on the park premises, the park management shall be notified by said person or tenant calling the respective police or law enforcement agency.
11. Any notice of violation of mobile home or mobile home park standards, laws,

regulations, or ordinances received by a tenant from any federal, state or local enforcement agency with jurisdiction must be attended to fully at once and no later than by the time limit given within the notice period.

12. Management is not responsible for any loss due to fire, accident, theft, or act of God nor any loss, damage, or injury to any tenant or guest, or any property of either.

13. No furniture shall be permitted on the patio or porch, of any mobile home or in the yard with the exception of appropriate patio furniture. Major appliances are not allowed outside the mobile homes unless they are contained in a storage cabinet or approved by the park management. Nothing shall be stored or kept underneath a mobile home. Towels, rugs, clothing, or laundry of any kind may not be hung outdoors in view on a lot at any time.

14. All cabanas, porches, skirting, ramadas, awnings, storage cabinets, fences, windbreaks, or other structures must be approved in writing by the park management prior to construction or installation. Exteriors of mobile homes must be kept clean and neat. Clothing or other material not approved as accessories by management may not be hung from or outside of the mobile home.

15. All public laws or ordinances shall be observed at all times and no acts shall be allowed or committed which shall constitute a violation of any such laws or ordinances or which would place the management in violation of any such laws or ordinances. In the event a citation is issued by a Government Authority for a violation of any State, County, or City law or ordinance in connection with a mobile home, the owner or tenant of said mobile home shall correct said violation within seven (7) days after notice thereof, and failure to do so will result in action being taken to remove the mobile home from the park as provided by law.

16. No person, either tenant or guest, shall commit any act upon the park premises which, in the judgment of the park management shall unreasonably endanger the health, safety, or welfare of any other tenant or guest. No person, neither tenant nor guest, shall at any time or in any manner harass or annoy, or otherwise disturb the peace of other tenants or guests. Upon formal notice from management to refrain from such activities, tenants or guests will immediately comply and stop such activity. If the tenant believes that such conduct is unreasonably categorized as an annoyance, such tenant may request an immediate open meeting of tenants and management to discuss the issue, after which management will newly determine whether to demand that the tenant refrain any further from such conduct.

17. Mobile homes and accessory structures must be well maintained, properly painted, and clean at all times. All tenants and residences of the park and their guests, have a responsibility to report to management any unsightly or unsafe condition within their observation. Each also has the responsibility to keep the park premises free from any such condition due to their own use of the premises or the facilities, whether at their own sights or anywhere else on the premises. Tenants must cooperate with management in any form of fire protection or education program reasonably prescribed to maintain the safe condition of the park and the physical well being of all of its occupants.

18. Tenants entertaining guests on the park premises shall be responsible for their conduct and shall be responsible for any charges or damages incurred by said guests. All guests who remain more than twenty (20) consecutive days or a total of thirty (30) days in a calendar year must be registered with the park management. There will be a per person fee for any such guests of \$1.00 per day. Such charges must be paid in advance based on the estimated length of the time the guest will stay.

19. No major appliance such as clothes dryers, air-conditioning units, small heaters, etc., may be installed in any mobile home or upon any mobile home lot without prior written approval of management.

20. Tenants are permitted to advertise the sale of their mobile homes. Such advertisement is restricted to the placing of a sign no larger than 24" in width by 36" in height in the window of the mobile home, or on the side of the mobile home facing the street. It may advertise that the mobile home is For Sale and give the owner's or agent's name, address, and telephone number. No other advertising of a mobile home is permitted or anywhere on the park premises. Tenants wishing to sell their mobile home to persons wishing to reside in the park are then subject to the conditions established by law and the park management. The management requires the prior approval of any purchaser of a mobile home that will remain in the park and the selling tenant or their agent shall notify the park management of the pending sale before the close of escrow of any such sale. The approval of the park management shall not be unreasonably withheld if the purchaser has the financial ability to pay the rent and the charges of the park, unless the management reasonably determines that, based on the purchaser's prior tenancies, he or she will not comply with the rules and regulations of the park. If the ownership or management of the park rejects a purchaser as a prospective tenant the ownership or management shall inform the selling tenant in writing of it's reasons for such rejection. The management of the park requires that a purchaser of a mobile home that is to remain in the park shall comply with all rules and regulations of the park. The new prospective purchaser and tenant must first complete an application for the tenancy and be approved by the park management prior to the close of escrow on the sale of the mobile home.

21. Garbage service is once a week, on Thursday morning. Tenants shall set their garbage cans out front for service and keep the garbage cans out of sight at all other times. Each tenant will be allowed one (1) covered can as a maximum and all other trash or junk must be hauled to an appropriate disposal sight outside of the park. The Tracy City Dump is available for such dumping; however it is closed on some Holidays.

22. The repairing, overhauling or maintenance of all motor vehicles in the park roadways, driveways, or on the mobile home space is expressly prohibited to all tenants and guests.

23. Each mobile home may contain no more than two (2) small pets. A small pet shall be defined as an animal, (dog or cat) that is less than eighteen (18) pounds. Animals are not allowed to run at large on lot sights or park premises and must be confined on a leash or otherwise at all times. Owners and handlers are responsible for keeping all premises clean from pet's activities. Animals must be removed from the park if they are found to create a substantial annoyance to other tenants of the park, whether within the mobile home or enjoying park premises otherwise. Pets will be exercised outside the park and will not be allowed in the restroom or laundry room areas at any time.

24. Amendments to these park rules and regulations may be proposed by individual tenants or by group of tenants, including the tenants association, and presented for consideration to management. Management will meet and consult with the tenants, on a written request, either individually, collectively, or with representatives of a group of tenants who have signed a written request to be so represented, to consider promulgation of such proposed amendments to these park rules and regulations. Any collective meeting will be conducted only after management has given notice thereof to all the requesting tenants, ten (10) days or more before the meeting. Amendments will be effected either through unanimous consent of all tenants in the park at that

time, as expressed in writing, or through six (6) months written notice to all then present tenants. The park management reserves the right to amend, revise, and add to or delete from the park rules and regulations from time to time at its discretion in accordance with law. Park rules and regulations as incorporated into the lease or rental agreement.

25. As used in these rules and regulations the word "tenant" shall be any persons who have a lawful tenancy in the mobile home park pursuant to a rental agreement with said mobile home park. The word "guest" includes all other persons, who may be lawfully upon the park premises with the consent either expressed or implied, of a tenant or the park management.

26. All tenants, residents, and their guests shall fully comply with all these rules and regulations. All residents must keep themselves informed as to the propriety of these rules in their present form or as they may be amended from time to time, and will have the responsibility of keeping their guests informed as may be appropriate on any occasion. If management believes any tenant is in default under these rules, such tenant will receive at least one (1) written notice of an alleged violation thereof giving the tenant at least seven (7) days to adhere to the rule before being issued a notice of termination.

My signature hereon constitutes an acknowledgement that I have read and agreed to abide by the above rules, and that I have received a copy of these rules and regulations. I understand that failure to comply with the above rules is just cause for a notice of termination and eviction.

Tenant

Date

Tenant

Date

Tenant

Date

Morehead Park
By:

Date

Morehead Park
24221 So. Chrisman Rd.
Tracy, CA 95304

Phone: (209) 835-1455
Fax: (209) 833-0420

Park Standards/ Mobilehome Park

These standards have been in place for the past two years, for resale of any home that is to remain in this park and should be used as a guideline for those residents wishing to maintain their space in this park. All California Mobile Home Residency Laws and the subsequent Codes will be enforced in order to insure the security and investment of each and every resident. It is the responsibility of each resident to see that the Code Requirements are adhered to and respected. Guidelines and some specifications are available in the Park office. Referrals can be obtained thru the HCD offices.

1. All homes must be in recently painted and clean condition. Any damages to exterior of home must be repaired immediately. Skirting must be in good repair, without damage. If notification of need to replace skirting or paint is received by tenant, all colors and plans must be submitted to management prior to work being done. Management must provide written approval for proposed work on exteriors.
2. All fencing must be in good repair or removed. The park may remove any unsightly or unstable fencing. Replacement is the responsibility of the tenant. Plans for new fencing must be submitted for prior written approval from management.
3. All landscaping on each space must be well maintained and contained within the space. No landscaping is to encroach upon the curb or neighbors space. Weeds must be abated from driveways. No tree branches are to encroach upon a neighbors space. If plantings are not desirable a plan of "easy care" landscaping must be submitted for approval and then installed. Barren dirt areas are not acceptable to park management. No plantings are allowable in driveways. When landscaping is not properly maintained by any resident the maintenance department will "clean it up" and charge the resident of that space accordingly as permitted by MHRL.
4. Any and all structures, storage sheds, etc. must be approved in writing by park management prior to installation. No wooden sheds are permissible. Only one, non-combustible material storage shed is permitted on any space. Structures must be painted to match the existing home on each space.
5. Driveways are to be weed free, without plantings of any kind. Spraying of Roundup is recommended regularly to prevent weed growth. A driveway is 10 feet wide and 40 feet long.
6. All porches, front and rear, must meet current HCD requirements, be sturdy and in good condition or be replaced immediately upon notification by Park Management. Plans must be submitted to park management prior to

construction. No storage is permissible underneath any new or existing porches. No porch enclosures may encompass more than 75% of any porch or entry. No enclosures or additions may be constructed without proper legal permits or prior written agreement by park management.

7. Any and all Code Violations received must be immediately remedied.
8. Pets must be limited to two (2) and are not allowed to roam park premises. Rules and Regulations clearly state, in Rule 23, the responsibilities and consequences of any violation of this requirement and the 18lb limit must be observed.
9. Absolutely no maintenance or repair of any motor vehicle is permitted on park premises at any time by any resident. There are no exceptions.
10. Garbage can (32gal only) and refuse is to be kept out of sight and permitted in front of home on pick-up day only. No refuse is to be placed near entry of park premises. Pick-up is in front of home only. Green waste cannot contain any household refuse and will not be collected by park maintenance if mixed.
11. All landscape lighting must be installed according to HCD guidelines and with prior approval in writing by park management. Existing lighting must meet any and all code requirements and be in good repair at all times or resident will be required to remove the existing landscape lighting immediately upon request from park management.
12. Residents will be held responsible for the conduct of their children and/or guests on park premises.

The Rules and Regulations of this park will prevail throughout. These standards were established for the benefit of all.