

RULES AND REGULATIONS

Lilac Terrace

Date: 7/17/09

LOCATION

2002 S. INLAND EMPIRE WAY

SPOKANE, WA 99224

Lilac Terrace LLC

2002 S. Inland Empire Way
Spokane, WA 99224

Phone: 661-993-6310
Email: ken@lilacterrace.com

General Information

1. Residency Guidelines:

A. Residency Guidelines and Park Procedures are considered in part of all Rental Agreements and Accepted by owners/management/residents as such.

B. Additional changes will be required to reflect revised management policy and resident recommendations. Each change upon written notice is a continuing condition of residency.

2. Resident Telephones:

A. Please list your residence telephone number in the business office. Numbers will be kept in strictest confidence and only used in emergencies or as authorized by the resident.

3. Soliciting:

A. Prohibited. Sales persons must make individual appointments with the resident. No business. Commercial enterprise or door-to-door solicitation shall be permitted within the park. Please report any soliciting to the business office.

B. No large Political signs (limit one small per yard)

4. Utilities:

A. Water is provided with the basic rental. Tenants are responsible to wrap their pipes with heat tape to protect them from freezing.

B. A 32 gallon trashcan comes with the rent space. If you wish to have a larger trash can the options are as follows:

68 gallon = will be an additional fee of \$8.69 per month

95 gallon = will be an additional fee of \$17.26 per month

C. Trap door is necessary in skirting for sewer inspection and a 3" clean out installed in sewer line.

IMPORTANT NUMBERS

Emergency (Police, Fire, and Ambulance): Call 911

Park Emergency: 509-981-0556

AVISTA – Gas/ Electric: 800-227-9187

Park Water/ Trash: Ed Quinn Manager 509-981-0556

Or Ken Addams 661-993-6310

2. Space Rental:

A. Residents must sign a Rental Agreement prior to delivery of a mobile home and occupancy of space. No Rental Agreement shall be considered valid without payment of the required security deposit and signature of the Rental Agreement by the resident(s). Only 1 home per lot is allowed.

B. Rent is due and payable in advance on the first of each month. Rent not paid by the fifth is subject to a late charge of \$25.00 plus \$2.00 per day late! An additional \$20.00 late fee will be charged for all rent not paid by the 15th.

No account will be allowed to become two months delinquent. Residents with a one-month delinquent account must pay the total amount due by the 5th of the following month. Failure to do so will result in immediate eviction.

C. Rental agreements are executed for an indefinite period and are on a month-to-month and or annual basis. Space rents are based upon the family grouping

D. A bad check administrative charge of \$25.00 will be applied as appropriate. A late charge of \$2.00 per day in addition to the bad checks will result in requirement for payments of space rent/charges by U.S. Postal Money Order or Cashier's Check.

E. Thirty (30) day written notice prior to vacating is required. When moving the mobile from the park the sewer connection must be left so a new connection can easily be sleeved on, otherwise vacating tenant will be charged for damaged fittings and adapters.

F. Tenant is responsible for any damage incurred during the installation or removal of his mobile. Park owner is required to notify Mobile owner within 72 hours if any damage has occurred.

G. NO SUBLETTING OF SPACES OR RENTING OF MOBILE HOMES IS PERMITTED. THIS WILL BE STRICTLY ENFORCED.

H. Only Travel Trailers, Campers or Motor homes with a Park Lease will be allowed to reside in or hook up to park utilities

I. For sale signs must not be more than 10 x 14 inches and must be placed on the inside of the Mobile Home.

C. Resident acknowledge, by signature of the "Resident agreement of Compliance" that they have read and agree to all the terms and conditions of the Rental Agreement and further agree to such changes and additions which management may from time to time deem necessary. Residents understand that any breach of the Residence Guidelines and Park Procedures shall constitute a breach of the Rental Agreement and shall subject resident to dispossession and liability for damages, including attorney's fees.

D. Management assumes no responsibility for supervision of children. Parents must assume the responsibility for supervision and control.

E. Outdoor clothes drying lines are not allowed.

F. You must get permission before installing any outside antennas, dishes etc.

G. Nothing is to be screwed to the fence, or leaned against the fence.

H. Permission is required before any digging in the yard. Any digging you are required to call a utility locate service. There are approximately 30, 000 feet of underground wiring (cable TV, Phone, and power cable) with up to 7,000 volts of electricity. It is dangerous and expensive for anyone to dig without knowing what is underground.

I. Residents must inform their guests of the park rules and regulations.

J. No rubbish will be allowed to accumulate (W.A.C. 248.76.001 ET.SEQ)

K. Water hydrants shall be insulated so that both spare garden hose spigots are readily usable for your neighbor.

L. No firewood is to be stacked up outside.

8. Curfew:

A. In deference your neighbors and the park as a whole, residents will be required to reduce noise levels between the hours of 7:00 PM and 9:00 AM.

B. If deemed necessary a curfew for children may be made by management.

Non-approved landscaping or that which does not meet Park or local code requirements must be revised and/or corrected at the resident's expense. Final inspection of all landscaping will be accomplished by management representatives.

Planning and maintenance shall be the responsibility of the resident.

Once a tree or shrub is planted it becomes Park property and is not to be removed.

D. Alternations such as utility sheds, additions or attachments to the mobile home or its utility lines must be in accordance with exiting building codes and are subject to City permits and written approval by Management. The tenant is responsible for all water and sewer lines from the lot supply, and all electric and gas lines from the meters into the home and is responsible for their repairs and meeting all state and local requirements. Keep in mind regarding additions or alterations and the uniform setback and separations requirements established for mobile home parks by the State Fire Marshal. The standard require a minimum of 10 feet between homes side-by-side, 6 feet end-to-end or corner-to-corner, and 3 feet between noncombustible appurtenances such as sheds, screen rooms, air conditioners, etc.

E. No building or fence is to be installed with out owner's permission. We prefer wooden sheds.

4. Speed Limit – Parking and Vehicles (not more than 2 Autos):

A. Speed limits with in the Park are posed at not more than (5) miles per hour and will be strictly enforced. Speed bumps are unpleasant but will be installed if necessary.

B. Campers, motor homes, boats & trailers must be stored elsewhere. They can be in the park for 1 day only for loading and unloading.

C. Vehicle repairs within the Park will not be permitted.

D. The parking of vehicles on lawns or in front of mailboxes or other lots including vacant ones will not be permitted – vehicles will be towed away at owner's expense.

E. For the safety of the Park residents and their guests, management has established and posed a speed limited in the park, and all residents must cooperate in its enforcement.

F. Residents may park passenger vehicles only on the lot driveway or other designated areas. No more than two (2) vehicles may be parked in resident's driveway without written approval from management. Neither residents nor their visitors may park any vehicles on another resident's lot or vacant lots. Visitors may park on the side of the road or in their host's driveway if space is available.

5. Guest

A. Residents shall be responsible for the conduct of their guests and assumption of all liability resulting from misconduct or damages. No portion of the Residency Guidelines and Park procedures shall be waived.

A guest is a resident's responsibility. Guests shall be considered as such for fourteen (14) days only. Guests visiting more than fourteen (14) calendar days are considered extra occupants; subsequent to the first 14 days a pro-rated rental charge per guest may be applied.

6. Pets:

A. Management approval is required at the time of rental for each and all pets as well as any pet subsequently acquired. **Two pets** either a dog or a cat is permitted and must not exceed 30 pounds in weight. They must be collared with current license displayed. Dobermans, Pit Bulls (Bull Terriers), Rottweiler's, Chows and Wolf Hybrids are not allowed. Dogs for hearing or visually impaired are not subject to weight limitations.

B. Residents must provide either a wooden fence on the lot. All pets shall be kept inside at night and when owner is away.

C. No pets, to include cats, shall be allowed to invade the privacy of anyone's home site, flower beds, etc. The breeding raising, kenneling or resale of pets within the park is prohibited. Chaining of pets on space will not be permitted.

D. **No outside feeding** of your pet is allowed. All pets must be spayed or neutered.

E. If your pet is allowed to exercise in your lot space; droppings must be picked up and placed in the trash container daily. Any droppings outside your space must be handled in a similar fashion.

F. Pets found loose within the community, irrespective of ownership, shall be immediately confined and turned over to the local animal control agency without notice. Any charges pertaining thereto shall be the responsibility of the owner. Any charges pertaining thereto shall be the responsibility of the owner. The Manager assumes no liability for any pet disposition action taken by the animal control agency. Damage or injury occasioned by a loose pet shall be the responsibility of the owner and concurrent personal liability for any charges arising therefore.

G. Disturbances attributable to your pet (barking, etc.) which will annoy your neighbors can result in revocations of your permission to keep a pet.

H. A \$25.00 per month per management approved pet. Prior written management approval will be necessary.

I. Guest are prohibited from bringing pets into the Park.

J. Residents are prohibited from bringing pets that belong to other people into the Park. No dog sitting.

K. Management reserves the right to deny the keeping acquisition of a pet.

L. If your neighbor on either side of your home complains to the management about your pet, then the permission for your pet will be revoked.

7. Responsibilities:

A. Loud parties, intoxication, fighting, immoral conduct, or children without the supervision of an adult, all of which might be cause for a complaint, are prohibited.

B. The owners and management assume no responsibility or liability for any loss or injury due to fire, theft or accident. No acts of misdemeanors shall be committed which would place the management or owners of these premises in violation of any law or ordinance of the Federal, State or local governments.

Residents shall personally check the premises and accept the space in present condition, as being safe, and thereby release management and/or owners from any responsibility from injuries or damages occurring upon or in any way connected with the premises.

J. Auctions, garage sales or any other type of public sale – except as probed for by court action will not be permitted within the limits of the Park.

K. The owners and management shall not be liable for any loss or damage suffered by an inability to deliver possession of a space at the beginning of the rental term and may, as an option, assign another space, if available, for the resident's use.

L. While on vacation or extended absence each resident shall be responsible for rents/charges which may become due, maintenance of landscaping, mail pickup, newspaper deliveries or any other requirements pertaining to space appearance and maintenance during their absence. Should you have a person entering and exiting your space and or home, you must inform management of the name and license plate(s) of such people.

M. All trash must be placed in covered containers; must have tight covers and will be sited so as not to be visible from the street. No trash may be disposed of by dumping on any part of or any adjacent property.

N. Mops, brooms, garden tools, boxes, ironing boards and other personal property may not be hung or stored in the driveway or patio. Such must be stored in a storage cabinet or inside the mobile home. Furniture, other than outdoor patio furniture, will not be permitted on porches, patios, or outside the mobile home. Sports equipment Basketball hoops can not be visible to the street.

O. Home shall be used only for legal operation. Tenant must leave forwarding address. Landlords' law provides first lien. Landlord can remove Mobile in 30 days of abandonment.

3, Improvements:

A. Residents are responsible for maintaining the landscape of there space. Spaces not properly maintained will be serviced by management at \$35.00 per hour, minimum \$20.00 per incident or \$15.00 per hour or Management's cost, which ever is greater.

B. New Residents have (60) days subsequent to occupancy, to have landscaped, skirted and aluminum awnings installed.

C. Please insure that your landscape proposals are approved by Management prior to installation and personal expenditures.

RESIDENCE REQUIREMENTS

9. Written Approval:

References to approval, permission, or authorization of the Management shall be construed as written approval prior to taking action.

10. Complaints

All resident complaints, except emergencies, must be presented to management in writing.

11. Cold Weather Precautions:

A. It is strongly recommended that the water to your mobile home be cut off and your water lines drained whenever the mobile home is vacant during long breaks or vacations.

B. All water pipes should be wrapped and properly insulated.

C. During freezing months the heat should be left on low (50 degrees) at times when the mobile home is vacant. This will prevent water lines from freezing and bursting.

12. Waiver of Liability:

Residents, as material part of the consideration under the Rental Agreement, hereby waives all claims against management for damages to furniture, equipment, records, goods, wares, or merchandise in, upon or about the resident's mobile home, from any cause arising at any time, other than the negligence of management's employees. Resident does hereby agree to indemnify and hold management harmless from and on account of any damage or injury to any person, or to furniture, equipment, records, wares, or merchandise of any person, arising from the use of park by resident, or arising from the failure of resident to keep the mobile home and the lot in good condition, as herein provided, or arising from the negligence of resident, his/her family or guest.

1. Mobile Home Specifications:

A. All mobile homes, other than new, must be inspected by Management prior to space leasing and move-in.

B. Homes shall be set in accordance with local government standards, all hitches removed and concealed from view. All tires, wheels and axles shall be removed and the home shall be set as low as possible to finish grade.

The tenant is responsible for informing the park two (2) days before moving home on the lot.

C. Hook-ups and Set-ups of mobile homes must be accomplished as required by the appropriate ordinance, codes and regulations. Electrical, plumbing and other utility coupling must be accomplished by licensed companies or individuals; Resident work must be inspected and approved. No resident is authorized to alter, repair or otherwise change existing and installed pedestal equipment: any revision must be accomplished by Management. Requirements for additional amperage shall be accomplished by Management and the resident is responsible for cost of such work.

D. Homes must not touch fencing.

E. Homes and storage sheds must not have any openings that would allow an animal the size of a small cat to get underneath.

F. Full skirting of all mobile homes within 60 days. Skirting must be of coordinating color and material must be hardy board not metal.

G. Two sets of steps are required. Construction of a porch or deck in lieu of a patio is encouraged.

H. Storage sheds must be inspected and approved by Management.

I. No cloth awnings will be allowed.

J. Absolutely no tree cutting or removal without written permission from Park owner or Manager.

K. Only 1 home allowed per lot.