

BISON MOBILEHOME PARK RULES & REGULATIONS

IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW, WE DO NOT DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN

These are the rules of Bison Mobilehome Park. They have been prepared In accordance with the provisions of the MOBILEHOME RESIDENCY LAW. Violations of these rules will give Bison Mobilehome Park cause to evict anyone living in the Mobilehome Park pursuant to section 798.56(D) of the California Civil Code, and/or cause to obtain an injunction against the tenant, enjoining the tenant(s) or their guest(s) from further rule violation, pursuant to section 798.88 of the California Civil Code. A notice of violation of these rules will be sent to any registered owner and legal owner of the mobilehome as required by the Mobilehome Residency Law. If any of these rules are unclear, Park Management should be contacted for an explanation. By executing the Rental Agreement or Lease to which these rules pertain, tenant(s) agree(s) to abide by these rules. The Park Management will interpret and enforce these Rules and Regulations in a reasonable manner.

Our Rules and Regulations have been developed as a basis for good relations with the Park. The spirit of behind these guidelines is in the Golden Rule: "Do unto others as you would have them do unto to you".

These Rules and Regulations are part of your Rental Agreement. Keep them on file as they create a binding agreement between you and the Management.

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SECTION A: Occupancy and Guests

1. Basic rental rate is for one or two persons who are 55 years or older or one person who is 55 Years or older and a secondary person who is at least 50 years or older. No additional persons may reside in any mobilehome in the park without written permission from the Park Owner.
2. A signed rental agreement is required from all tenants. The person(s) signing the yearly rental agreement must be the only resident(s) of the mobilehome. BISON is an owner-occupied park. No tenant substitution is permitted and mobilehome owners are not permitted to sub-let their mobilehomes to other tenants.
3. Tenants may not engage in any business-like activity, whether for profit or otherwise, at the Space or in the Mobilehome Park. No Soliciting Allowed.
4. You must accompany your guests at all times in the Park, except when they are entering or leaving the Park. If you will not be present, guests may not occupy or use the mobilehome without the Park Owner or Manager's consent.
5. Guests may stay with you a maximum of twenty (20) consecutive days or thirty (30) total days in a calendar year. If your guest is planning on staying more than three (3) days, you must notify the Manager.
6. You must acquaint your guests with the park rules. You are personally responsible for all the actions and conduct of your guests.
7. BISON is a senior citizen park. Children are not allowed to live in the park. Visiting children must be supervised, well-behaved, and are not allowed to play in the streets or roam the Park unsupervised.
8. Pets must weigh no more than 25 pounds, and be approved before residing in the park. City leash laws and pet licensing laws must be strictly adhered to. Pets that disturb other residents or present a hazard are not allowed. Only one pet per space allowed. Tenants are responsible for cleaning up after their pet. All pets must be approved by Management.

SECTION B: Maintenance of Space & Condition of Mobilehome

1. Tenants are required to maintain their spaces in a neat, clean, attractive manner: lawns mowed, weeds removed, bushes trimmed, etc. This includes items on their space such as sheds, and carports. Coaches should be painted when needed and have skirting. Paint colors must be approved by management prior to painting. Owners who do not comply with notices from Management to maintain their space may be billed for any landscaping, clean up or repairs that the Manager deems necessary to maintain the space.
2. Garbage must be bagged before it is placed in the dumpster. Recycled items should be put in the white recycle receptacle. Dumpsters are only for household trash generated within the Park.
3. Nothing may be stored outside the mobilehome if your neighbors can see it. This includes, but is not limited to: furniture, appliances, tools, household items, wood, supplies, litter and debris. Laundry may not be hung outside your mobilehome. Clotheslines are located near each laundry room.
4. Spray-painting and power washing on your space is prohibited. Anything that creates a safety or health hazard is not permitted. No flammable or combustible fluid, material or substance may be stored except those customarily used for household purposes.

5. Before erecting any carport, awning, fence, deck, partition, storage shed or other structure, you must obtain prior written permission from the Manager. All outside structures or utility hookups (such as electrical wiring or butane gas appurtenances) must comply with all applicable governmental regulations, including building permits.
6. The Park reserves the right to restrict where a TV antenna or Satellite Dish may be placed. Before putting up a new antenna or satellite dish, SEE THE MANAGER. These may not be attached to the sewer pipe vents.
7. Tenants are not allowed to plant trees in the Park.
8. Keep all utility connections accessible by an unobstructed passageway of no less than three (3) feet in width and two (2) feet in height.

SECTION C: Vehicles & Parking

1. Every person driving a vehicle must observe the 10 mile per hour speed limit in the Park.
2. Car repair is not permitted in the Park.
3. Loud vehicles are not permitted in the Park.
4. Only one car may be parked in each space unless there is room for 2 cars in the parking slot (one behind the other).
5. Motor homes, travel trailers, recreational vehicles, boats, and junk cars (non-registered or inoperable) are not permitted to be parked or stored in your space. "FOR SALE" signs are not allowed on cars in the Park.
6. Vehicles cannot be parked on the streets in front of spaces. Streets must be kept clear for emergency vehicles. A 15-minute parking limit is permitted for loading and unloading vehicles. Guests must park on the main street where the office is.
7. Tenants may not park their vehicles on the main street unless approved by Management for special occasions. Parking on the main street is for guests only. The parking limit is 10 hours. Guest vehicles parked on the main street longer than 10 hours without approval from the Manager may be towed away at the owner's expense.
8. No vehicle leaking oil or any other substances or fluids shall be allowed in the Park. Any dripping oil or gasoline must be repaired immediately.
9. All motorcycles, motor scooters, minibikes, mopeds, dirt bikes, off road bikes or other two and three wheel motorized vehicles are prohibited from being operated in the Park.

SECTION D: Rent & Utilities

1. Space rent is paid in advance and due on the 1ST of every month. Utility payments are for the month just past and are due on the 1ST of every month. If the 1ST falls on Saturday, Sunday or Holiday, your rent and utility payments are due on the next business day.
2. Rents not paid by the 7th business day of the month will be assessed a late charge of \$25.00.
3. Rent and utility payments can be dropped in the mail slot in the office door or mailed
TO: **BISON MOBILE HOME PARK**
708 "H" Street (Office), Chula Vista, CA. 91910

4. There will be a \$20.00 fee for checks returned for insufficient funds or that are written on a closed account.
5. A utility deposit is required at the time of move-in. When you move out a refund will be given when the final utility bill is paid.

SECTION E: Neighbor Disputes/Homeowner Complaints

1. Tenant complaints regarding Park facilities and Management must include details such as the nature of the problem, the date, time and place it occurred or was observed. The complaint must be written to be legible, and any such complaints must be signed and dated by the submitting Tenant. COMPLAINT FORMS ARE AVAILABLE IN THE PARK OFFICE.
1. Tenant(s) should be aware that it is the responsibility of the residents of the Park to settle among themselves such issues as would normally occur in any neighborhood. Management will not interfere in or attempt to settle disputes of this nature. City or county authorities should be notified by Tenant when appropriate. Documentation of Tenant complaints regarding the conduct or activities of other tenants must include details such as the nature of the complained-of-activity, the date, time and place it occurred or was observed and the names, if known, of the persons involved. The complaint must be written to be legible, and any such complaints must be signed and dated by the submitting Tenant. These complaints will be retained in the Park files. Should the situation escalate into a park-related rather than a neighbor-related issue, Tenant agrees that any submitted complaint may, if necessary, be used in court and the complaining party may also be required to appear in court to testify. All complaints should be mailed to the Park office or delivered to the Manager in the Park office.

SECTION F: Selling Mobilehome

1. Tenant must notify the Manager in writing of intent to sell mobilehome. PARK OWNERS MUST APPROVE NEW RESIDENTS PRIOR TO SELLING THE MOBILEHOME IF THE MOBILEHOME IS TO REMAIN IN THE PARK.
2. Prospective Tenants must complete a Rental Application. Also, there are city and state laws that new residents must receive prior to purchasing a mobilehome. The Park Manager will supply these documents to prospective tenants.
3. Tenant may make a written request to the Park to receive a written summary of repairs required to make prior to sale. Upon 10 business days following said written request, Park shall provide tenant a written summary of the repair or improvements required to be made to the mobilehome, appurtenances or accessory structures.
4. Any mobilehome that shows visible obsolescence, is in run-down condition, or in disrepair, if sold, shall remain in the Park only upon repair, improvement and modernization of the home to a condition in compliance with Park standards as set forth in these Rules & Regulations. The Management reserves its rights under California Civil Code Section 798.73 to require removal of the mobilehome upon transfer in order to upgrade the quality of the Park.

SECTION G: Move-In or Replacement of Mobilehome

Tenant(s) must do all the following at their sole expense within sixty (60) days after the following occurs:

1. A mobilehome is moved into BISON MOBILEHOME PARK to a previously vacant space; or

2. A mobilehome is moved into BISON MOBILEHOME PARK to replace another mobilehome.

Each of the things listed below must be done by the tenant(s) with the prior written consent of BISON MOBILEHOME PARK as to the color, location, material, size, height, and aesthetic impact. Nothing listed below may be done without the proper governmental permits, and proof that these permits have been obtained must be submitted to the Park Management prior to installation.

- a. Make any alteration or addition to the mobilehome or SPACE as Bison Mobilehome Park may require;
- b. Properly drain the SPACE;
- c. Completely "skirt" the entire mobilehome, porch, and steps with skirting that is approved by BISON MOBILEHOME PARK.
- d. Install approved railings around any porches or platforms more than thirty (30) inches high.

SECTION H: Pool & Laundry Rooms

1. The laundry parking area is to be used only by persons using the laundry or maintenance.
2. There is no lifeguard at the swimming pool.
3. Tenants must accompany their guests using the swimming pool.
4. Glassware and alcoholic beverages are not allowed in the pool area.
5. Laundry facilities are for tenant use only. Laundry rooms, tubs, washing machines and dryers are to be left clean after use.
6. Posted hours for Laundry Rooms must be observed by all Tenants.

SECTION I: Other Rules

1. Park management shall have a right of entry upon the space for maintenance of utilities.
2. Be considerate of your neighbors. Loud noises from conversation, radio or TV is forbidden between 10:00 P.M. and 8:00 A.M. Disturbing noise is not allowed at any time.
3. We maintain records of your emergency contact information to be updated periodically for your safety.
4. The Owners and/or Manager of the BISON SENIOR MOBILEHOME PARK are not responsible for any loss to residents due to fire, accident, or theft.
5. Violations of any city, county, state or federal law or ordinance by residents or guests are prohibited and may lead to eviction. Acts by residents or guests in the Park that would place the Park Owners and/or Manager in violation of any city, county, state or federal law or ordinance are prohibited and may lead to eviction.