

**RULES AND REGULATIONS  
FOR  
THE LAKES MOBILE HOME PARK**

Changed

**1. INTRODUCTION.** The following “Rules” apply to all tenants and mobile homes at The Lakes Mobile Home Park ("the Community") and are to promote the convenience, health, safety, and welfare of the residents and to make a fair distribution of services and facilities to the tenants and to preserve and protect the continuity of the Community from abusive use.

**2. APPROVALS.** Requests for approvals or consents required from the Landlord under these Rules shall be made in writing and with such information as the Landlord may reasonably require to be informed sufficiently to give or refuse the approval. Requests shall be made at the Manager’s office.

**3. USE.** Each Lot and appurtenant areas shall be used as provided for in the Rental Agreement and this document, (Rules & Regulations).

**4. OCCUPANCY.** Only the persons specifically named in the Rental Agreement, “TENANTS”, shall live in the Tenant's mobile home.

A. The persons named in the Rental Agreement may be changed if prior written consent is obtained from the Landlord. A person who is named in the lease shall be deemed to live in the mobile home. All other persons are deemed to be Guests or Other Tenant/s.

B. A person may live in a mobile home during the temporary absence of a Tenant so long as that person has been approval in writing to do so by the Landlord. That person shall be termed an “Other Tenant/s”. Any approval for “Other Tenants”, if approved, will require a limit on the duration of stay. Said person shall not be considered a guest so long as the Tenant is absent and not living in the mobile home at the same time. If the original Tenant returns, the “Other Tenant/s” shall become “Guests” and be subject to the Guests rules. Said person/s must comply with all rules and regulations of the park.

C. If any mobile home will be vacant for more than two weeks, the Manager shall be notified in writing in advance.

D. Guests: All Guests residing with the Tenant who will remain in the Community longer than 10 days at one time shall be registered in writing with the Manager. No Guest shall remain within the Community for more than a cumulative of 25 days in any one calendar year without written permission of the Landlord. If a Guest stays less than ten days and returns later during the year the time is cumulative towards the 25 day limit. Upon exceeding the 25-day limit the Tenant agrees to pay a fee of Five Dollars (\$5.00) per day for each guest who is allowed to remain within the Community for more than the Twenty-Five (25) days. No guest shall remain in the Community more than 60 days in any one year. The Tenant agrees to acquaint all guests with the conditions of tenancy of the Community, including, but not limited to, the Rules and Regulations. Except when guests are entering or leaving the Community, the Tenant shall accompany all un-registered guest at all times they are in the Community. This includes grandchildren.

**E. Guest Parking.** Tenant agrees that guests shall park their vehicles only in Tenant's assigned parking area or in areas designated for guest parking. There shall be no parking in the streets. No vehicle shall protrude towards the internal street beyond the front of the Mobile Home. In no case will Tenant's guests obstruct or violate other tenants parking or property rights. Any guest's vehicle parked in excess of forty eight (48) hours in the guest parking areas must be properly identified by placement of Tenant's name and Lot number where such guest is visiting to prevent impound or towing.

**5. BUILDING STANDARDS.** No home, carport, garage, patio, landscaping, fencing, exterior lighting or other improvement of any kind shall be placed on or made to a mobile home or lot in the Community unless the Landlord shall have given written approval to do so. Prior to commencing installation of, or a change in, any of the aforementioned items, the Tenant shall submit, for the Landlord's approval, a written plan describing in detail the improvements which the Tenant proposes to install or change. The Tenant must discuss the Tenant's plans with the Community Manager prior to preparing the written plan for the Landlord's approval. The Tenant shall remove any improvements installed or changed, which do not conform to these rules within fifteen (15) days of receipt of written notice to do so. \_\_\_\_\_ INT.

The Tenant's mobile home and any improvements shall conform to the following minimum standards.

**A. Style** Each home shall have a pitched roof with asphalt shingles; siding shall be horizontal lap siding or other residential house siding, which shall be approved in writing by the Landlord.

**B. Accessory Structures.** The Landlord requires that the Tenant shall pit-set their home, install a carport or a garage, conform to the basic landscape plan and install a sprinkler system. Said carport and garage must conform to the Community provided standard plan which can be obtained from the Landlord. The roof of garages and Carports shall be asphalt shingles to match the house. Homes and Accessory Structures must be kept painted. The Landlord must approve the paint color of all homes, accessory structures and skirting in writing. No dark colored skirting or trim will be approved. Foundations must be installed within forty five (45) days of the date the home is delivered to the lot. All other improvements listed above must be installed within one hundred twenty (120) days of the date the Tenant signs the rental agreement unless written permission is obtained from management. Siding materials, and general architectural style for any carport, garage or patio cover shall match the color, materials and style of the mobile home.

**C. Foundations.** Each mobile home shall be installed with a City of Moses Lake approved Tie Down System. Foundations shall be masonry or better. All hitches and tongues removed or placed completely below ground and concealed from view. All tires, wheels and axles shall be removed from the mobile homes.

**D. Drainage & Utilities.** All utility lines and wiring shall be underground. Utility connections shall be of rigid material and not exposed to view. Unburied water pipes or pipes exposed to freezing shall be protected from freezing by suitable systems acceptable to the Landlord and shall be maintained in good operating order at all times.

**E. Location.** Each mobile home shall be located within the Lot's setback lines. These lines are established by a binding site plan approved by the City of Moses Lake. Corner Pins are installed in

the ground for each lot. An individual lot plan shall be prepared by the landlord and attached as Addendum "A", to the Landlord's lease.

**F. Compliance with Codes.** At all times the mobile home, all accessory structures and improvements and utility connections shall comply with applicable governmental laws, ordinances and regulations.

## **6. LOT AND MOBILE HOME APPEARANCE.**

**A.** The Tenant shall maintain the Tenant's Lot, Home, all landscaping, appurtenant structures, improvements, and other things attached to, or placed thereon, in good condition and repair, in a neat, clean, attractive and well-kept fashion. All concrete, asphalt, or other surfaces shall be maintained in good condition and repair, kept clean, and maintained free of oil and all other sticky or oily substances. When the Tenant is away, it is the Tenant's responsibility to have someone maintain the Tenant's mobile home and Lot.

**B.** No objects may be stored under the Tenant's mobile home. Unless specifically permitted by Landlord in writing, nothing may be placed or stored outside of the Tenant's mobile home or garage. This includes, but is not limited to, overstuffed furniture, appliances, ironing boards, brooms, mops, tools, gardening equipment, debris, refuse, litter, firewood, or any item which is unsightly in appearance. Patio furniture that complies with these rules and regulations and barbecue equipment, all of which are to be maintained in an attractive and neat condition, are the only items permitted outside of the Tenant's mobile home or garage. Nothing is to be hung outside the Tenant's mobile home or shed to dry or air.

**C.** Anything which creates a threat to health and safety shall not be permitted on the Lot. No flammable, combustible, or explosive fluid, chemical or substances, except ones customarily used for normal household purposes, may be stored on the Lot, and then only in quantities reasonably necessary for normal household purposes.

**D.** The utility pedestals (water and utility hook-ups) must be accessible at all times. If one of the Community's water shutoff valves is located on the Tenant's Lot, it must be kept uncovered and accessible at all times. The Tenant shall not connect except through Landlord provided utility outlets on the Lot.

**E.** Existing drainage patterns and grading of the Lot may not be changed without the Landlord's prior written consent. The Tenant must grade the Tenant's landscaping, or otherwise divert surface water away from the Tenant's mobile home. *Since all homes are pit-set, tenant should strongly consider waterproofing the outside of the block foundation.* For those that choose to pit-set their homes should "strongly consider" waterproofing the outside of their block foundation. Irrigation water from landscaping will seep through the porous block and accumulate under the home creating moisture build-up to the extent that mold could form. The Landlord requires the Tenant to water his lawns and flowers and to keep his landscaping in a well-watered condition.

**F.** Tampering with community electrical, water, or sewer connections are strictly forbidden. The Tenant shall bear the cost of repairs to any utilities or Community property damaged by the Tenant. To avoid damage to underground facilities, the Tenant must have the Landlord's prior written consent before digging or driving rods or stakes into the ground.

**G. Building Permits.** If Building Permits are required for construction of any accessory structures or improvement, it shall be the responsibility of the Tenant to obtain said permits. All permits must be shown to the Manager prior to commencing construction. All construction must comply with all federal, state and local laws and ordinances. Only licensed contractors may install items which are required to be connected to the electrical distribution system.

**H.** No awnings, shades, screens, blinds, or other similar items which are made of bamboo, rattan, stainless steel, unpainted aluminum or steel, Plexiglas, or other material of similar appearance, shall be located outside the Tenant's mobile home unless approved in writing by Landlord.

**I.** The Tenant is responsible to the community's point of supply for proper connections and maintenance of all utilities. Tenant is responsible for obtaining necessary government approvals for all electrical, telephone and cable television connections. Tenant is responsible for maintenance of their own connections. When a tenant is absent for extended periods of time during the winter, they must leave the electricity on so that the home heating system will remain operable. Frozen waterlines are the responsibility of the Tenant.

**J.** If any portion of the exterior of the Tenant's mobile home or its accessory equipment, structures, appliances, or the Lot is damaged, the damage must be repaired within fifteen (15) days of written notice or as agreed to in writing by the manager.

**K.** Only human waste, food items which can be properly disposed of through a garbage disposal and toilet tissue may be disposed of in the sewer system. All other materials are prohibited. Tenants shall pay for any damage of plumbing costs resulting from their disposal of any unauthorized items into the sewer system.

**L.** Holiday decorations shall be removed within 15 days after the celebrated holiday. This includes Christmas lighting and window stickers. Political campaign signs may be placed in the window of a resident's home and removed 5 days after elections. At no time shall offensive signage be placed at any location within the community.

**M.** No accessory items shall be closer than "five feet" from any Landlord installed fences or utility pedestals and no landscape plantings, when trimmed, shall be closer than one foot to any Landlord installed fences.

**N.** Painting of the Tenant's mobile home requires the prior written approval of the Landlord. Paint colors must be submitted to the Landlord for their approval. There shall be no dark trim or dark skirting. All porch railings and stair railing must be painted white or the color of the home.

## **7. LANDSCAPING.**

**A.** Landscaping of un-landscaped spaces within the lot upon initial occupancy of a new lot shall be completed within 120 days of the date the Tenant signs the Rental Agreement or first occupies the mobile home, whichever is later. Prior to installing landscaping, the Tenant must prepare and submit a written plan, and obtain the Landlord's written consent. This limit may be extended if the Tenant moves in during the winter or otherwise approved by landlord.

**B.** The Community's "General Landscaping Standards are: Grass must be planted in the yards. Shrubs and plants may be planted in flowerbeds which may be installed within 4 feet of the skirting/foundation of the home as approved by Landlord. Rock may be incorporated in the Tenant's landscaping plan in the planting beds but prior written approval of the type of rock must be obtained. There will be no white rock or red rock. If rock is incorporated, the beds must be lined with a concrete border. The Landlord must approve in writing the type of trees planted and their location if they are outside the flower beds. No tree or shrub is allowed which has, or may develop, a root structure which causes cracking, buckling, or otherwise interferes with streets, driveways, or other Community facilities. Community-owned trees may not be trimmed by a Tenant without written permission of the Landlord. Such climbing plants as ivy should not be used unless growth is restricted to a specific, small area approved by the Landlord. Use on awning or columns will not be allowed. If decorative edgings are used, the Tenant must check with the Landlord for approved type of decorative edgings. The tops of decorative edgings must be straight. The edgings must be dug in so that the top of the header is level or within 3" of the top of the landscaping area it surrounds. Installation of fences or walls is prohibited without the Landlord's prior written consent. A landscaping plan shall be approved, prior to installation, by the landlord and designated on the site plan for each specific lot, and attached to the lease as Addendum "A".

**C.** The Tenant or the Tenant's landscaping contractor must establish drainage patterns on finished landscaping to drain roof water away from home.

**D.** Changes to the landscaping after initial installation shall not be made without the prior written consent of the Landlord. Consent shall not be given for vegetable gardens on the lots.

**E.** The Tenant shall maintain landscaping and lawn on the Tenant's Lot in good condition and the Tenant shall remove all dead or diseased plants and bushes and replace them with healthy new plants and bushes. The Tenant shall pull or destroy weeds and any other noxious plants, which tend to spread by root or seed on the Tenant's Lot and shall not permit them to go to seed. No dandelions will be permitted. The Landlord shall determine in its discretion what are weeds and noxious plants. The lawns on the Tenant's Lot shall be neatly and regularly mowed and trimmed by the Tenant and the Tenant shall not permit lawns on the Tenant's Lot to become overgrown or filled with weeds.

**F.** All the Tenants shall water their lots at designated times. A watering schedule will be provided by Landlord. Watering must conform to the watering schedule. Hand watering is allowed on all days. Hand watering means that the Tenant is actually standing there in person holding the hose while watering. It does not mean turning on the hose and letting it run into the flowerbeds through an open hose or lawn sprinkler for hours.

**8. THE LANDLORD'S RIGHT TO REPAIR.** In the event that the Tenant shall fail to comply with these Rules and Regulations or to maintain the Tenant's mobile home or lot as required by these Rules and Regulations after fifteen (15) days written notice has been given to the Tenant, then the Landlord shall have the right to enter on the Tenant's Lot by agents or contractors, if need be, and cause the condition to be corrected. All costs and expenses incurred in connection therewith shall be reimbursed by the Tenant to the Landlord as additional rent by the first day of the following month. This right to correct the condition shall be in addition to any other right and remedy which the Landlord may have.

**9. IMPROVEMENTS.** Upon removal of the Tenant's mobile home from the Community, the Landlord may, at its sole option, require the Tenant to remove, at the Tenant's own expense, all landscaping and structures or other improvements permanently attached to or embedded in the ground. The Tenant shall repair any damage to the Lot, including, but not limited to, the filling in and leveling of holes or depressions, and shall leave the Lot in substantially the same or better condition than upon taking possession. This means that all concrete sidewalks installed are removed, all rock is removed and all excavated areas are filled with top soil.

**10. ANTENNAS / SATELLITE DISHES PROHIBITED.** A Tenant shall not place a satellite dish on the Tenant's home unless prior written approval of its location by the Landlord. The Tenant shall submit a written plan describing in detail the location of the dish the Tenant proposes to place on the mobile home.

The Landlord shall approve or disapprove of the resident's written plan within ten (10) business days of receipt of the Tenant's written plan. Any satellite dish that is placed on the mobile home in a location which was not approved by the Landlord prior to its installation shall be removed by the Tenant within fifteen (15) days of receipt of written notice by the Landlord. Installation of a satellite dish or television antenna shall conform to the following minimum standards.

**A. Size** The satellite dish or television antenna shall be one meter (39 inches) or less in diameter.

**B. Placement**. The Tenant shall place any proposed satellite dish or television antenna out of sight from the front of the mobile home insofar as this will not harm reception. In general all dishes shall be placed on the carport or garage roof on the side away from the streets. The Tenant shall not place the satellite dish on a pole in the yard or in common areas of the Community.

**C. Compliance With the Code**. The satellite dish or television antenna shall comply with all applicable federal, state, and local laws, ordinances and regulations.

**D. Color**. The satellite dish or television antenna shall be of a consistent color with the existing color of the mobile home.

**11. HOUSING FOR SENIOR PERSONS.** The Community is intended and operated for persons 55 years of age or older. At least one person at each Lot must be 55 years of age or older in 80% of the homes. The Tenants shall fully cooperate and provide any documents and information reasonably required by the Landlord to maintain its status as housing for mature persons.

**12. CHILDREN.** Children of Guests and Grand Children shall not play in the streets at any time.

**13. PETS.** The Tenant must obtain the Landlord's prior written consent for any pet. No animal shall be kept or permitted in any part of the Community, except for a spayed/neutered dog that does not exceed fourteen (14) pounds in weight when fully grown. Any pet which unreasonably interferes with the peaceful use and enjoyment of any part of the Community, in the opinion of the Landlord exercising his absolute discretion, because of noise or other objectionable habits or conduct, shall be promptly removed from the Community by the Tenant upon fifteen (15) days' written notice by the Landlord.

A. Each pet shall be registered by name and description with the Landlord. If a Guest shall bring any animal into the Community the Manager must be notified as to the pet and the time the guest will be on the premises. All guests animals must be kept inside the home.

B. When not in the Tenant's mobile home, the Tenant's pet shall be kept in a fenced area or on a maximum twenty (20) foot leash.

C. The Tenant shall be liable for any damage caused by the pet and shall immediately clean up any waste deposited by the pet in the Community.

D. Each pet must be licensed and inoculated in accordance with local law.

E. Any pet running loose in the Community will be impounded. Should the Tenant lose his or her pet, written permission must be obtained from the Landlord before the Tenant may acquire another pet.

F. No breeding, selling or dealing of animals of any kind shall be permitted at the Community at any time. No livestock, poultry, rabbits, or any kind of animal, other than the above described domestic pets, shall be kept on the Lot. Outside doghouses, kennels, or runs are not permitted.

G. No more than one dog shall be permitted to be kept in any mobile home at one time.

*H. Dangerous breeds of dogs, such as Pit Bulls, Rottweillers, Dobermans, are not allowed in the Park (no exception on these breeds).*

*I. An exception for larger dogs (excluding those in paragraph H) can be made in the event a new Tenant is moving in and the dog is 10 years or older. Proof of dog's age must be shown. This is not an automatic privilege and permission is up to the sole discretion of the Owner. Permission must be in writing.*

**14. AUTOMOBILES, MOTORCYCLES & OTHER VEHICLES.** No more than (i) two vehicles, each under one ton shall be regularly kept by the Tenant at the Tenant's Lot. No other vehicle, except motorcycles and bicycles shall be kept at a Lot by the Tenant. In the event the vehicle is a pickup, there shall no live-in camper on the pickup. All driveways shall be constructed such that when the vehicle is parked it will not protrude towards the internal street beyond the front of the mobile home.

A. Any other vehicles which the Tenant desires to keep at the Community, including without limitation additional automobiles, trucks, trucks with camper tops, boat trailers, motor homes, travel trailers, utility trailers, snowmobiles, jet skis, ATVs, and motorcycles, shall be kept and parked in the storage area designated by the Landlord to the extent space is available. Space in such storage area will be assigned on a first come, first serve basis by the manager. If space is not available at the storage area, the Tenant's motor vehicles shall be stored elsewhere, not at the Community.

B. No vehicle of any kind shall be repaired at the Community without the prior written consent of the Landlord, and no consent shall be granted for repairs which require or involve work that cannot be or is not finished within 48 hours after it is started. No inoperative vehicle shall be kept in the

Community. No vehicles shall be washed except in the driveway on the Tenant's Lot. The Tenant shall clean up any petroleum spills or drippings from the vehicle.

C. All posted traffic control signs (e.g., stop signs, no-parking signs, speed limit signs, etc.) must be obeyed. The speed limit is Ten (10) miles per hour in the Community.

D. No oil, fuel, antifreeze or other such fluid shall be disposed of in any sanitary sewer or storm drain or on the ground in the Community. No petroleum, propane, natural gas or other flammable products shall be stored at the Community without the prior written consent of the Landlord, which consent shall be refused if such products are not stored in appropriate containers or are in unreasonable quantities.

E. No motorcycle shall be operated on the Community streets except in direct access to and from a Lot or parking area. Motorcycles and other two and three-wheel motorized vehicles may be brought into or operated in the Community by the Tenant, provided the speed limit is obeyed, and the vehicles are properly muffled. The Landlord's decision, in the exercise of its absolute discretion, shall be determined whether a vehicle complies with these noise provisions.

## **15. PARKING.**

A. Tenant Parking is permitted only in assigned parking areas. That assigned area is in the carport or garage, as the case may be, or on the approach apron leading to the carport or garage. There shall be no parking in the streets. No vehicle shall protrude towards the internal street beyond the front of the Mobile. Because of limited parking facilities, traffic congestion, noise, and the need to insure a safe and pleasant environment, the Landlord reserves the right to restrict the number of guests bringing automobiles or other vehicles into the Community. Guests shall follow the parking rules for tenants. ALL PARKING VIOLATIONS WILL BE SUBJECT TO TOWING AT THE TENANT'S EXPENSE.

B. No vehicles or trucks 1 ton or more shall be permitted to park in the community on lots or streets without prior approval of the Landlord. To facilitate loading or unloading of recreational vehicles prior to or after a trip, the Tenant may park a recreational vehicle at the Tenant's Lot for a period not to exceed five (5) hours for loading or five (5) hours for un-loading.

C. Tenant owned vehicles must be in regular operation and not in storage status. Unsightly electrical cords and plastic tarp covering any vehicles shall not be allowed. Any vehicles in disrepair or unsightly condition shall be required to leave the community. Landlord reserves the right to have any unapproved vehicle towed and impounded at the Tenants expense, after advanced notice.

**16. UTILITIES.** The Landlord has caused electrical, telephone and cable television service to be brought to each Lot by the utility companies furnishing such services. The Tenant shall make arrangements directly with such utility companies for connections to their service lines. The Tenant shall make no connection without the consent of the appropriate utility company providing service, and each connection shall be in conformity with the rules and regulations of the utility company and all applicable laws and governmental regulations. Such utilities are provided through lines which are maintained by the utility companies or the Landlord. The Tenant shall not damage or in any way tamper with such utility lines and shall pay the utility company all charges made for service to the Tenant's Lot. The Tenant shall maintain utility lines on the Lot from the point of connection in good order and repair at all

times. The Tenant shall not permit water to run or leak continuously from any water line on the Tenant's Lot. The Tenant shall not damage or tamper with any utility line at the Community. No foreign objects which might plug or obstruct a sanitary utility line shall be introduced into the system. The Landlord shall not be liable for any damages caused by interruption in any utility service. Utilities may be disconnected temporarily from time to time for repairs, alterations or additions to any utility system. The Landlord shall have the right to enter upon any Lot for utility inspection or repair.

**17. SUMMER WATER CONSERVATION:** The landlord has provided for irrigation water separate from the city water system. All tenants are required to utilize the lawn irrigation supply system for watering lawns. **It is against the Law to connect the house water and the Irrigation distribution supply system to each other.** If it is discovered that the two systems are connected the City will be notified and you will be fined \$200.00. The irrigation distribution system will be energized during the months of Mid April through Mid October. All hose bibs used to irrigate lawns must be connected to the above described system as provided.

**18. COMMON AREAS.** The common areas of the Community consist of the streets, landscaped walkways, sidewalks, recreation vehicle storage areas and garden plot areas. These are for use of each the Tenant in the Community and his or her guests and visitors, but shall be used only consistent with the purposes for which they are intended.

A. No alcoholic beverages will be consumed in any area of the Community which is open to all the Tenants and guests.

B. No equipment or other property belonging to the Landlord shall be borrowed, transferred, removed or relocated from the place where the Landlord has located it without the prior written consent of the Landlord.

C. All common areas shall be subject to regulation by the Landlord and the right to use any of the common areas may be denied to any person who, in the Landlord's absolute discretion, is not properly using or is abusing such area.

**19. CONDUCT.**

A. No activity shall be engaged in or permitted in the Community which shall unreasonably disturb or interfere with the peaceful enjoyment of any part of the Community by others entitled to its use.

B. Radios, televisions, record players, musical instruments and other devices shall not be permitted to be operated outside any home as to disturb others. This includes loud music from cars entering and exiting the Community

C. No loud or boisterous parties will be permitted.

D. No intoxicated, abusive, loud or rude person shall be allowed to remain at the Community nor shall any person curse or use other vulgar language in the presence of others or engage in any offensive conduct.

E. No activity shall be conducted or permitted in the Community which shall be in violation of any governmental statute, ordinance, regulation or rule.

F. There shall be no trespassing on other lots.

## **20. ADVERTISING AND COMMERCIAL ACTIVITIES.**

A. Any sign advertising the sale or exchange of the Tenant's mobile home shall be limited in size, and shall not exceed 12 by 18 inches; no more than one (1) such sign shall be displayed, and it shall be displayed only in the window of the Tenant's mobile home.

B. Except for the sale of the Tenant's mobile home, no "auction," "moving sale," or "garage sale" will be permitted except those organized by the manager. There will be an annual community garage sale organized by the manager.

**21. LIVEIN CARE PROVIDER.** Prior to allowing a livein care provider to move into the Tenant's mobile home, the Tenant must provide the Landlord with the following: (A) Written proof that the care provider is over eighteen (18) years of age; (B) A copy of the Tenant's approved plan of treatment; and (C) A copy of the Tenant's physician's written order for the plan of treatment. The live-in care provider must execute a live-in Care Provider Agreement and must comply with: (1) all Community rules and regulations; (2) the terms of the Tenant's rental agreement; and (3) the Mobile Home Landlord Tenant Act. The live-in care provider is not a tenant of the Community and has no rights of tenancy. The rental agreement is not affected by any agreement between the Tenant and his/her live-in care provider.

## **22. GENERAL PROVISIONS.**

A. The Landlord may enter onto any Lot to inspect the premises to determine compliance with these Rules and Regulations.

B. Each person using the Community shall comply with all signs erected by the Landlord and regulations posted by the Landlord, governing the use of the Community and the various parts thereof.

C. Except in the case of emergency, all business shall be conducted at the Manager's office during normal business hours as posted at the office.

D. Except in the case of emergencies, all complaints must be in writing and signed by the person making the complaint.

**23. RESIDENT'S WARRANTIES.** If the Tenant is installing a mobile home in the Community, the Tenant acknowledges and agrees that certain representations have been made by the Tenant to the Landlord as to make, model, type, size, age and condition of the mobile home which will occupy the Lot and the accessory equipment and structures which will be a part of or installed with the mobile home. The Tenant warrants to the Landlord that all representations are true and accurate, and that the mobile home and all accessory equipment and structures shall conform to all of the Landlord's requirements and specifications. The Tenant agrees that the Landlord may inspect the mobile home and all accessory equipment and structures prior to their being placed on the Lot, and if the Landlord determines that said

representations are not true and accurate, then the Landlord may refuse to accept the mobile home or the accessory equipment and structures for installation. The inspection by the Landlord may be made at the time the mobile home and the accessory equipment and structures arrive at the Community, and the mobile home and the accessory equipment and structures shall not be allowed within the Community until they are inspected and accepted. The Tenant agrees not to substitute another mobile home or any other accessory equipment and structures for the ones approved by the Landlord unless they meet all of the Landlord's requirements and specifications and the Landlord is permitted to inspect the mobile home and the accessory equipment and structures as permitted by this paragraph.

C. Garbage Containers are furnished by the Waste Disposal Company. The Tenant is responsible for arranging for garbage service with the City of Moses Lake to include the number, size and type of cans. After arranging for the type of service you must notify the manager of your monthly charge. The manager is required by the City to collect the charge and remit that to the city monthly. That monthly fee will be in addition to the monthly lot rent. All garbage must be placed in and kept in the garbage cans and kept out of sight in the Tenant's garage or carport except on collection days. Clippings, etc., must be cut to fit into trash bags and cans. All garbage must be deposited at the street for pickup in a manner and on the appropriate day designated by the Landlord or Garbage Collection Purveyor. Garbage cans shall be removed from the street and stowed no later than the day following Collection. Large items, such as discarded furniture, or garbage exceeding the capacity of the Tenant's garbage container, must be disposed of by the Tenant outside the Community. Sanitary and health laws must be obeyed at all times.

**I have read the above Rules and Regulations and agree to comply with them.** The undersigned Tenant acknowledges receipt of a copy of the foregoing Rules and Regulations.

DATED: \_\_\_\_\_,

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Manager or Landlord

\_\_\_\_\_.