

**SKYVIEW TERRACE MOBILEHOME PARK  
RULES AND REGULATIONS  
[EFFECTIVE MAY 1, 1997]**

PUBLISHED NOVEMBER 3, 1996

The Management of Skyview Terrace Mobile Home Park ("the Park") has established the following rules and regulations which apply to all residents and guests:

1. **Sales.** A Park resident may advertise the sale of individual items by placing a 3 inches by 5 inches notice on the Park bulletin board. Other than Park-wide sanctioned yard sales for all residents, Residents shall not have garage sales or yard sales. Moving sales or estate sales in the Park will be allowed only with written permission from the Park Manager (with constraints as to what hours, and for how many days, etc.).
2. **Signs.** Homeowners may advertise the sale or exchange of their mobilehomes by one sign, not to exceed 12 inches in width and 12 inches in length, placed in one window of the mobilehome and via an outside post placed by a real estate agent containing flyers advertising the sale of the mobilehome. If none of the mobilehome windows are adequately visible from the street then the owner of the management may approve a similar sized sign in an alternative location on the mobilehome. Management will have a list of homes in the office which are being advertised for sale. The mobilehome owner may choose to place his or her home on this list.
3. **Use Prohibited.** No mobilehome or its premises may be used for business or commercial activity, except for Space #25 (Park Manager's office), or when prior written approval is obtained from Park Management. Park Management will require a detailed description of the business to be operated from the mobilehome, and an analysis of its scope and impact upon the Park residents and steps being taken to mitigate negative impacts upon the Park community. Permission to operate may be granted for up to a year (ending no later than December 31st of each year), with the need for re-apply for permission annually.
4. **Guests.** Residents are responsible for their guests' conduct. Guests must agree to observe all Park rules and regulations, and must be accompanied by a resident when using the Park facilities or equipment. Guests who stay more than 20 consecutive days or stay more than a total of 30 calendar days in one year ("Live-in Guests") must register with the management. "Live-in Guests" are treated as though they are residents of the mobilehome that they are visiting for the purpose of applying these rules and regulations. "Live-in Guests" must comply with all Park rules and regulations.
5. **House-sitting.** Residents who wish to have other persons reside in their homes during the owner's absence for more than 90 calendar days must obtain advance written permission from management.
6. **Pets.** Advance, written approval by Management is required for a resident to keep a house pet in this Park. Before such written approval may be given from the management, the resident pet owner(s) must sign the Pct Agreement. Failure to obtain advance written permission will result in a \$150 fine. Failure to follow any of the provisions of this paragraph is cause for Management to revoke its permission.

- 6.1. **Permitted Pets.** Management will not permit residents to have pets which it determines are a danger to the safety of the Park residents. Pit bulls and Doberman pincers are not permitted.
- 6.2. **Disturbances Not Allowed.** Frequent annoying disturbances by a pet to neighbors is cause for revoking management permission.
- 6.3. **Restrictions.** Any dog, when not inside a mobilehome or contained within a fenced yard, must be on a leash, no longer than 6 feet long. No pet is to invade the privacy of anyone's homesite, flower beds, shrubs, yard, etc.. No pets are permitted in the clubhouse, recreation area, and other Park facilities.
- 6.4. **Sanitation.** Pet droppings in the Park common areas must be picked up and disposed of immediately.
- 6.5. **Pet Replacement.** If a resident loses a pet, written permission must be acquired from the management for the replacement pet.
- 6.6. **Pet Offspring.** The Park encourages pets to be spayed or neutered. However, in the event of offspring, Management must be notified of the offspring and Management must determine whether to grant written approval. Regardless of Management's decision, the offspring may stay in the Park for an interim period of 60 calendar days.
7. **Swimming Pool.** All residents and their guests are required to sign a release agreement available from management prior to using the swimming pool. Pool facilities are used at residents' and guests' own risk.
  - 7.1. **Hours.** Swimming Pool hours are posted at the facility.
  - 7.2. **Guests.** The swimming pool is for the use of residents and "live-in" guests who are accompanied by residents only.
  - 7.3. **Children.** Children under 16 years of age must be accompanied by an adult 18 years of age or older.
  - 7.4. **Safety Rules.** Diving, running, pushing, jumping, and other conduct which endangers people in the pool area is not permitted. No food, bottles or other glassware, or alcoholic beverages are allowed in the pool area.
  - 7.5. **Swimming Attire.** All swimmers must wear swimming suits or Management approved attire in the pool. No "cut-offs" (unless hemmed) or baby diapers are allowed in the pool.
  - 7.6. **Oils.** No person with suntan oil, lotion, or other oils (except sun-block lotions) are allowed to enter into the pool.
  - 7.7. **Climbing.** No person may climb the walls or fences in the pool area.
8. **Structures.** No structure, accessory structure, or equipment, or fence, pavement or the like may

be installed or significantly modified without advance approval by park management and a subsequent inspection and approval by park management. Examples of such items are the mobilehome; its porches, steps, awnings, skirting, window boxes, rain gutters, and other accessories; storage cabinets, fences, large planters, air conditioners, driveways and communications equipment such as cable TV hookups or antennas. The following accessory structures and equipment are required for each mobilehome in the Park.

- 8.1. **Skirting.** Skirting must extend completely around the coach and must be of the same material as the coach siding or its equivalent. Written approval must be given by the management both before and after the driveway and awning are installed.
- 8.2. **Driveway.** The coach must have a minimum 40 feet long by 12 feet wide concrete driveway, if feasible. This driveway must meet the asphalt road. If such 40 feet by 12 feet concrete driveway is not feasible, such driveway will be the maximum that is feasible within this 40 feet by 12 feet dimension. Written approval must be given by the management both before and after the driveway is installed.
- 8.3. **Carport Awning.** The carport awning shall be a minimum of 40 feet long by 12 feet wide, if feasible. If such 40 feet by 12 feet carport awning is not feasible, such awning will be the maximum that is feasible within this 40 feet by 12 feet dimension. This carport awning must be 30 pounds "test" per square foot and free standing. Written approval must be given by the management both before and after the carport awning is installed.
- 8.4. **Front Porch.** The coach must have a minimum 30 feet by 10 feet front porch, if feasible. If such 30 feet by 10 feet front porch is not feasible, such front porch will be the maximum that is feasible within this 30 feet x 10 feet dimension. Management may determine that railings and steps are necessary. An awning will be required if the porch is not a redwood or cedar wood deck. This awning must be 30 pounds "test" per square foot and free standing. Written approval must be given by the management both before and after the front porch and awning (if required) are installed.
- 8.5. **Side Porch or Platform.** If the side entrance is covered by the carport awning, then only a platform or step is required. If the side entrance is not covered by the carport awning, then the coach must have a minimum 30 feet by 10 feet side porch, if feasible. If such 30 feet x 10 feet side porch is not feasible, such side porch will be the maximum that is feasible within this 30 feet x 10 feet dimension. Management may determine that railings and steps are necessary. An awning will not be required if the porch is a redwood or cedar wood deck. This awning must be 30 pounds "test" per square foot and free standing. Written approval must be given by the management both before and after the side porch and awning (if required) are installed.
- 8.6. **Storage Shed.** Each mobilehome site must have a manufactured shed or a shed of equivalent craftsmanship. The mobilehome site may have a second storage shed. All storage sheds must not exceed a combined area of 100 square feet. Written approval must be given by the management both before and after storage sheds are installed.
- 8.7. **Gutters and Downspouts.** All coaches and awnings must be completely guttered including downspouts. These must be gathered and taken to the nearest street or

accessible drain. Written approval must be given by the management both before and after the gutters and downspouts are installed.

- 8.8. **Fences.** Management must give prior written approval (with subsequent inspection and approval upon completion) before fences in the front, side, and back of the mobilehome space are installed or modified. The fence running behind the mobilehome (surrounding the backyard) must not be higher than 60 inches in height from the ground level, and the fences running in front of the mobilehome (surrounding the frontyard) must not be over 30 inches in height from the ground level. No chain link fences are allowed.
  - 8.9. **Air Conditioners.** Air conditioners must be placed on the driveway side or top of the mobilehome and be electrically connected to the circuit box in the utility post. Window air conditions are not permitted. Swamp coolers on the roof are permitted.
  - 8.10. **TV Antennas.** TV antennas must be placed at the rear or driveway side of the mobilehome. No TV antennas to be placed in trees without the advance written permission of the management. The homeowner is responsible for any damage to the tree caused because of the TV antenna.
  - 8.11. **Satellite Dishes.** No Satellite dishes may be placed on the mobilehome site without the advance written permission of the management.
  - 8.12. **Standards Not Retroactive.** These standards are not retroactive as to existing homeowners. They shall only apply prospectively to homeowners that become tenants of the Park after April 1990. Homeowners that were tenants prior to February 1990 shall comply with the standards that were in effect at the time they executed their rental agreement with the Park, unless he or she voluntarily undertakes to make a change in his or her structures or equipment. If a homeowner makes a voluntary change, the homeowner will only have to adhere to the new standard which applies to the specific change or addition that the homeowner is making. For example, if you were to voluntarily add rain gutters to your mobilehome, you would only be required to adhere to the rain gutter standards. You would not be required to follow the standards for fences, etc., unless you were also changing this structure as well.
  - 8.13. **Plans.** The homeowner must submit his or her plan to the management before and after structures are added, modified, or removed. Management will provide a timetable that the homeowner must agree to follow in fulfilling its accepted plan, which is called Homeowner's Mobilehome Compliance Agreement. Management must give its written approval of such changes in structures both before and after installation.
  - 8.14. **Material.** All material must be new material, unless management has given advance approval prior to its use.
9. **Structure Maintenance.** All structures listed in Section 8, 8 must be kept and maintained in good condition and repair, both in appearance and structure.
10. **Site Maintenance.**
- 10.1. **Paved Surfaces.** Paved surfaces must be kept clean and free of oil or other chemical

substances, and in good repair.

- 10.2. **Drainage.** The resident must maintain drainage adequate to prevent overflow into adjoining park spaces or improper drainage channels, or the collection of standing water.
- 10.3. **Damage to Utilities or Park Property.** The resident shall bear the cost of repairs to any utilities or Park property damaged by the resident. To avoid harm to underground facilities, if any, residents must have management consent before digging or driving stakes or rods into the ground.
- 10.4. **Outside Equipment Permitted.** Patio furniture, bicycles and barbecue equipment in good condition are the only equipment which may remain outside the home or storage cabinet. Management will grant approval of other reasonable equipment upon request.
- 10.5. **Visual Eyesores Prohibited.** Clothes may be hung to dry behind the mobilehome but not in the carport area or the front area of the home.
- 10.6. **Trees.** Trees on a homeowner's site may not be mutilated or removed without management's prior written approval.
11. **Landscaping.** Grass, flowers, shrubs, and trees are acceptable, and are permitted in all parts of each mobilehome space. No landscaping materials (artificial, non-living materials) may be installed or significantly modified without advance approval by park management. Examples of such items are rock, bark, wood chips, and artificial turf. Landscaping standards for such items are set forth in the Skyview Terrace Mobile Home Park Landscaping Standards, which are by this reference incorporated into the rental agreement.
12. **Landscape Maintenance.** The present homeowner is responsible for the control and maintenance of all vegetation on his or her lot space, and any vegetation planted by previous owners or occupants which the present homeowner has not removed. Vegetation and planted spaces must be kept properly trimmed, watered, and weeded. Sites must be kept free of dead foliage, weeds, and litter. Clippings, litter, and garden waste must be placed in trash containers and removed regularly. Rocks, bark, and other materials used as substitutes for living ground cover must be confined to planned spaces, and kept free of weeds and litter. Trees, shrubs, and bushes must be trimmed to the level of the mobilehome roof line and must not encroach upon adjoining spaces, or obscure the street view of persons driving in the Park. Trees which shed leaves, seeds or pollen over neighbor's yards must be trimmed so that their effects are confined to the space owner's yard.
13. **Parking.** Overnight Parking is permitted only in mobilehome space driveways and parking areas designated by signs. Day Parking is permitted in all overnight parking spaces, and if there are no nearby overnight parking spaces, parking is permitted along Park streets, as long as vehicle access, including emergency vehicle access, is not blocked.
  - 13.1. **Residents.** Residents may not park in designated guest areas. Residents requiring visits from moving vans must notify the management in advance if the vehicles will be parked on the street.
  - 13.2. **Guests.** Management reserves the right to limit the number of guest vehicles, to prevent

overcrowding.

14. **Bicycles, Skateboards, and Rollerblades.** Bicycles, skateboards, and rollerblades are prohibited along the steep hills in the Park (ie. "Foxhill", "Hoot N Holler", and "Terrace View").
15. **Motorcycles and Similar Vehicles.** Riding motorcycles and other small motorized vehicles may be kept in residents' spaces, but may not be driven in the Park except while in transit from gate to space.
16. **Vehicles Not Permitted in Park.** The following vehicles are not permitted in the Park except when where fully hidden from view (ie. when contained in a resident's garage), stored in the recreational vehicle storage area, or in other areas of the Park solely for purposes of loading or unloading, where such loading or unloading does not extend overnight.
  - 16.1. **Recreational Vehicles.** Campers, motorhomes, and other recreational vehicles [except in lot spaces 49 to 55];
  - 16.2. **Off-Road Vehicles.** Dune buggies and other off road vehicles;
  - 16.3. **Other Vehicles.** Boats, trailers; and trucks carrying over 3/4 ton.
17. **Vehicle Maintenance.** Minor repairs (eg. oil changes, and "tune ups") to vehicles may be done down at the "Washhouse" area. Vehicles leaking significant amounts of oil or other fluids must be removed or repaired within 48 hours.
18. **Headings.** The headings and titles of sections or paragraphs in these rules and regulations are included for the purpose of convenience only, and shall not affect the construction or interpretation of these rules and regulations.
19. **Incorporating Rules in Rental Agreement.** The above rules and regulations, and all separate rules and regulations whether published or posted in park facilities, are by this reference incorporated in the rental agreement.