

ADDENDUM "J"
RULES AND REGULATIONS
LEISURE MANOR RULES AND REGULATIONS
(In Accordance With Federal Law HR118 Persons 55 Years of Age and Older)

PURPOSE OF REGULATIONS: The Purpose and intent of these Rules and Regulations is to promote the convenience, health, safety, and welfare of all the Tenants at Leisure Manor Mobile Home Park, and to protect and preserve the premises from abusive use and to provide sensible and reasonable control over the use and operation of all facilities of Leisure Manor Mobile Home Park ("Park"), and to safeguard the financial investment of the Park, its Tenants and to assure all Tenants insofar as reasonably possible a pleasant community atmosphere for enjoyable living.

1. **RENT.** Returned checks must be paid by certified funds or money order. If a second check is returned, the Tenant will be required to pay by certified funds or money order for the remainder of their tenancy.

2. **UTILITIES.** Each mobile home Lot has its own electric sub meter. Telephone service can be ordered from the local telephone company. The Park office number is for business and emergency use only. Tampering with Park electrical, water, sewer or gas connections is strictly forbidden. No construction of any kind will be permitted without prior written approval from management. No digging, installation of posts or fences of any kind will be permitted without prior written approval from Park management and utilization of a locating service. Tenants will be held responsible for any damage to underground utilities and shall be responsible for wiring to and from any electrical meter and/or pedestal.

3. **MOBILE HOME LOT AND APPEARANCE.** Mobile home must be numbered so as to be clearly visible from the street. Mobile home and Lot must be kept clean, washed, lawns mowed, trimmed, watered and free of weeds around and under the mobile home. Mobile homes will be kept in a good state of repair, as well as decks, porches, stairways and fences. No laundry of any kind may be hung outside of the mobile home at any time. No appliance(s) may be stored outside the mobile home. All trash, debris, boxes, brooms, ladders, etc. must be stored out of sight. Storage under the mobile home is not permitted. All storage sheds are owned and furnished by Tenant and must be approved in writing by the management before construction. Any Lot not properly maintained by the Tenant may be fined or cared for by management and charged a minimum fee of \$25.00 per hour plus all other incidental costs. Garbage, trash and appliance removal can be arranged with the Manager upon request. Any such charges and/or costs will be due with the next month's rent. No signs of any kind shall be posted on the mobile home or Lot without prior written permission of the management, excepting commercially sized "for sale" signs. Tenant shall not put any sanitary napkins, tampons, paper towels, diapers or any foreign objects into the toilet or sewer system. Tenant will be charged for any damage or blockage of the sewer lines caused by improper use of drains or system. When a Lot is vacated the Lot must be left clean and leveled and all holes filled, electrical and sewer connections secured before security deposit will be returned. All new homes moving into the Park must be approved in writing prior to moving into the Park by management. Tenant shall be responsible to maintain positive drainage on the Lot and Tenant shall be responsible for all landscaping and trees on their Lot. Tenant may remove any hazardous tree. Landlord shall not be responsible for any fallen trees, limbs, needles, leaves and/or such debris that may accumulate on Tenant's Lot or home, or that may cause damage to Tenant's property, Tenant knowing assumes this risk. Tenant shall not allow moss to accumulate on Tenant's roof

4. **PETS.** Pets may be kept with prior written approval from the management. The limit is two dogs and/or two cats per home. No aggressive dogs or aggressive breed of dogs shall be allowed to be housed in the Park. Pets of any kind must at all times be on a leash or otherwise confined to the manufactured/mobile



home. Noisy and unruly pets will not be allowed to remain in the Park. Any animal found running loose will be turned over to the King County Animal Control without notice. A fifty dollar (\$50.00) fine shall be imposed for each occurrence a pet is running loose in the Park or the pet is causing a "nuisance" or disturbance in the Park, including but not limited to the following: where a pet exhibits aggressive behavior to other Tenant(s), licensees, or guests; leave visible feces on the Lot, other Lots, and/or on common areas which are not immediately taken care of by Tenant; excessive barking or noise. Pet owners are responsible for cleaning up after their pets on the Lot, in the Park, and will be held responsible for any harm or damage caused by their pet(s).

5. VEHICLES. Vehicle rules are outlined in Addendum "G". The speed limit in the Park is ten (10) MPH and must be observed at all times. All vehicles stored on the Lot must be fully operational. Any car dripping oil must be repaired to avoid damage to the pavement and environment. Drip pans may be used if they are kept clean. Vehicles should be parked so as not to cause damage to adjacent Tenants' mobile homes, fencing, or vehicles, when exiting the vehicles. Motorcycles and motorbikes are not allowed to be driven in the Park, except for transportation entering and exiting of the Park. All roadways in the Park are Fire lanes, thus no overnight parking in the streets will be allowed. Such a violation would impede fire trucks or other traffic through the Park.

6. LAUNDRY ROOM. The laundry room is for the temporary use of Tenants and their guests. Management reserves the right to discontinue and terminate use of the Laundry Room at anytime with thirty (30) day posted notice at office--management reserves the right to deny access to any party for any reason without cause. Management is not responsible for any loss, damage or injury from the use of Laundry Room or machines and recommends not leaving property unattended.

7. SALE OF HOME. Any Tenant who intends to sell or transfer their interest of a mobile home within the Park must give written notice to management of the sale and shall notify the buyer of the provisions of RCW 59.20.073. All prospective Tenants must submit a detailed rental application and fee for approval prior to transfer of the mobile home and upon approval, must sign the Mobile Home Lot One-Year Rental Agreement, Park Rules and Regulations, pay security deposit and first month's Monthly Rent before moving into the Park.

8. NEW TENANT. New Tenant(s) is/are responsible for proper water, sewer, electric and cable connections. Connections must be made in accordance with applicable city and state regulations. Non-freeze tape must be installed on the water lines at the time of connection and maintained by Tenant. All mobile homes must be skirted within 30 days prior to occupancy. Awnings and porches must be approved in writing by management prior to installation and must comply with city and county regulations. Homes with fixed tongues must be skirted around the tongue. Removable tongues must be removed at the time of skirting.

9. CONDUCT. Actions of any nature that disturb the peace and tranquility of any other Tenant, threatens another Tenant or their guest with violence against their person or property, will not be tolerated and is subject to eviction. Loud parties, intoxication, use of controlled substances or any other illegal act will not be tolerated and is subject to eviction. Defacing of Park property, including roadways, will not be tolerated is subject to eviction.

10. SOLICITING. No door-to-door soliciting is permitted in the Park without prior written approval of management; except political campaigning. No private enterprises or businesses may be conducted within the Park.



11. **DISTURBING NOISES.** No disturbing noises from Tenant will be tolerated within the Park, included but not limited to, excessively loud televisions, radios, guns, motors, computers, and stereos.
12. **CHILDREN.** Children who ride bicycles in the Park roadway must observe the rules to the road. Children who ride their bicycles or play in an irresponsible manner will be reported to their associated relative for appropriate remedy. Tenants will be held responsible for their family member's actions, including littering in the Park.
13. **SKATE BOARDS AND LONG BOARDS.** The use of skate boards, long boards, roller skates, and rollerblades with the park is prohibited. Extra care should be given to all pedestrians, joggers, and bicyclists, as they are given the right of way to all motor vehicles.
14. **COMPLAINTS.** All complaints, except emergencies, must be in writing, signed by the Tenant and presented to the management during regular office hours. If the complaint is against another Tenant that person must be named.
15. **MANAGEMENT.** Any Tenant who interferes with Park management, files false or unjustifiable complaints, threatens the Manager with physical harm, or otherwise tries to impede the operations of the Park management is subject to eviction.
16. **GENERAL RELEASE.** Tenant shall be responsible to secure liability insurance and name Landlord as an additional insured. Any equipment and/or apparatus lent, furnished or utilized within Park shall be considered for convenience of the Tenant only; all persons using such shall do so at their own risk. Tenant does hereby voluntarily hold Landlord and Management Et al. harmless for any accidents, injuries, or loss by acts of god, fire, theft, winds, floods, frozen pipes, drainage, soil stabilization or any other act or peril. Tenants do hereby agree to hold Landlord harmless from any and all losses in Park or any other person in, upon, or about the premises due to any defects in the property of any character or type whatsoever. Tenant is responsible to follow the posted rules for using the swimming pool and acknowledges no lifeguard on duty, and holds harmless Landlord for everything associated therewith excepting gross negligence.
17. **VIOLATIONS** A fine may be imposed for any violation of Park Rules & Regulations.
18. **DANGEROUS INSTRUMENTALITIES.** The use of guns, including but not limited to: BB guns, air guns, slingshots, bows and arrows, handguns and other dangerous instrumentalities are not permitted in the Park. The hurling of rocks, knives, eggs, and/or fireworks are strictly forbidden and are grounds for eviction.
19. **OFFICE HOURS & RULES.** Park office hours presently are from 10 AM to 4 PM. Tuesday through Saturday. All posted rules, notices and policies are incorporated by reference into these Rules and Regulations, including but not limited to clubhouse and swimming pool rules, all of which are subject to change from time to time with additional posted notice.
20. **HOUSING FOR OLDER PERSONS.** Leisure Manor is intended for and operated as housing for older person's community pursuant to Federal Law. Tenant agrees to comply with the policies and procedures regarding for housing for older persons' exemption to the Fair Housing Act.

I/WE do hereby acknowledge a copy of these Rules and Regulations.

