

Park Rules and Regulations Agreement

NORTH SHORE ESTATES

RULES AND REGULATIONS

Manufactured Housing Park

NORTH SHORE ESTATES MANUFACTURED HOUSING PARK ("North Shore" and/or "Park") is a manufactured housing community located in Washougal, Clark County, Washington. The purpose of these rules and regulations is to help maintain an environment enjoyable, attractive and safe for all residents of the community.

DEFINITIONS

Manager: The person or persons designated by the Landlord to act on its behalf in conducting the affairs of the park to which the manager has been given authority.

Mobile Home: A manufactured home that is used as a dwelling by the occupants is connected to utilities and is designed without a permanent foundation.

Park: North Shore Estates Mobile Home Park.

Premises: The tract of land consisting of a mobile home space rented to a resident.

Resident: The person(s) named on the rental agreement.

RULES AND REGULATIONS

The Rules and Regulations consist of the following:

1. **POLICIES**: Park has no restrictive covenants or policies, implied or written, which would bar residency on the basis of race, religion, sex, disability or family status. Requisites for occupancy are outlined in writing and are in compliance with local, state and Federal law.
2. **MOVE IN REQUIREMENTS**: All residents of the Park must be screened and approved by management and shall be required to pay a screening fee of \$38.00 for same (which is subject to increase if the cost is increased by the screening company), complete and sign a month to month or annual rental agreement, emergency contact form and also must agree to the rules and regulations of Park prior to moving into Park. All incoming residents are responsible for hooking up to the existing utility connections. Such installation shall be in strict accordance with current regulations and pass all county inspections.

All residents must procure and maintain insurance protecting themselves from loss of property, replacement loss of home, and injury to person on Park property. Park may request proof of such insurance at any time to assure compliance with this rule and regulation.

HOMES INCOMING TO THE PARK must, at their own cost and expense, meet the following set up standards:

All costs associated with installation, setup, move in and connection of the manufactured home shall be paid by the incoming resident. The incoming resident is also responsible and liable for any damage to Park property, pipes, plumbing, utilities or facilities caused by the installation and move in of Resident's home on Park property.

Home placement shall be determined in joint conference with Park management who shall determine the exact location of placement. The incoming resident must submit two copies of a proposed site plan to the Park for approval. The site plan must show the intended placement of the home and of any improvements (porches, decks, awnings etc.). The site plan must be approved by management prior to move in by the incoming resident.

The plan to be submitted shall include a specific description and designation of the proposed erection, placement and alteration of the home, including, but not limited to the following:

- (1) Exterior coloring, appearance, texture and materials;
- (2) Floor plan;
- (3) Manner and means of installation;
- (4) Size and square footage;
- (5) Specific location on Lot, including reference to the Lot line setbacks;
- (6) Materials and textures;
- (7) Foundations, tie-downs and supports;
- (8) Skirting design, color, materials and texture;
- (9) Awning number, size, color, material and texture;
- (10) Height and location of all fences and hedges;
- (11) Type, color and texture of roof coating materials; and
- (12) Type, size and location of landscaping improvements.

The incoming resident shall also be responsible for compliance with all applicable county and municipal codes and ordinances respecting home installation. All applicable permits must be in procured prior to installation.

Landscaping must also be pre-approved by management prior to implementation by delivery of a landscaping development plan to management prior to implementation. Such plan must show that the intended landscaping is in harmony with the lot spaces and adjacent lot spaces. Landscaping must be installed within 60 (sixty) days from move-in.

A representative of the incoming resident or the incoming resident must be present upon delivery of the home to the lot space. Such incoming resident or agent shall be responsible to instruct the installer as to placement of the subject home in accordance with the approved site plan.

Upon installation of the home towing hitches, are to be removed immediately and temporary steps are to be removed within thirty days.

Decks and steps shall be installed within thirty days. The main entry deck is to be six feet by ten feet or sixty continuous square feet of deck. There may be deck to the carport steps and landing only. All decks and entry steps must have a railing. Decks and steps shall be skirted in a style to blend with the subject home. All steps and decks may be covered with indoor-outdoor carpeting and/or painted a color compatible with the subject home. All permanent steps must be constructed and installed in strict accord with applicable state, county and municipal building codes. Handicap ramps must be finished in a manner which integrates with the porch/step installation.

Driveways are to be installed by management. Any additional driveway, sidewalk or concrete area may only be installed by resident, at resident's cost, upon PRIOR WRITTEN APPROVAL by management. Resident shall apply for approval by providing written notice to management accompanied by a proposed plan.

All homes shall have wood type siding.

All homes shall have suitable skirting installed within thirty (30) days of move into the Park and such skirting must be continuously maintained by Resident. Skirting is to consist of pressure treated 5/8" CC grade plywood over pressure treated studs 16" on center. All joints are to be caulked smooth at seams to Park specifications. The skirting is to be painted to blend with the subject home. The skirting is to have access openings conveniently placed to allow easy access to servicing of utility connections. Skirting shall have screened venting installed as prescribed by applicable code.

Carports and awnings shall comply with the agreement between the City of Washougal, the County of Clark and North Shore Estates Mobile Home Park. The carport and awnings are to be made of wood type material painted to match the subject home. The carport may be enclosed only on approval of management with plans provided. The size of the awnings and carport will be determined according to the site and applicable building codes and setback requirements.

All homes shall have rain gutters installed within thirty days. All homes and awnings must have rain gutters and down spouts installed and connected to drywells or routed underground to the street with rigid 3" PVC pipe. Down spout, connections must be minimally visible.

Hose bibs shall be installed within thirty days. Two above ground hose bibs are required per manufactured home, 1 per side. These will be connected to insulated stop and drain valve so they can be turned off and drained during freezing weather.

Exterior plumbing shall be installed within thirty days. Above ground, primary water supply piping shall be insulated to prevent freezing. It is recommended that commercial foam insulation with a minimum of 3/4" wall thickness be used.

Installation of fences, screening arrangements, windbreaks or patios may only be installed with WRITTEN PRE-APPROVAL of management. Any request for installation shall be put in writing and delivered to management accompanied by a plan for review.

Wood stoves are allowed only if properly installed and inspected by the appropriate authorities. Park shall firstly be provided with a copy of the approved building permit that verifies that installation has passed inspection prior to use.

New purchasers are to be informed of all home standards. Park may do whatever is required to assure that new purchasers are informed of all home standards and may require that additional improvements, repairs or installation is completed to achieve rule compliance as a condition of approving a transfer or sale of an existing home on Park property.

New residents are solely responsible for proper connection to sewer, water and electrical services, including the obtaining of all necessary permits, approvals and inspections. Park reserves the right to pay any delinquent water or electricity charge and demand reimbursement from resident. Failure to pay park for any water or electricity charges paid shall be considered "non-payment of rent".

(a) Sewer: Connection must be with ABS rigid pipe with airtight seals. All clogged sewers above the inlet to the septic tank or sewer main are the responsibility of Resident to repair.

(b) Water: High-pressure hose wrapped with heat tape or insulation must be used for connection to water source. The standpipe under the mobile home must be wrapped. Residents are encouraged to install back flow protectors in the water lines;

(c) Electrical: After Resident's electrician completes the electrical connection, it must be inspected and approved by a government inspector. When inspection has been given approval Resident is obligated to contact the appropriate supplier for electrical service.

(d) Television: Service can be established by calling the local cable or dish provider. Park shall approve in writing the location of any cable or dish installed to assure that the installation does not interfere or damage any existing trees, structures or improvements.

Each lot space shall be assigned a house number by Park. Residents are responsible for purchasing and placing the number of their home on the side facing the street approximately five feet from the ground. The number shall be placed within fifteen (15) days of commencement of occupancy (if not already in place).

3. FIRE AND SAFETY STANDARDS: Park reserves the right to require that a home meet applicable fire and safety standards as a condition of transfer of a rental agreement if a state or

local agency responsible for enforcement has issued a notice of violation and the violation remains uncured.

4. GARBAGE: Residents shall properly dispose of all rubbish, garbage and other organic or flammable waste at reasonable and regular intervals in appropriate garbage cans. Each resident is responsible for all costs of extermination and/or fumigation for infestation caused by resident's improper disposal of garbage.

Garbage shall be wrapped and placed in suitable garbage containers (provided by the garbage collector) which the resident shall place in front of their lot space on pick up day. The garbage container is to be moved from the front of the lot space by evening of pick up day. For any residents recycling, such resident must obtain the appropriate recycling container and separate their garbage accordingly. All residents are to assure weekly garbage pick-up. Collecting and/or sorting through garbage by residents or third persons on Park property are strictly prohibited.

If garbage, refuse or debris of any kind, including furniture or household items are left on park property, park may, after notice to resident, remove same and charge resident a dumping fee of \$50.00 (or more if the actual fee is higher than this amount) and such fee shall be considered "additional rent".

Garbage cans, on non-pick up days, are to be placed in a location screened from view.

5. GARBAGE DISPOSALS: If the Park is served by individual on-site septic systems, no garbage disposals may be installed or used by residents. If a garbage disposal is installed or used in contravention of this rule, resident shall be responsible for the cost to remedy any failure of the septic tank system during or after resident's occupancy.

6. HAZARDOUS SUBSTANCES: No resident shall keep on or about the leasehold premises for use, disposal, treatment, generation, storage or sale, any substances designated as or containing components designated as hazardous, toxic, or harmful and which are subject to regulation by any federal, state or local law, regulation, statute or ordinance (collectively referred to as "Hazardous Substances"). Resident shall be fully and completely liable to Park and shall indemnify, defend and save harmless the Park with respect to any and all damages, costs, fees (including attorneys' fees and costs), penalties (civil and criminal), clean-up costs assessed against or imposed as a result of the use, disposal, transportation, generation and/or sale of the hazardous substances arising out of any act of resident, its family, agents, employees, successors, contractors, subcontractors, licensees or invitees.

7. FLAMMABLE MATERIALS: No paints, oils, gasoline or any other flammable materials shall be kept in any mobile home. No such materials will be stored in storage sheds or carports nor under resident's home or in any location on the leasehold premises. Lawn mower fuel may be stored in a safe location outside the mobile home away from any materials that may be impacted by association with a flammable material.

8. HEAT TAPES: Heat tapes shall be installed on all water lines connecting from the resident's home to the ground.

9. FREEZING WEATHER: Water may not be left on to prevent freezing. If pipes or standpipes should freeze management is to be notified immediately.

10. LIABILITY: Park shall bear no legal responsibility to any resident or guest for loss or injury on Park property whether by accident, fire, theft, wind, flood and any other acts beyond the control of Park or not within the knowledge of Park management.

11. ILLEGAL USE OF PREMISES: No resident, or resident's family, invitee, licensee or any other person under resident's control shall use the premises for any illegal purposes. No noxious or offensive trade may be conducted on park property at any time. No activity may be conducted on park property which is annoying, disturbing or constitutes a nuisance to park residents.

12. HUD COMPLIANCE: All homes must have a label plate showing HUD approval and an identifying serial number. The serial number should be visible at all times. If it is defaced, the resident shall be responsible for obtaining a plate with a readable serial number. In the event any home is altered, it must be inspected and re-approved. Any home intended to be sold must meet local fire standards as substantiated by local inspectors. The cost of the inspection shall be borne by the resident;

13. PAYMENT OF RENT FOR OCCUPANCY: Rent is to be timely paid. Late charges commence on the sixth day of the month. Rent is for occupancy of the home on park property, regardless of whether the resident has moved out and is no longer in occupancy. Rent is due until the home is moved off park property. Residents must also be current in payment of personal property taxes to the county. Failure to pay either personal property taxes or utilities will be considered non-payment of the resident's rental obligations and shall be considered "additional rent."

14. PARK MANAGER: The park manager is responsible for on-site supervision of the park and activities on park property. If there is any concern by a resident for the health, safety or welfare of himself or any other park resident, such information should be reported to the park manager. If, however, the concern is of a medical or criminal nature, such information should be reported directly to "911".

The manager's office hours shall be posted and such hours are to be respected, absent an emergency or a specific appointment made with management's consent.

The park manager is also a park resident whose privacy should be respected. Residents should contact management only during business hours, absent an emergency. Communications should be courteous and non-threatening. After hours, the park manager should not be approached either on park property or elsewhere. Phone calls to management both prior or after business hours and on weekends are prohibited absent an emergency. Management also reserves the right to

discontinue communication with any resident or guest who is volatile, hostile or threatening. Management also reserves the right to demand that communications be in writing only.

Oral conversations with management in non-business hours or in a non-business setting are to be considered the opinions and conversations of a fellow resident in a personal capacity and ARE NOT BINDING ON PARK MANAGEMENT.

15. SALE AND TRANSFER: In accordance with RCW 59.20.073, any resident who sells a manufactured home within this park shall notify management of the intended sale and transfer of the rental agreement at least fifteen days in advance of such intended transfer. This notice must advise management that all rent, taxes and utilities have been paid. Management will notify the selling resident of a refusal to permit transfer of the rental agreement at least seven days in advance of such intended transfer. Management shall approve or disapprove the assignment of the rental agreement on the same basis that management approves or disapproves of a new resident and any disapproval shall be in writing. Park reserves the right to refuse transfer and sale of an existing home on park property if it is in violation of the rules and regulations of the park at time of requested transfer and sale. Failure to notify management of the intended sale and transfer and failure to have all rent, late charges, taxes or utilities paid may each be grounds for disapproval of the prospective resident.

NO RESIDENT MAY RENT OR LOAN THEIR SPACE OR MOBILE HOME TO ANY OTHER PARTY (REGARDLESS OF WHETHER RENT IS PAID TO SUCH RESIDENT FOR USE) ABSENT SPECIFIC PRIOR WRITTEN APPROVAL BY MANAGEMENT.

16. VIOLATION OF RULES: In accordance with RCW 59.20.080, a substantial or repeated violation of the rules and regulations of the park shall be grounds for termination of tenancy. Management shall provide the violating resident with a notice to cease and desist the rule violation within fifteen days. If the resident does not cease and desist from violating the rule such resident shall be then sent a notice to vacate the premises. Delivery of three or more notices within a twelve month period is an additional ground for termination of tenancy.

17. FAILURE TO PAY RENT: Failure to pay rent is grounds for termination of the tenancy. Rent is due on the first day of each and every month and must be paid as long as the home occupies space in the park regardless of actual occupancy by the resident. Any rent not paid by the fifth day of the month shall be subject to a \$25.00 automatic late charge. Late rent which does not include the appropriate late charges shall be considered unpaid and delinquent.

All rent shall be paid by check or money order only. All checks are to be made payable to "North Shore Estates MHP" and are to be tendered to management. Payment may be mailed to North Shore Estates 3777 Addy St. #58, Washougal, WA 98671. Any check insufficiently funded shall be assessed a \$25.00 charge. In the event any resident tenders two insufficiently funded checks, such resident shall be required to make all future payments by money order or cashier's check.

Any resident not paying rent shall receive a five day written notice demanding all owed rent and

other applicable charges. Failure to pay rent within such period may result in termination of the tenancy. Receipt of three or more notices to pay rent within a twelve month period is an additional ground for termination of tenancy. Management may also consider the obligation of any resident to pay personal property taxes or utilities as “additional rent” which, if unpaid, may also be grounds for termination of tenancy as “non-payment of rent.”

If management accepts money from a resident which is less than the amount owed, such acceptance shall not be considered a satisfaction of the amount owed but will be merely applied toward the least recent amount due with the remaining balance due and owing until paid.

Any notice delivered to resident shall result in imposition of a \$20.00 delivery fee per notice.

18. RENTAL AGREEMENT: Any resident desiring not to renew his rental agreement shall notify management in writing one month prior to expiration of the rental agreement. If the resident's employment requires a change in residence the resident shall give management thirty days' notice of termination (or if any resident has reassignment orders from the armed forces). All rental agreements shall be for the term stated in the Lease Agreement unless a different specified term is agreed upon. Any rental agreement of whatever duration shall be automatically renewed.

19. RESIDENT RESPONSIBILITIES: In accordance with RCW 59.20.140 it shall be the obligation of all residents to (a) Keep the mobile home he occupies clean and sanitary; (b) Properly dispose of all rubbish, garbage and other organic or flammable waste in a clean and sanitary matter; and (c) Not intentionally or negligently destroy, deface, damage, impair or remove any facilities, equipment, furniture, furnishings, fixtures or appliances provided by the landlord or permit any member of his family, invitee or licensee or any person acting under his control to do so.

Residents must also keep current all personal property taxes owed and all electrical service charges. It shall be a violation of these rules and regulations for any resident to reside at the park without electricity and running water. The use of alternate forms of fuel in a residence (in lieu of electricity) such as candles or propane is strictly prohibited.

Each resident shall be responsible for upkeep and maintenance of their home in compliance with all cities, county, state and federal laws, codes and ordinances.

No trailer, tent, shack or other structure shall be erected, altered or placed on the Lot Space.

20. MISCHIEF AND TRESPASSING: No resident is to enter another resident's lot space or the residence of the manager without specific invitation or appointment, absent an emergency. No resident, resident's family, invitee, licensee or any other person under resident's control shall alter, disturb, damage, deface or interfere with any other resident's home or lot space, or any common areas, including the landscaping, ground treatment, structures or facilities.

21. MOVING: No resident, resident's family, invitees or licensee or any other person under

resident's control shall move a mobile home, its furnishings or equipment into or from the premises during the hours commencing at 10:00 p.m. and continuing until 8:00 a.m.

22. NOISE: No resident, resident's family, invitee or licensee or any other person under resident's control shall make any loud noises nor cause disturbance, loud music, loitering, loud gathering, screaming, or any other cause for disturbance which would interfere with fellow residents' quiet enjoyment of their premises. Quiet hours shall be observed from 10:00 p.m. until 8:00 a.m. During this time, there shall be no loud disturbances, loud parties, loud playing of music, outside loitering or any other act which would cause fellow residents' complaints.

23. LIEN HOLDER IDENTIFICATION: It shall be the obligation of any applicable resident to advise management of the identity (by name, address and telephone number and account number of resident) of any lien holder which has any interest in the manufactured home of resident no matter when such interest arises. It shall be the further obligation of the resident to advise management any time the identity of the lien holder changes no later than thirty (30) days from the change date.

24. ALTERATIONS AND IMPROVEMENTS: It shall be the obligation of any resident performing alterations or improvements to his manufactured home to comply with all applicable building and zoning codes. In particular, all residents shall be required to obtain a permit prior to commencing authorized improvements or repairs and shall obtain a final inspection upon conclusion of such improvements or repairs. The final certificate of inspection shall be copied and delivered to management. Any alteration to a home must be done after receipt of a HUD/and or city or county permit and, upon completion, be inspected and approved by HUD or appropriate governmental agency. Any and all approved alterations must also meet any "set back" requirements applicable to placement.

25. NOTIFICATION OF REPAIR OR DAMAGE: Resident shall immediately notify the Park in writing of any necessary repairs or replacements or damage to the leasehold premises for which the Park is responsible. Resident may not withhold rent at any time based on claimed failure of the park to repair or replace any condition on park property.

26. NUISANCE OR WASTE: Neither resident nor resident's family, invitees, licensees or any other person under resident's control shall commit waste or permit a nuisance. What act constitutes "Waste or Nuisance" shall be determined solely by Park.

27. LAWNS AND LANDSCAPING: Each resident is solely responsible in keeping the lot spaces' lawns mowed, trimmed, watered, fertilized, weeded and if necessary, reseeded. During the growing season, lawns must be mowed at least twice monthly. Flower beds shall be maintained throughout the growing season and shall not contain dead flowers or plants and excessive weeds or brush. Fence lines, the perimeter of the subject home and storage sheds, steps and decks shall be maintained in a manner to blend with the rest of the site landscaping. Weeds are to be kept at a minimum at all times and weed control must be undertaken on a regular basis. Methods must be routinely used to prevent weed growth and spread.

Resident must place lawn clippings in yard debris can or bag with ties and set the bag out in front of premises on the morning of the designated refuse pickup day. Lawn clippings are to be disposed of in no other manner. Landlord reserves the right to enter the premises of any manufactured home space and take action necessary to keep the premises maintained in accordance with the standards set forth in these rules; in which event, any changes for labor shall be the responsibility of the resident and shall be charged back to resident as “additional rent and shall be assessed at \$25.00 per hour of labor expended.”

28. SECURITY DEPOSIT: Resident shall remit to management the amount of security deposit referenced in the rental agreement (if applicable). This security deposit may be withheld in whole or in part if resident fails to pay rent or other charges or if management is required to expend monies as the result of resident damage to property. These monies shall be deposited in a trust account held by management in a bank. Any interest thereon shall be the property of the park. The resident shall be provided with a written receipt for such deposit and shall be provided the name and address of the bank in which the deposit is being held. The resident shall further be notified if there is a transfer of the deposit to another bank. If, upon termination of the rental agreement, management intends to withhold all or part of the security deposit it shall so notify the resident within fourteen days of termination of the rental agreement. Management shall give a specific basis for the retaining of all or part of the deposit and shall also include any applicable refund. This notice shall be delivered to the resident personally or to his last known address.

29. CHANGE IN LAW: If any changes in applicable laws conflicts with any of the rules and regulations of the park then the rule or regulation shall be automatically amended to conform.

30. ATTORNEYS FEES: In the event management is required to retain counsel to enforce any rule or regulation of the park or to collect monies owed then in such event it shall be the obligation of the tenant to pay all attorneys’ fees incurred by management as the result of such enforcement or collection action, which fees shall be considered “additional rent”.

31. CONSTRUCTION: In the event of construction by an outside contractor, such contractor must agree to provide a waiver of lien in favor of the park.

32. WAIVER OF HOMESTEAD RIGHTS: In the event of a default in rent by any tenant, the park may, at its election and pursuant to RCW 59.20.060(2) (g) request that the violating resident and spouse execute a written waiver of homestead rights in consideration of management agreeing not to terminate the tenancy for a period of time specified in the waiver.

33. ENTRANCE ON TO PREMISES BY LANDLORD: Management shall respect the privacy of all residents and shall not enter any resident home without the prior written consent of the resident except in the case of an emergency (in the opinion of management) or when a tenant has abandoned his manufactured home. Management shall have the right of entry upon the space which the manufactured home is situated for maintenance of utilities and protection of the manufactured home at any reasonable time or in an emergency but not in a manner which would

interfere with the tenants' quiet enjoyment.

34. DANGEROUS ACTS: It shall be the sole right of management to ask anyone to leave the park premises who, in the estimation of management, is causing a threat to the welfare of other residents. Additionally, it shall be the sole right of management to prohibit any acts of a tenant, guest or invitee that, in the estimation of management, increases the danger of fire to the resident's home, any other residence in the park or any common facilities located in the park.

No noxious or offensive trade shall be conducted on Park property, no alcohol or the use of illegal substances on park property.

Residents shall be responsible for their actions, the actions of their children or any other family member, invitees, licensees or any person under resident's control and shall reimburse Park for any vandalism, mischief or damage caused by such person(s). Any expense incurred shall be paid upon demand or charged to resident as "additional rent."

35. OCCUPANTS AND CARE PROVIDERS: All residents must be approved for occupancy prior to residing on park property. "Approval" is defined as written approval after review of an application for occupancy. Any person desirous of being assigned a rental agreement through purchase of a home on park property must fully comply with RCW 59.20.073 which includes, but is not limited to, delivery of fifteen days advance written notice of the sale and corresponding opportunity for the park owner to approve the proposed purchaser for residency.

Any persons listed on the rental agreement as "occupants" who are residing on park property by virtue of residency with an authorized resident may reside on park property but are also subject to screening. "Occupants" shall not be allowed to reside with an authorized resident if such occupant poses a threat to the health, safety or welfare to the park community. Such occupant must be named as an occupant in the resident's rental agreement or must be independently approved for occupancy (if not listed in the rental agreement). Any occupant on park property by virtue of residing with an authorized resident may only occupy as long as such resident occupies park property. If the authorized resident vacates, is evicted or no longer occupies the subject home due to death or illness, all occupants must either be screened for residency or forthwith vacate within ten (10) days of the resident's departure from the subject premises unless such departure is temporary.

"Guests" of authorized residents or occupants may visit at any time. Guests who stay overnight on park property in excess of forty eight (48) continuous or cumulative hours must register themselves and their vehicle with management PRIOR to any extended stay as a condition of continued occupancy (over night) on park property. Any guest who fails to register with management shall be considered an unauthorized trespasser. Guests who remain on park property overnight for fifteen (15) consecutive or cumulative days must submit application for residency and be approved for residency as a condition for continued occupancy. Any guest who remains on park property in excess of fifteen days without receiving approval for residency shall be considered an unauthorized trespasser.

All guests and visitors are required to comply with the rules and regulations of the Park. Residents shall so advise their guests and visitors and shall provide to such guests and visitors a copy of the rules and regulations.

If a person moves on to park property as a live in care provider, such person must firstly contact management prior to residing with a park resident and provide to management proof that such person is a care provider in strict accordance with the definition of "live in care provider" set forth in RCW 59.20.145. If management is satisfied that such person meets the requirements of RCW 59.20.145, such person shall be allowed to reside with the applicable resident provided that such person is in residency to provide the services defined by the resident's physician. The "live in care provider" shall not be considered a resident but must comply with the rules and regulations of the park. If the applicable resident dies or no longer needs the services of the care provider, such care provider must forthwith vacate park property. Management may also, at its sole election, determine that the care provider is deleterious to the welfare of the applicable resident and challenge the right of the care provider to remain in occupancy with the resident, by contacting the resident's physician, social services or any other agency or relative responsible for the welfare of the applicable resident.

If a person moves on to park property for the purpose of providing "accommodation" to a resident, such person must firstly contact management prior to residing with a park resident. Management reserves the right to be shown proof that such accommodation is required including, but not limited to, a statement by the park resident of need for accommodation and reason that such person can accommodate the resident's need(s). Management may, in its sole election, determine whether such person is actually providing accommodation to the applicable resident and challenge the right of such person to remain in occupancy with the resident by contacting the resident's physician, social services or any other agency or relative responsible for the welfare of the applicable resident.

36. EXTENDED GUEST STAYS: Guests (who have complied with all requirements for occupancy as set forth elsewhere herein) staying longer than fifteen (15) days or more in any sixty (60) day period shall be assessed a guest charge of twenty five (\$25.00) dollars per person per month.

Visiting minors under twelve (12) years old must be under the direct supervision of an adult resident. Resident is directly responsible for all actions of visiting children.

37. RESIDENT VEHICLES: Management reserves the right to refuse entry to, or remove from the park, any motor vehicle that in Management's sole discretion should not be allowed in the park. Such vehicles shall include any vehicle not bearing a current license tag, not carrying current insurance or in obvious need of repair. In "need of repair" includes vehicles that require painting, body part replacement, rust damage, badly worn tires or any other condition which would lead to concern about the safety of the vehicle. If a vehicle is requested to be removed and remains on park property in excess of five (5) days from such demand, management may elect, upon notice, to tow

such vehicle at resident's expense.

All resident vehicles must be muffled and in good running condition to prevent excessive noise and accumulation of oil and anti-freeze.

Vehicles may not be painted or repaired on park property. Resident shall be responsible for any damage to the paved area or lot space caused by dripping oil, fluids, anti-freeze or any other such substance that leaks on to the paved area or lot space.

Any operator of a vehicle on park property must have a valid and current driver's license. All vehicles on park property must be currently insured and park may demand proof of either requirement.

Each space is permitted as many vehicles as the paved drive way will accommodate and no parked vehicle may protrude into the roadway or park on the grassy area. Parking is solely permitted on the paved drive way only.

Any area not specifically allowed for parking shall be considered to be an unauthorized parking area.

Plastic or any tarp of any kind may not be used to cover vehicles or other objects on resident's lot space. Authorized vehicles shall not be parked on the lawn, patio or any landscaped area. Motorcycles or motorbikes may only be ridden to enter or exit the Park and may only be routinely utilized as a form of transportation by resident if first registered with Park management and well muffled to prevent excessive noise and disturbance to Park residents. Motorbikes, go-carts and all-terrain vehicles are prohibited at any time. Joy riding in the park is expressly prohibited.

No parking is permitted on Park streets as Park streets must be kept clear for emergency and service vehicles. All vehicles must be of standard vehicle size.

No recreational vehicles or boats are allowed to be permanently parked on resident's lot space but may temporarily be parked on resident's lot space for a maximum of eight (8) hours at a time.

Travel trailers, campers, boats and any other such vehicle (exclusive of cars) may be stored on Park property (not resident lot) at the designated storage area, on a first come first serve basis, for a monthly fee to be paid to management (and if such fee is not paid it shall be considered "additional rent" and treated as unpaid rent). Any persons utilizing the Park storage area must enter into a storage agreement prior to usage of the area. The monthly fee charged is subject to increase and for such purposes is not to be considered rent (and subject to advance notification of increase) as this is an elective fee to be charged only to residents electing to use the Park's storage area.

Motorcycles and mini bikes are solely allowed as transportation to and from park property and are not considered to be an additional vehicle. Joyriding on park property is strictly prohibited.

The maximum speed limit within the park is 10 (ten) miles per hour unless otherwise posted. All guests, invitees and licensees of residents must abide by such speed limit and residents shall be responsible for assurance that the speed limit is observed. Park reserves the right to revoke a resident's or guest's right to drive on Park roadways if resident or guest is given in excess of two written warnings about speeding on Park roadways.

Heavy duty vehicles may only be parked on Park property with advance permission of management.

38. GUEST VEHICLES: Guest vehicles (of guests who have properly complied with all guest occupancy requirements set forth herein) staying in the park (even in the guest parking area) for an extended period (15 or more days within a 30 day period) shall be charged \$5.00 per day and shall be properly identified by placement of the name and space number of the tenant on the windshield. Guests shall only be entitled to park in the designated parking area or may park near the resident's lot space if the location of the guest vehicle does not impede any traffic or interfere with fellow resident's parking. All guest vehicles may only be parked on Park property with prior approval by management. A resident whose guest violates the parking rules will receive one notice requiring compliance within 24 hours. Failure to comply within such time period will authorize towing of such vehicle.

39. TRUCKS: Trucks larger than 1 ton may not enter the park without advance management approval. Commercial vehicles may be parked in the Park for a limited period for loading and unloading (a maximum of eight hours per day).

40. BUSINESS ACTIVITY: Homes at the park may only be used as private residences. No commercial activities may be conducted within the community utilizing a private residence as a business or sales office. No baby sitting or preschool activities are allowed. No resident shall be allowed to use the name "NORTH SHORE ESTATES MOBILE HOME PARK," its phone number or address for transaction of any commercial business.

Auctions, garage sales or other type of public sales of resident's personal property shall not be permitted. Garage Sales will only be allowed as a community event.

41. ABANDONMENT: In the event any resident abandons his home on park property, which shall be defined as failing to pay rent and indicating no intention to reside in such home, the resident shall remain responsible for rent until such time as the home is removed and shall be further responsible for the costs of removal including the attorneys' fees and expenses associated with foreclosure of the landlord's lien to transfer title if such action is warranted under the circumstances.

42. PROHIBITED CONDUCT:

a) Fireworks, guns (pellet or bb), outdoor burning and explosives are strictly prohibited.

b) Burning of any, kind is strictly prohibited.

c) No course paper, sanitary napkins, kitchen grease, towels or any material that might clog sewer lines shall be put in the plumbing fixtures. The dumping of coffee grounds, paper products (other than toilet tissue), egg shells, grease or oils into resident's sink(s) or toilet(s) is strictly prohibited and resident shall be entirely responsible for the cost of any clean up, back up or ground sewage spill over caused by the inappropriate use of toilets or sinks by resident or resident's guests.

d) Residents, occupants and guests may not trespass on other residents' lot spaces and may only recreate in their own lot space or at a fellow resident's lot space with such resident's permission or in a facility on park property designated for recreation.

(e) No alcohol may be imbibed on common areas of park property.

(f) All residents must assure the peaceful enjoyment of fellow residents and may not engage in any conduct which is disorderly, abusive, or annoying to fellow residents. This rule is also binding on residents' guests and residents shall be responsible for the behavior of their guests;

(g) Park facilities are for the exclusive use of residents and occupants and may not be used by anyone other than residents and unauthorized occupants. Park may demand the removal of any resident, occupant or guest that interferes with the usage of same by other residents or who damages or defaces such facilities;

(h) There shall be no storage of personal belongings or furnishings on sidewalks, entranceways, patios, carports, driveways, parking areas, under mobile homes or any common areas. Materials of any kind may not be stored outside resident's home or be allowed to accumulate on resident's lot space. Under no conditions shall appliances be placed outside resident's home. Lot spaces, patios, decks and carports may not be used for storage. Window coverings shall be curtains or blinds or shades.

No blankets, flags, or cartoon characters shall be displayed in windows.

(I) there shall be minimal guest traffic to resident's homes after 10:00 p.m. nightly.

(j) Door to door, solicitation is strictly prohibited. This includes persons knocking at doors selling product or religious beliefs.

(k) Oil tanks, drums and/or propane tanks are prohibited. Heat source shall only be electrical;

(l) Trampolines, swimming pools, are strictly prohibited.

(m) No drying or hanging out of the laundry, towels, rugs, wearing apparel, any other items or clothes lines is allowed on park property.

(n) No digging on park property shall be allowed at any time absent prior written approval of

management. Resident is solely and entirely responsible for any damage to park property or the utilities serving park property caused by any act of resident or resident's guest(s).

(m) Fire pits are prohibited; for safety purpose.

(n) Wood piles are allowed but must be stacked neatly and located in non-conspicuous areas. If weather conditions create reason to disallow smoke from wood burning stoves or fireplaces, wood burning will be temporarily disallowed; and

(n) Skateboarding, rollerblading, pellet/bb guns on Park property is prohibited.

43. ABSENCE FROM THE COMMUNITY:

While on vacation or extended absence, Resident shall notify management of the departure and return dates. Resident shall also leave a spare key with management in case of emergency. Tenant shall be responsible for making arrangements to maintain landscaping, for mail pick-up, newspaper deliveries and any other requirements pertaining to maintenance and appearance of Resident's home and/or space.

44. WATER WASTE: No resident shall allow water to be left wastefully in the bathroom, kitchen or elsewhere in the mobile home, or when using water in the carport, on lawns, or elsewhere.

45. PETS: two small pets (cat or dog) are permitted on park property with prior written approval of management. Akitas, Alaskan Malamutes, Chow Chows, Doberman Pinschers, German Sheppard's, Pit Bulls, Presa Canario, Rottweiler's, Siberian Huskies, Staffordshire Bull Terriers, Wolf Hybrids and any other dog which is prohibited by the insurer insuring the Park is prohibited. Any pet, regardless of whether such pet is already on park property, must be registered with management so that management can identify which animals belong on park property. Pets are subject to any applicable county codes and to the park's rules and regulations, all of which are attached hereto in the "Pet Rider" which must be signed by any resident housing a pet on park property. No resident may feed or encourage the occupancy of stray or wild animals on park property. Management reserves the right to refuse the entry or to demand the departure of any animal with known vicious tendencies or which displays vicious tendencies while on park property. Management also reserves the right to demand the removal of any pet whose owner fails to comply with the rules and regulations set forth in the attached "Pet Rider." Residents shall be fully responsible for the actions of their pets and of any pets on park property at the invitation of resident. All animals must be spayed or neutered. No breeding allowed.

46. DEPARTURE: A thirty day (30) day written notice must be given management before vacating the community. Spaces must be left in good order, free of debris and litter. Deep-rooted trees, shrubs and grass are considered park property and are not to be removed.

47. OWNER OCCUPANCY: All homes must be OWNER OCCUPIED. Evidence of ownership must be tendered to management simultaneous with application. If a resident is already in the park

and management requires proof of ownership, such tenant must produce proof of ownership within five (5) days of demand.

48. TOWING: Any vehicle which does not belong on park property or which is parked in violation of the rules and regulations of the park or which are inoperable or abandoned shall be towed from the park with advance notice which shall be attached to the vehicle seventy two (72) hours in advance of actual towing.

49. SIGNS: A "For Sale" sign is permitted, may be no larger than 18 by 24 inches, and must be placed in the home window. The "For Sale" sign must also advise purchasers that all purchasers intending on residing on park property must be pre-approved by management in writing prior to purchase of the subject home. No signs, advertisements, notices or other lettering of any kind shall be exhibited, inscribed, painted or affixed by any resident on any part of the premises without the prior written approval of Park management. This prohibition includes staked signs.

50. PHYSICAL OBSTRUCTIONS: No common areas of the premises, including but not limited to, sidewalks, entrance ways, parking areas, driveways or streets, shall be obstructed in any way by packages, boxes, furniture, automobiles, motorcycles etc.

51. ROOF ACCESS: No resident, nor resident's family, invitees, licensees or any other person under resident's control shall access the roof of the carports or storage sheds except in the event of emergency; and, in such event, access to the roof shall be at resident's sole risk.

52. WAIVER: Any waiver by management or management's failure to take action in connection with any provision of the Rental Agreement or these Rules and Regulations shall not be deemed a waiver of any such provision or any subsequent breach of any such provision and the acceptance of rent thereafter shall not be deemed a waiver of any preceding breach by resident of any provision of the Rental Agreement or these Rules and Regulations regardless of management's knowledge of such preceding breach at the time of accepting rent. In the event any provision of the Rental Agreement or these Rules and Regulations shall be determined to be invalid or unenforceable, the remainder of the Rental Agreement or these Rules and Regulations shall continue in full force and effect.

53. ADDRESS OF LANDLORD: Checks and notices to be sent to the Park Management (Landlord) shall be sent to: North Shore Estates MHP 3777 Addy St #58 Washougal, WA. 98671

54. CONSENT: Any "consent" by management shall be defined as consent evidenced by a writing which consent has been obtained by tenant in advance of any action requiring management consent.

55. PERFORMANCE BY MANAGEMENT: In the event management determines that, after notice to a resident of a violation of a rule and regulation which notice remains "uncured" after the cure time has expired, it is in the best interest of management to perform that task which is required

to achieve compliance, management may, in its sole discretion, charge tenant for the cost of compliance and such cost shall be considered "additional rent."

56. PERTINENT INFORMATION: Upon commencing residency or at any time thereafter, if management requires pertinent information from tenant such as proof of age, emergency contacts, vehicle identification numbers, license numbers, identity and address of the applicable lender, verification of employment etc., tenant shall forthwith cooperate in providing such requested information to management.

57. ENTIRE AGREEMENT: Resident agrees that these Rules and Regulations and the Rental Agreement contain the entire agreement between the parties relating to rental of space at NORTH SHORE ESTATES MOBILE HOME PARK. All prior negotiations and stipulations concerning this matter which preceded or accompanied the execution hereof are conclusively deemed to be superseded hereby. No servant, agent or employee of the park has any authority to make any representations or enter into any agreements in any way inconsistent or in conflict with the Rental Agreement or these Rules and Regulations. The Rental Agreement and these Rules and Regulations may be altered however by written agreement of the parties or by operation of law.

58. TRANSFER OF UTILITIES: upon applicable written notice, Park may transfer the responsibility for paying for any or all existing utility costs directly to the resident who, upon receiving such notification, shall be required to directly contact the utility for commencement of service after termination of such service by Park. Residents shall be then directly responsible for payment upon commencement of Resident's direct service. Failure to pay the applicable utility may constitute a violation of the Park's rules and regulations.

59. CROSS CONNECTION OF WATER SYSTEM: A cross connection hazard is a source of potential contamination of the water system that occurs from the resident's own water pipes. For example, a resident's irrigation system can potentially lead to unwanted chemicals entering the public water supply system. Every three (3) years the Washington State Department of Health (DOH) may require that park survey all residents in order to determine whether a cross connection hazard exists. When management distributes these surveys, a response is required to be returned to management within the time frame requested. If Park does not receive a response, management shall be required to visit the premises and conduct a cross connection review. If management is required to conduct a cross connection review, management reserves the right to charge \$25.00 for the cost of performance of this review by management.

If cross connection is detected the applicable resident shall be required to take whatever appropriate action management requires in its sole election. The applicable resident(s) may be required to install a back flow prevention assembly. If such assembly is required, it shall be installed at resident's sole cost and expense. If resident refuses to install a back flow prevention assembly, management may, in its sole election, install same and charge the cost to the applicable resident as "additional rent".

These Rules and Regulations are dated December 1, 2012.

NORTH SHORE ESTATES MOBILE HOME PARK