

## Chaparral Mobile Ranch Rules and Regulations

The following rules apply to all residents of Chaparral Mobile Ranch and are expressly made a part of the rental agreement.

1. All tenants must be registered at the Chaparral office and park policy requires that we have a signed rental agreement with tenants **prior** to their moving into the park. Pets must be registered also.
2. A security fee of \$40 is required to be paid upon possession of rented space. This security fee will be held until 30 days after vacating the space and will apply on the closing charges (if any) such as: cleaning, damages, repairs, excess garbage removal, etc. If space is left clean, all final bills are paid, and all rules complied with, the security fee will be refunded.
3. All rents are due on the **first** of each month. A grace period extends thru the 5th of the month. A \$10 late fee will be charged on **all** rents received after the fifth of the month unless previous arrangements have been made, in writing with landlord by the tenant. A \$10 fee will be applied to returned checks.
4. Tenant agrees not to assign the rental agreement or sublet the space rented or any part thereof and not to permit any other persons to occupy the same without written consent of the landlord. "Occupy" shall mean living in the tenant's home more than 14 days in any calendar year.
5. A guest for 14 days is accepted as a visit. If your guest plans to stay more than 14 days, approval of management is required and a guest fee of \$10 per month, per person, will apply. A guest is anyone who is not registered on the rental agreement. Residents are responsible for actions or damages caused by themselves, their guests, or pets.
6. Child care is not allowed in Chaparral. Children are permitted to visit.
7. No loud talking, radios, television, stereos, or other noise between 10:00 P.M. and 8:00 A.M. or disturbing noises at any time.
8. Chaparral pays for the pickup of one can of trash in the supplied tote per week. Prior arrangements must be made with D&O Garbage Service for pickup of any additional trash. Tenant is responsible for the cost of pickup of any additional trash, and payment must be made at the time of pickup. Please remove garbage cans from the sidewalk promptly after pickup.
9. **Prior approval** is required to bring any new pet into the park, and not more than one pet per household is permitted. Dogs allowed in the park are restricted to their own yards and must be kept on a leash. This also applies to visiting dogs in the park. **Please permit no barking.** Clean up droppings from yard daily. Positively no large dogs ever, only small house dogs under 20 pounds at maturity. Pet owners whose pet dies, is sold, given away, or otherwise leave the park, will need approval from management to replace the pet. Pet sitting is not allowed. Management reserves the right to refuse any pet.
10. Lawns must be mowed, watered, fertilized, and weeded. Residents are responsible for hauling grass, leaves, and trimmings to the park disposal area. The raking, sweeping, or blowing of leaves or grass into the street is not allowed and if you do so, it must be cleaned up promptly. Cut grass must be bagged or raked up. Be respectful of your neighbors and do not blow yard debris onto their lot. Flower beds, shrubbery, and gardens also must be weeded and maintained. Compost piles are not allowed on spaces. Separate yard debris: grass and leaves go on compost pile; woody trimmings go on burn pile. Throwing yard debris or junk over park banks is prohibited. Lawns and landscaping left unkempt will be cared for by the management and tenant will be billed for any work.

11. Please do not waste water. During summer months, watering outside every other day may be required. Any "installed" irrigation system requires prior park approval, and an Oregon State Health Division approved anti backflow device is required. Tampering with Chaparral's water system could result in your water being turned off or termination of your rental agreement or both.
12. Removal of trees in the park or radical pruning requires approval of management. The planting of trees also requires approval of placement and type of tree so as to avoid problems with underground utilities and moving of mobile homes in and out of the park.
13. No furniture allowed on the patio or deck or in the yard except outdoor patio furniture. All brooms, mops, wood, boards, bottles, cans, boxes, and tools must be kept in storage building. No rubbish is allowed to accumulate (Oregon State Law). Newspaper delivery boxes require approval of management.
14. All mobile homes must be skirted with materials approved by management within 90 days after moving on to space. No homemade awnings are allowed, only commercial awnings. **No outdoor construction** on mobile homes or spaces without prior approval of management. All decks, awnings, skirting, structures, reconstruction, etc. must have prior approval. Exterior changes to mobile homes such as type of roofing material used or style, siding, windows, etc. also require approval of management. Structural changes to mobile homes that make them illegal or unsafe to pull on Oregon highways as a mobile home unit is not allowed. Mobile homes must be maintained and kept clean. The building of fences is prohibited.
15. Installation and location of all air conditioners and heat pumps must be approved. All evaporative coolers must have circulating pumps.
16. The installation of wood burning stoves or fireplaces is not allowed; pellet stoves are permitted. Pellets must be stored out of sight in storage building. Propane stoves or fireplaces are also permitted. Prior approval of propane installation required.
17. Most spaces have enough room in the driveway for two cars. Please keep them parked in your driveway and not in the street. **Streets must be kept clear.**
18. Travel trailers, utility trailers, boats, campers, motorhomes, additional vehicles, etc. **may not** be parked on your space. An R.V. storage area is available but space is limited and approval of management is required. The storage area is intended for the storage of recreation type vehicles of residents only. Management reserves the right to refuse storage of any vehicle or R.V.
19. R.V.'s are allowed by your home for 2 days and 1 night for the purpose of loading, unloading and cleaning. Longer stays require approval.
20. All motor vehicles must be in operating condition with current license plates and be properly muffled so as not to disturb other residents. No objectionable looking vehicles will be allowed. **No major overhauling or repairs permitted.** Used motor oil can be dropped at several of the recycle centers in the area.
21. A **10 mile per hour** speed limit must be observed at all times by you and your guests. Bike riding is permitted on blacktop streets only, and not in, around buildings.
22. Large trucks (empty or loaded) are not allowed on park streets except when necessary to load or unload materials.
23. Washing machines, laundry tubs and filters on dryers in the park laundry must be cleaned after each use. Pets are not allowed in laundry room. No clothes lines of any kind are permitted.
24. Home-operated businesses (i.e. music lessons, product sales, repairs, etc.) by approval only. No business signs allowed.

25. Door-to-door sales, soliciting, or canvassing is limited. Permission must be obtained from the Chaparral office.
26. Garage or yard sales are prohibited in the park except for planned park wide sales, and/or an individual moving sale to be held after a home has been sold. Management approval is required for all yard or garage sales.
27. Each resident must have their water pipes winter-wrapped to prevent freezing by November 1st, including the outside faucets on the space. Any damage resulting from frozen pipes above ground is tenants' responsibility. Any repair or alteration to park water valves must be approved.
28. Residents are cautioned against driving rods, pipes, etc. into the ground, and against digging without first checking with the office. Indiscriminate action could result in injury or death to you or could damage underground utilities.
29. Management will not be responsible for accidents, injuries, or loss of property by fire, theft, wind, flood, or any act which is beyond its control. You assume all responsibility in these matters and Chaparral is exempt from liability or expense.
30. Tenants' mobile homes and equipment are their own responsibility. Service charges will be made by management for work requested.
31. Any tools loaned to tenants must be returned promptly after use. It is the tenants' responsibility to determine if borrowed tools are safe to use and to use them in a safe manner. Chaparral accepts no liability.
32. Residents wishing to sell their mobile home in the park must first notify management of their intentions. Prospective buyers must be interviewed and approved by management prior to completing the purchase of your home if the buyer intends to leave the mobile home in Chaparral. Thirty days written notice is required before vacating your space (Oregon State Law).
33. Landscaping, walkways, or stepping stones may not be removed when a mobile home vacates, except that which is directly in front of the mobile home, or listed on rental agreement.
34. One "FOR SALE" sign in a window is the only sign permitted. No signs allowed outdoors.
35. All laws and ordinances of the County and State shall be obeyed. Drunkenness, immoral conduct causing a disturbance or annoyance to other residents shall not be tolerated.

This property is privately owned. The right to evict any objectionable persons who may cause a disturbance or become a nuisance is reserved. The management is sole judge of the existence of cause for such action.

The above rules and regulations are not intended to cover every situation but we hope you feel that they are for your benefit and living pleasure. **Please keep for future reference.** These rules and regulations supersede all previous park rules. Effective date of these rules is March 1, 2013.