

SHARMAN MOBILE HOME PARK RULES

Please read carefully

Our Park Rules are designed to contribute to everyone's safety, property protection and privacy, and to ensure that your residency is pleasant and enjoyable. All tenants of the Park are subject to all of the terms and conditions of the Park Rules set forth herein. Additionally, rules which are posted in the Park form part of these Park Rules, and must be observed by all Tenants and their guests.

These Park Rules are subject to revision and change by the Landlord with two weeks written notice to the tenant.

1. MANUFACTURED HOME AND SITE OF EACH TENANT:

The manufactured home and site shall be attractively maintained by the Tenant and shall comply with all applicable laws, ordinances and regulations of the Province, District and Municipality as from time to time amended. Any additions or alterations to the manufactured home require a building permit and the written permission of the Landlord before commencement of any work. No alterations or changes by the Tenant to the Site's ground level are permitted.

(a)**Landscaping:** Any plants, shrubs or trees that are present now or are added in the future are and remain the responsibility of the Tenant and must be maintained by the Tenant at the Tenant's cost in good condition. The Landlord reserves the right to remove or prune any tree or shrub on the Site at the Tenant's expense.

(b)**Clothes drying** is permitted on the Site only on an umbrella type clothes line placed behind the home, out of site. Pole location must be approved in advance by the Landlord to avoid damage to utilities.

(c)**Services:** Tenants must ensure that water lines, pipes and taps have thermostatically controlled electric heat tape strapped securely in place over the entire exposed length. Tenants are responsible for the expense of replacing or servicing water, sewer, electrical or television connections, if required due to negligent or improper use by Tenant.

(d)To protect underground utilities, check with management prior to digging any holes.

(e)**Water:** Please use water responsibly. Excessive use of water is not permitted, such as washing of streets, commercial vehicles, guest vehicles.

(f)**Inspections and repairs:** The Landlord may enter the Site during reasonable hours with at least 24 hours notice, or at any time during an emergency, to inspect with regard to compliance with these Rules and the law, or to erect, use and maintain pipes and conduits in and through the Site, as the landlord may deem necessary or desirable, and to take all material onto the Site as may be required.

(g)Tenants agree to remove mobile hitches and store out of site, i.e. under homes and further agree to have their homes skirted within thirty days of home being placed on lot and agree to use vinyl skirting only. All skirting is to be vermin proof and not provide shelter for rodents etc.

(h)Only factory type awnings and sheds etc. may be erected after landlord approval has been obtained and then must be completed within 30 days. "We are not responsible for any City planning approvals which may be required". There are to be no fences except at the end of a street and no enclosed carports. No lattice work is allowed to enclose decks or carports. Extra concrete or blacktop pads must be approved by the landlord. If any of the foregoing should prove unsightly or fails to meet Park requirements, it's removal will be ordered by Park management. No exposed wood on any construction ie. must be metal handrails. Park approval must be obtained before any alterations to home or lot are done.

(i) To help contain oil spills, we require the use of one oil company, namely **Columbia Fuels** at 751-2000. No others are allowed

(j) Persons that are accepted as tenants of Sharman Park by way of purchasing a manufactured home situated within the Park, agree to upgrade the manufactured home to conform with the Park Rules and conditions in existence at the time of signing the Tenancy Agreement and Rules and Regulations. Namely, that roofs shall be of a compatible quality (not metal) and that the siding shall be of horizontal vinyl or metal.

(k) Only deck or patio furniture on decks or porches. (No freezers, garbage cans, boxes or storage of any kind).

2. GUESTS.

The tenant assumes full responsibility for his guests' conduct and behavior, and will be held liable for any and all damages caused by him/herself, all guests, workers or others.

3. GARBAGE.

Park provides garbage pick-up- all garbage must be put in plastic bags in proper garbage containers. Garbage containers must be removed from the roadside as soon as possible after garbage collection has taken place (from 9:30 a.m. on Thursdays). Garbage containers will be stored so that they are not visible from the Park roads. Tenants shall not leave garbage in plastic bags where birds or other pests have access to them. No rubbish or garden refuse to be dumped on Park property. No burning of trash, leaves or other materials is allowed in the Park or on the Site. Garden refuse may be left for pick-up at 1:00 p.m. on Thursdays, but must be in a compact form such as tied bundles that are easily managed by the collector. This Park participates in local recycling. Bins are located on the corner of Sharman Park Drive and Cross Street. Please read signs and abide by them or this service will be discontinued.

4. **PETS.** No pets: Only caged indoor pets are permitted (such as small birds, fish, hamsters), and no other pets (such as dogs or cats or exotic reptiles) are allowed in the home or on the site (including pets of guests).

Wild animals: Considering the potential disturbance and mess, the Tenant agrees not to encourage or feed wild animals in or near the Park.

5. **EXTENDED ABSENCES.** Tenants planning to be away on vacation or extended absence should;

(a) notify the Landlord of expected departure and return dates;

(b) provide post-dated rental cheques for the period

(c) arrange for maintenance of their lawn and home site, and advise the neighbours;

(d) provide emergency contact information to the Landlord.

6. VEHICLES.

Speed limit in the Park is 16km. per hour. Pedestrians and bicycles have the right of way. Noisy vehicles, snowmobiles, campers, trailers, recreational vehicles, hot rods or other disturbing conveyances are not allowed in the Park. Only 2 licensed vehicles shall be permitted per site. No boats on trailers, utility trailers or trucks over ¾ ton. All vehicles in the Park or on the Site must be currently licensed and insured and be in operating condition. No parking is allowed on Park streets, front or side yards, or on lawns or landscaped areas at any time. Under no circumstances will there be any

repairs to vehicles of any kind allowed in the Park. Recreational vehicles may be brought in for two days to load at the start of the season and two days to unload at the end of the season.

7. GENERAL CONDUCT.

- (a) The rights and privacy of each tenant must be respected by other tenants at all times. The Landlord shall have the right to terminate the Tenancy Agreement for repeated violations.
- (b) The Park maintains quiet hours from 10:00p.m. through to 8:00 a.m. All noise, in particular noise from entertainment equipment or machinery, must be curtailed during these hours so as not to disturb neighbors.
- (c) Abusive or offensive language is prohibited in the Park.
- (d) No person is allowed to trespass on another tenant's site without that tenant's permission, except in an emergency.
- (e) No skateboarding or rollerskating is permitted in the Park.

8. COMMERCIAL ENTERPRISES:

- (a) No selling, soliciting, or commercial enterprises are allowed within the Park.
- (b) No signs or advertisements of any nature may be displayed by the Tenant within the site area or on any area of the Park except as designated by the Landlord.

9. MAINTENANCE OF THE SITE AND LANDSCAPING:

The tenant must maintain the Site, the landscaping and the home in good repair and in a neat, clean and sanitary condition. Maintenance of improvements is entirely the responsibility of the tenant, and the Landlord is not responsible or liable in any way for their repair, safety, construction standards or future condition. Unless otherwise specified in a written agreement between the Tenant and the Landlord, the Tenant is responsible for expenses and maintenance of (a) the Tenant's dwelling unit, skirting and additions; (b) the utility connection lines from the Park's service points to the manufactured home; (c) setup, blocking and periodic leveling of the manufactured home and additions; (d) the Site's landscaping, rock walls, driveways or other improvements. In order to protect the property values of the other homes in the Park, maintenance work not completed by the Tenant within 15 days of receipt of a final notice from the Landlord to do so may be completed by the Landlord or his delegate, and the Tenant shall reimburse the Landlord for the actual cost of such work plus 20% administration fee. This breach is also cause for eviction.

10. VIOLATION OF PARK RULES, COMPLAINTS, SUGGESTIONS ETC.

The Landlord encourages the direct communication of violations of any of the Park Rules between the Tenants themselves. The majority of the Park tenants support these Rules and reasonable people will adhere to them for the common good. Complaints should be made in writing to the Landlord. Your suggestions and input are welcome. Any breach of these Park Rules by the Tenant will be considered a breach of a material term of the Tenancy Agreement, and may result in a Notice to End Tenancy or other penalty as provided by the "Manufactured Home Park Tenancy Act" and MHPT Regulations.

11. LIABILITY:

The Tenant acknowledges that the use of common areas by himself and his guests are entirely at their own risk. Furthermore, the Landlord is not responsible or liable for damage, injury or loss by accident, theft or fire to either the property or person of residents or their guests. This will be considered full notification that the Tenant will be held liable for any or all damage caused by him/herself, guests or others and that the Tenant assumes all such responsibility.

12. HOME SALES:

Before listing a home for sale, the owner of the home to be sold must notify the Landlord. At this time the Tenant will be provided with the information needed to proceed with the sale (ie. Application for Tenancy, Park Rules, etc.) Note that "For Sale" signs create an unfavorable impression of the Park and generally decrease the value of homes in the Park. Therefore, No "FOR SALE" signs will be displayed on any vehicle, boat, trailer, manufactured home, motorhome, etc. within the Park.

13. GENERAL:

If any provision of these Park Rules is held invalid, illegal or unenforceable by a court or any other tribunal of competent jurisdiction, that provision shall be deemed to be severed and have no further force and effect. All other provisions of these Park Rules shall remain in full force and effect. Situations or conditions not covered by these Park Rules or by the Tenancy Agreement should be reviewed with the Landlord prior to proceeding.

14. DRUGS:

The growing, production, processing or manufacture of cannabis or any other drugs anywhere on the site or in the Park is prohibited.

THANK YOU FOR YOUR COOPERATION

A COPY OF THIS DOCUMENT HAS BEEN GIVEN TO THE TENANT(S) ON _____, 20__

Agreed and signed by each Adult Tenant X _____ X _____