

ROYAL OAKS MOBILEHOME PARK
4695 Pacific Street
Rocklin, CA 95677

SECTION 1
INTRODUCTION TO RULES AND REGULATIONS

- A. Welcome to Royal Oaks Mobile Home Park. The management of this park hopes that your stay will be pleasant and enjoyable. Realizing that harmonious living results from neighborly cooperation, it is expected that residents of the park will abide by the following rules and regulations adopted in accordance with legal requirements as well as for the benefit of all residents. Your cooperation is needed to instill enjoyment and convenience between yourself(ves), and other residents, and park management. This is a park for older persons. One person must be 55 years of age except for tenants residing here by previous agreement.**
- B. All rules of the park shall be interpreted and applied in a reasonable manner.**
- C. Park management reserves the right to restrict the use of mobilehome park premises, any of its facilities, or services to certain hours, and additionally as to any individual(s) or group(s).**
- D. Any time the phrase “park”, “mobile park”, or “mobilehome Park” appears within these rules and regulations, the writer is referring to Royal Oaks Mobilehome Park.**
- E. Any time the word “tenant(s)” or “resident(s)” appears within these rules or regulations they are referring to Royal Oaks Mobilehome Park tenants or residents.**

**SECTION II
MOBILEHOME RENTAL AGREEMENT**

- A. Each and every Royal Oaks Mobilehome Park resident must sign a Mobilehome Rental Agreement before taking residence within Royal oaks Mobilehome Park.**

- B. Except for the term of the rental agreement and the amount of rent and other charges, each provision in the rental agreement shall be deemed a rule and regulation, and may be enforced, changed, and/or modified as a rule under the “Mobilehome Residency Law”.**

**SECTION III
OCCUPANCY**

- A. Subletting of a mobilehome or mobilehome space is not permitted.**

**SECTION IV
RESIDENT’S GUESTS**

- A. Guests must be accompanied by the resident with whom they are staying when utilizing any of the park facilities.**

- B. Residents will be responsible for the conduct of their guests and for any damages caused by their guests.**

- C. Guests may not occupy a resident’s home in the absence of the resident, without prior written approval by the management.**

**SECTION V
GENERAL CONDUCT**

- A. Actions taken by any resident or guest at any time that are of a nature that may be dangerous, create a health problems, create a safety problem, disturb or cause nuisance or annoyance to others are not permitted, these include but are not limited to:**
- 1) Excessive noise.**
 - 2) Intoxication from alcohol or any other drug.**
 - 3) Quarreling**
 - 4) Threatening**
 - 5) Fighting**
 - 6) Profanity or abusive language**
 - 7) The use of firearms, pellet guns, BB guns, or slingshots**
 - 8) Open fires anywhere on the Royal Oaks Mobilehome Park property.**
- B. Residents will be liable for any willful or negligent damage caused by them on any park grounds, buildings, facilities, or equipment.**
- C. Residents and guests will obey all applicable laws and regulations and ordinances or local, state, and federal governments.**

**SECTION VI
MOBILEHOME AND MOBILEHOME LOT MAINTENANCE**

- A. Residents shall maintain their lots in a well kept, neat and clean fashion that not create any safety problems. Requirements in order to keep mobilehomes and mobilehome lots within regulation include but are not limited to:**
- 1) The mobilehome lot must be keep free of weeds.**
 - 2) All landscaping, including lawn, shrubs, etc., must be trimmed and watered.**

- 3) Nothing may be stored in any yard with the exception of patio furniture designated for out door use.**
- 4) Skirting must be installed within sixty days after any mobilehome is placed in the park. Within thirty days after a written notice from the park management is issued to the owner of any mobilehome with unsatisfactory skirting, the skirting must be repaired or replaced.**
- 5) No additions may be made to mobilehome or mobilehome lot accessories, appliances, or structures without prior written consent from the park management. The obtaining of necessary building permits and all associated fees are the responsibility of the resident homeowner.**
- 6) No trees, plants or shrubs any larger than two feet tall or two feet in diameter may be planted without prior written authorization from park management.**
- 7) All plants, trees and shrubs planted by the park management or previous tenants may not be removed without prior written authorization from park management.**
- 8) If any mobilehome lot becomes neglected or if any resident fails to comply within fourteen days of a written notice by the park management concerning the unkempt condition of the mobilehome site, the park management may, at the management's sole discretion and option, service the mobilehome lot and add service charge to the resident's monthly rent.**
- 9) Any substance that may create potential health or safety threats may not be permitted in the mobilehome or within the mobilehome lot; including any combustible, explosive, or toxic substances with the exception of those that are used and stored in reasonable amounts for normal household purposes.**

**SECTION VII
HOUSEPETS**

- A. No house pets of any kind will be allowed without prior consent from park management. House pets that will be permitted will not exceed fourteen inches in height or forty pounds in weight.**
- B. Pet will not be allowed in the pool area or the laundry area.**
- C. When outside, all pets must be kept on a leash.**
- D. No pets will be tethered outside any resident's mobilehome lot when the owner is away from their mobilehome for any amount of time.**
- E. Residents will be responsible for any damage to property or any annoyance caused by their pet.**
- F. Tenants will be required to daily dispose of any and all excrement left by their pets upon the home site or immediately any excrement left by their pet in other areas.**
- G. Residents are responsible for compliance with all city, county and state requirements concerning pets.**

**SECTION VIII
MOBILEHOME SALE OR MOVEMENT**

- A. Management must be notified at least sixty days before any mobilehome is sold or moved.**
- B. If any mobilehome being sold is to remain in the park then:
 - 1) The management must be notified of the person or persons working of behalf of the seller.****

- 2) **Prior to any approval of sales, an inspection of the mobilehome, its accessories and the space that it occupies will be completed by the management. Seller(s) must correct any portions of their mobilehome, mobilehome accessories, or mobilehome lots that the management deems substandard.**
- 3) **All prospective Residents (buyers) must make application for Residency prior to completion of any sale.**

SECTION IX COMMERCIAL ACTIVITY OR SALES

- A. **Residents are prohibited from conducting any kind of commercial activity within the mobilehome park without written consent from the park management with the exception of posting information concerning personal items on the bulletin board or posting one “For Sale” sign in one window of any mobilehome.**
- B. **No garage sales, moving sales, auctions, or soliciting will be permitted within the mobilehome park.**

SECTION X RESIDENTS’ VEHICLES

- A. **Cars will be parked in the designated parking area. No double parking will be permitted.**
- B. **The vehicle storage area may be used by park residents only.**
- C. **Neither residents nor their visitor may park any vehicle on any other resident’s mobilehome lot without prior consent from the resident in charge of that area or from the mobilehome park management.**
- D. **No vehicles may be placed on any vacant lot without written consent from park management.**

- E. Prior written authorization by park management is required before commencing any vehicle repair. This includes minor maintenance.**
- F. No large trucks, pick-up truck over one-ton size, tractors, or trailers will be permitted in the mobilehome park unless the aforesaid vehicle(s) is employed in the installation of, repair of, or removal of any mobilehome or its accessories.**
- G. No motor homes or R.V.'s may be parked at or in mobilehome lot unless their sole purpose is temporary loading, unloading, or the motorhome in the permanent residence of any tenant.**
- H. Tents may not occupy overnight anywhere on Royal Oaks Mobilehome Park property.**
- I. Inoperable vehicles are not allowed in the mobilehome park.**
- J. Vehicles must be operated only by licensed drivers in a safe manner. Speeding and reckless driving is prohibited.**

SECTION XI TRASH DISPOSAL

- A. One garbage dumpster will be provided for the use of park residents.**
- B. The dumpster is emptied each Monday, Wednesday and Friday; if any resident has refuse that does not fit in the dumpster, he or she must keep it and bring it back to the dumpster is emptied.**

SECTION XII LAUNDROMAT

- A. One Laundromat will be provided for the use of park residents.**

- B. Rules are posted in the Laundromat area, any violations of the rules is cause for loss of Laundromat privilege.**
- C. No clothes drying lines will be permitted in mobilehome lots and no outside drying of articles in permitted.**

**SECTION XIV
COMPLIANCE WITH RULES AND REGULATIONS**

- A. Residents are required to comply with all of the above stated rules and regulations as well as any rules and regulations not listed here but posted within Royal Oaks Mobilehome Park property.**
- B. Failure to comply with any of the aforementioned rules may be cause for eviction from Royal Oaks Mobilehome Park.**
- C. If any of these rules or regulations conflict with the “Mobilehome Residency Law”, the “Mobilehome Residency Law” will take precedence.**

I/We hereby accept receipt of, and agree and consent to the rules and regulations of this mobilehome park of which I/We have read in entirety. I/We realize that the actual language of the California Civil Code provisions known as the “Mobilehome Residency Law” are considered to be part of hereof and unless attached thereto I do affirm that these sections have been distributed to me. I/We further acknowledge that any breach of the herein provided rules and regulations by my/oursel(f)(ves) or member of my party or guest(s) shall be construed to be a failure to perform and express condition of my/our tenancy.

_____ **SPACE NUMBER** _____
(Resident’s signature)

DATE _____

_____ **SPACE NUMBER** _____
(Resident’s signature)

DATE _____

(Manager’s signature)

DATE _____

Rev. 10/1/95

