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BIG FOOT LODGE  
ADDENDUM D  
TO FORM # 33  
EFFECTIVE JULY 1, 1996  
PAGE # 1

REGISTRATION

PRIOR TO A PROSPECTIVE TENANT TAKING OCCUPANCY OF A MOBILE HOME IN THIS PARK, AN APPLICATION MUST BE SUBMITTED AND SCREENED. IF THE APPLICATION IS APPROVED, SAID PROSPECTIVE TENANT SHALL FILL OUT AND EXECUTE THE BIG FOOT LODGE RENTAL AGREEMENT. AT SUCH TIME PROSPECTIVE TENANT SHALL BE REQUIRED TO REVIEW THE BIG FOOT LODGE RULES AND REGULATIONS AND ACKNOWLEDGE THAT SAID TENANT SHALL ABIDE BY AND BE BOUND BY THE TERMS OF THE RENTAL AGREEMENT AND RULES AND REGULATIONS. A GUEST IN THE PARK FOR TWO WEEKS IS ACCEPTED AS A VISIT. IF YOUR GUEST PLANS ON STAYING LONGER THAN TWO WEEKS, YOUR GUEST MUST REGISTER AT THE FRONT OFFICE. YOU WILL THEN BE RESPONSIBLE FOR THE EXTRA CHARGES OF \$40.00 PER PERSON AND \$10.00 PER VEHICLE PER MONTH. DUE TO ENVIRONMENTAL CONCERNS, WE DO NOT DESIRE A HIGHER OCCUPANCY AT THIS PARK.

SUBLEASING

TENANT SHALL NOT ASSIGN HIS RENTAL AGREEMENT TO A THIRD PARTY, NOR SHALL TENANT RENT OR SUBLEASE A MOBILE HOME OR ANY PART THEREOF TO A THIRD PERSON WITHOUT WRITTEN CONCENT FROM THE OWNERS.

RENT PAYMENTS

YOUR RENT MAY BE MADE AT THE FRONT OFFICE, OR MAILED TO 47000 S.E. HWY. 26, SANDY, OR. 97055. RENT IS DUE AND PAYABLE ON THE FIRST DAY OF THE MONTH. TIME IS OF THE ESSENCE, AND NO EXUCUESSES WILL BE EXCEPTED. IN THE EVENT RENT IS NOT RECIEVED PRIOR TO THE SEVENTH DAY OF THE DAY YOUR RENT IS DUE A \$25.00 CHARGE WILL BE ADDED TO YOUR ACCOUNT AS A LATE CHARGE. ANY RENT NOT RECEIVED BY THE TENTH DAY RENT IS DUE, WILL RECEIVE A 72 HOUR NOTICE TO VACATE THEIR SPACE. ALL

## ADDENDUM D

PAGE # 2

PAYMENTS ARE FIRST USED TO PAY ANY LATE CHARGES AND THEN ARE APPLIED TO THEIR RENT. AS A CONVENIENCE TO OUR TENANTS, WE WILL EXCEPT VISA AND PERSONAL CHECKS FOR PAYMENT OF RENT AND LATE FEES, HOWEVER WE ARE UNABLE TO EXCEPT TWO-PARTY CHECKS. IN THE EVENT ANY CHECK TENDERED IS DISHONORED BY THE BANK, THEN YOUR RENT IS TO BE MADE WITH CASH, MONEY ORDER, OR CERTIFIED CHECK. IN ADDITION THERE WILL BE A \$25.00 SERVICE CHARGE AND APPLICABLE LATE FEES WILL BE APPLIED. TENANTS PAST DUE SEVEN DAYS FROM WHEN THEIR RENT IS DUE WILL RECEIVE A 72 HOUR NOTICE TO VACATE. EXAMPLE: IF YOUR RENT IS DUE ON THE FIRST DAY OF THE MONTH AND IS NOT PAID ON THE SEVENTH DAY YOU WILL RECEIVE YOUR NOTICE ON THE EIGHTH DAY TO VACATE YOUR SPACE. THIS NOTICE WILL BE IN EFFECT UNLESS THE COMPLETE RENT AND LATE FEES ARE PAID IN FULL AND RECEIVED BY THE TIME STATED IN THE NOTICE. ANY CHARGES INCURRED FOR COURT PROCEEDINGS WILL BE CHARGED TO THE TENANT. THIS REPRESENTS AN ADDITIONAL CHARGE OF \$100.00 TO \$300.00 TO THE TENANT. TENANT SHALL NOTIFY MANAGMENT BEFORE ANY EXTENDED ABSENCE FROM THEIR SPACE IN EXCESS OF SEVEN DAYS OR LONGER. ARRANGMENTS FOR DUE DURING SAID TIME SHALL BE MADE PRIOR TO LEAVING. A THIRTY DAY NOTICE IS REQUIRED BEFORE TENANT VACATES HIS RENTAL SPACE PERMANATLY. TENANT AGREES TO PAY ALL UTILITIES AND RENT DUE BEFORE VACATING THE PREMISES.

### RENTAL SPACE APPEARANCE

NO RUBBISH WILL BE ALLOWED TO ACCUMULATE. NO VISABLE EXTERNAL STORAGE WILL BE ALLOWED. WASHERS, DRYERS, DEEP FREEZERS, ECT. MUST BE KEPT INSIDE THE UNIT. ALL TENANTS SHALL BE RESPONSIBLE AND ACCOUNTABLE FOR THE CONDITION OF THEIR RENTAL SPACES!! A WELL KEPT YARD CAN ONLY ADD TO THE VALUE OF YOUR MOBILE HOME, SO LETS ALL MAKE A BIG EFFORT TO UPGRADE YOUR SPACE. ANY BUILDING OR ADDING ON MUST FIRST BE APPROVED BY MANAGMENT AND THEN PROPER PERMITS MUST BE OBTAINED THROUGH CLACKAMAS COUNTY.

## ADDENDUM D

PAGE # 3

### GENERAL RULES

1. COURTESY AND SAFETY DEMAND SLOW DRIVING IN ALL AREAS OF BIG FOOT LODGE. ONLY 5 MPH ARE ALLOWED BY BOTH YOU AND YOUR GUESTS. PLEASE WATCH FOR SMALL CHILDREN AND CHILDREN ON BICYCLES IN ALL AREAS OF THIS PARK. PLEASE BE CAREFUL!!!!!!!
2. DRUNKENNESS OR IMMORAL CONDUCT, OR CONDUCT CAUSING A DISTURBANCE, NUISANCE OR ANNYANCE TO THE MANAGMENT OR OTHER TENANTS WILL NOT BE TOLERATED. ALL STATE AND LOCAL LAWS SHALL BE OBSERVED AT ALL TIMES. ANY PROBLEMS OF A LEGAL NATURE WE SUGEST YOU CALL 911, THEN TURN A REPORT IN AT THE FRONT OFFICE.
3. ALL GARBAGE MUST BE WRAPPED AND DEPOSITED IN THE DUMPSTER AT THE EAST SIDE OF THE PROPERTY. PLEASE PUT THE LIDS DOWN ON THE DUMPSTER AFTER DEPOSITING YOUR GARBAGE.
4. NO LITTERING IN THE PARK, OR ARROUND YOUR RENTAL SPACE WILL BE ALLOWED. THIS INCLUDES CIGARETTE BUTIS, CANDY AND GUM WRAPPERS ETC.
5. REGULATIONS DUE NOT PERMIT THE CONTINUOUS RUNNING OF WATER IN THIS PARK. NO CAR OR TRUCK WASHING OF ANY KIND IS ALLOWED IN THIS PARK AT ALL!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! DUE TO CROSS CONNECTION CONTROL REQUIRMENTS FROM THE STATE OF OREGON HEALTH DEPARTMENT NO UNDER GROUND WATER SPRINKLERS MAY BE INSTALLED. NO HARD PLUMBED HOT TUBS OR SPAS MAY BE INSTALLED. NOTHING THAT COULD CAUSE A BACK-FLOW IN OUR WATER SYSTEM WILL BE ALLOWED. ANY ONE INSTALLING ANYTHING DEEMED QUESTIONABLE BY THE OREGON HEALTH DIVISION THAT COULD CAUSE BACK-FLOW PROBLEM, WE WILL BE REQUIRED BY LAW TO DISCONTINUE WATER SERVICE TO THAT SPACE AND FACE POSSIBLE LAW SUITS FROM YOUR NEIGHBORS, MANAGMENT, AND THE OREGON HEALTH DIVISION. THIS IS FOR THE SAFETY OF EVERY TENANT IN THIS PARK. IF YOU HAVE ANY QUESTIONS CONCERNING WHAT IS ALLOWED OR NOT ALLOWED PLEASE DON'T HESITATE TO CONTACT US AT THE BIG FOOT LODGE OFFICE.
6. NO LOUD MUSIC OR NOISES AFTER 9:00pm OR BEFORE 7:00am

## ADDENDUM D

PAGE # 4

### LAUNDRY FACILITY

THE LAUNDRY ROOM IS TO BE KEPT CLEAN. WASHING MACHINES AND DRYER FILTERS MUST BE CLEANED AFTER EACH USE. NO PETS ARE ALLOWED IN THE LAUNDRY ROOM!! THE LAUNDRY ROOM IS FOR YOUR CONVENIENCE AND NO VANDALISM OR THEFT WILL BE TOLERATED AND WILL RESULT IN REGULATED HOURS. NO WEARING APPEARAL OR LAUNDRY OF ANY DESCRIPTION SHALL BE HUNG OUTSIDE ANY UNIT TO DRY.

### VEHICLES

ONLY TWO VEHICLES PER RENTAL UNIT WILL BE ALLOWED. ANY VEHICLES OVER TWO WILL BE CHARGED \$10.00 PER VEHICLE. THIS ALSO INCLUDES MOTERCYCLES, CAMPERS, BOATS, TRAILERS, AND CARGO BOX TRAILERS. ALL VEHICLES MUST BE LICENSED AND OPERATIONAL. VEHICLES ON BLOCKS OR HOISTS, INOPERABLE, DISMANTLED, OR WREAKED WILL NOT BE ALLOWED IN THE PARK. NO MAJOR REPAIRS OR OIL CHANGES ARE ALLOWED IN THE PARK. ABSOLUTELY NO ANTIFREEZE, OIL, TIRES, BATTERIES OR LEAD IS ALLOWED ON THE GROUND!!!!!! ALL MOTER VEHICLES MUST BE PROPERLY MUFFLED SO AS NOT TO DISTURB OTHER TENANTS.

### PETS

NO DOG MAY BE BROUGHT INTO THIS PARK WITHOUT WRITTEN CONCENT FROM THE OWNERS. THE ONLY NEW DOGS THAT WILL BE ALLOWED TO STAY MUST BE UNDER 20 POUNDS AND 12 INCHES IN HIGH WHEN THEY REACH FULL MATURITY. WE CHARGE PET RENT OF \$5.00 PER DOG PER MONTH IN THIS PARK. THIS AMOUNT WILL BE ADDED TO YOUR RENT EACH MONTH. ANY EXISTING DOGS IN THE PARK THAT ARE OVER 20 POUNDS AND OVER 12 INCHES HIGH AND LEFT OUTDOORS UNSUPERVISED MUST BE FENCED IN WITH A FENCE OF 4 FEET OR HIGHER. THE FENCE MUST BE POSTED WITH SIGNS VISABLE FROM ALL SIDES OF THE FENCE THAT STATES "BEWARE OF DOG". ALL TENANTS WHO HAVE DOGS OVER 20 POUNDS AND 12

ADDENDUM D

PAGE # 5

INCHES HIGH, AND LEFT OUTDOORS UNSUPERVISED MUST CARRY AND MAINTAIN A LIABILITY INSURANCE POLICY OF A MINIMUM AMOUNT OF \$100,000.00 ON THEIR DOG AND SPACE. TENANT MUST PROVIDE A COPY OF PROOF AND VALIDITY TO THE OWNERS OF BIG FOOT LODGE. TENANT SHALL NOTIFY THE OWNERS IMMEDIATELY IF SAID INSURANCE POLICY IS CANCELED OR TERMINATED. ALL DOGS MUST BE IMMUNIZED AND LICENSED WITH PROOF BEING ON FILE IN OWNERS OFFICE. PETS REFUSE SHALL NOT CREATE AN AESTHETIC PROBLEM ( SIGHT OR SMELL ) OR A HEALTH HAZARD. THIS ALSO INCLUDES PET DEPOSITS IN THE YARD. YOU ARE REQUIRED TO DISPOSE OF YOUR PETS REFUSE PROPERLY. TENANTS ARE SOLELY RESPONSIBLE FOR ANY INJURY THEIR PET MAY INFLECT ON OTHERS. IF A TENANTS PET CAUSES ANY INJURYS TO PERSONS AT BIG FOOT LODGE OR THE IMMEDIATE VACINITY OF THE PROPERTY , A 24 HOUR NOTICE TO TERMINATE MAY BE SERVED UPON THE TENANT. ALL CLACKAMAS COUNTY DOG LAWS MUST BE OBSERVED.

WE HAVE READ AND AGREE TO THE RULES AND REGULATIONS AND THE ADDENDUM B, AND UNDERSTAND THAT ADDENDUM B IS MADE A PART OF FACILITY RULES AND REGULATIONS FORM # 33 UNDER SPACE # 10 CALLED ADDITIONAL FACILITY RULES.

DATE: \_\_\_\_\_

TENANT (x) \_\_\_\_\_

TENANT (x) \_\_\_\_\_

TENANT (x) \_\_\_\_\_