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LAKESHORE ESTATES
Rules & Regulations

41-00232

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FIELD SERVICES
DRINKING WATER PROGRAM

Section 1. **General.**

1.1 These are the Rules and Regulations for Lakeshore Estates ("Lakeshore"). The owner and operator of Lakeshore is Lakeshore Estates, Inc, an Oregon nonprofit corporation ("Park Owner"), whose Members are residents in Lakeshore. These rules apply to all residents in Lakeshore, both Members and non-Members.

1.2 Hereafter in these Rules, the term "Homeowner" shall mean the owner(s) of a manufactured home located on a lot in Lakeshore. The term "Resident" shall mean a resident in a manufactured home located in Lakeshore. The term "Manager" shall mean the third-party manager hired by Park Owner to manage Lakeshore.

1.3 Any approval or consent required by Park Owner under these Rules or Regulations any waiver by Park Owner of any rule or regulation set forth herein must be obtained by Homeowner or Resident prior to his doing the act for which such approval, consent or waiver is necessary.

1.4 If a Resident fails to take any action required by these Rules and Regulations, the Park Owner has the option of taking such action on behalf of the Resident. If the Resident takes action not in compliance with these Rules and Regulations, the Park Owner may act to undo or reverse the Resident's action. If Park Owner exercises this corrective option, the Resident shall repay the Park Owner for its expenses in doing such work plus 20% as a management fee.

1.5 Park Owner's failure at any time to require performance of any Rule or Regulation contained herein shall not limit Park Owner's right to enforce such Rule or Regulation, nor shall any waiver of any breach of any Rule or Regulation constitute a waiver of any succeeding breach of that Rule or Regulation or a waiver of the Rule or Regulation or any other Rule or Regulation.

1.6 In these Rules and Regulations, the masculine, feminine and neuter gender and the singular or plural number shall be deemed to include the others whenever the context so indicates.

Section 2. **Conduct by Homeowners, Residents and Guests.**

2.1 Each Homeowner is responsible for the actions of other occupants of his manufactured home as well as the actions of the guests, licensees and invitees of any Resident in the home. The following rules and regulations regarding conduct apply equally to Homeowners, Residents and their guests, licensees and invitees.

2.2 Conduct causing a disturbance or annoyance to other residents is prohibited.

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2.3 No loud activity is permitted between the hours of 10 p.m. and 7 a.m.

2.4 No commercial trade or business may be conducted out of a manufactured home in Lakeshore which causes a disturbance or excessive vehicle traffic.

2.5 Soliciting is not allowed in Lakeshore.

2.6 Feeding of wildlife is prohibited although bird and squirrel feeders are permitted.

2.7 Discharge of firearms within Lakeshore is prohibited.

2.8 Any person intending to reside in Lakeshore for a period longer than thirty days must register with the Manager. A background check will be completed with a fee charged.

Section 3. **Manufactured Home and Lot Maintenance.**

3.1 Manufactured homes, carports, and decks shall be maintained in good condition and repair, manufactured home lots shall be kept clean and free of debris, and lawns shall be mowed and watered. Any yard left untended may be cared for by the Manager. Carports and decks shall be kept clear of clutter. The Manager will notify Homeowners when maintenance work is required for a manufactured home, carport, deck or yard. Homeowners shall then have one week in which to complete the maintenance work required.

3.2 No storage is allowed beneath a manufactured home. No rubbish shall be allowed to accumulate in any yard, on any deck, under any carport or under any manufactured home

3.3 Tampering with Lakeshore fuses, electric service or connections is prohibited. In the event of any kind of electrical service problem, the Homeowner should contact the Manager. All electric extension cords must be in good condition and properly sized for their intended use.

3.4 Water service lines must be protected from freezing by the installation of electric heat tape or insulation.

3.5 All manufactured homes must be properly skirted. Metal skirting or a substitute approved by Park Owner must be applied to a home in a neat manner within thirty days following placement of the home in Lakeshore.

3.6 All garbage shall be bagged and wrapped and deposited in proper containers with tight lids.

3.7 All outside remodeling, construction or removal of or planting of trees must be approved by the Manager in advance.

3.8 No business signs or advertisements are allowed. Home-for-sale signs are

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permitted.

3.9 Installation of new wood burning stoves is prohibited. Homeowners who own a wood stove in their manufactured homes as of the date of adoption of these Rules and Regulations shall have their wood stoves inspected by a qualified inspector annually to insure that the stove is safe to use. Firewood shall be neatly stacked and debris picked up.

3.10 Shrubs and small trees (less than 30 feet in height) shall be maintained by the Homeowner. Large trees will be maintained by the Park Owner. Homeowners are responsible to report potentially hazardous trees to the Manager.

3.11 Disposal of grease, oil, solvents, paint or any other toxic material in the Lakeshore sewer system or storm drains is prohibited.

3.12 Any product containing hazardous substances, as defined under any federal or state law or environmental regulation, including but not limited to petroleum products, paints, solvents, fertilizers, pesticides and herbicides, shall be stored in closed containers that are in good condition and kept in a manner to prevent leaking. Each Homeowner shall comply with all federal, state and local laws regarding hazardous substances and shall use products containing hazardous substances only in a non-negligent manner according to the manufacturer's instructions. Homeowner agrees to immediately clean up any spill of any hazardous substance on his lot, whether or not caused by him, and notify Park Owner of the circumstances surrounding the spill and actions taken. Homeowner shall indemnify and hold Park Owner harmless from any liability arising out of any release of hazardous substances on Homeowner's lot.

3.13 If in the judgement of Lakeshore Estates, an approved backflow device is required at your mobile home, Lakeshore Estates shall give notice in writing to you to install an approved backflow prevention device. The owner shall, within (90) days, install such approved device, or devices, at his own expense, and failure, refusal, or inability on the part of owner to install said device or devices within (90) days shall constitute a ground for discontinuing water service to the premises until such device or devices have been properly installed.

(Added 4/25/07 to meet water system regulations)

Section 4. **Vehicles.**

4.1 Motor vehicles shall not be parked in the streets. An overflow parking area is located in front of space 1100 near the Lakeshore entrance.

4.2 Any motor vehicle disabled for more than thirty days must be moved to an assigned space in the RV lot where it may remain for not more than an additional ninety days. A monthly fee of \$15 per Homeowner will be charged for storage in the RV lot. All such money collected will be used for maintenance of the RV lot.

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4.3 Boats, travel trailers, campers, motor homes or other recreational vehicles may remain at a home site for a period of not more than 72 hours. Otherwise, all such boats and vehicles must be parked in the RV lot. A monthly fee of \$15 per Homeowner will be charged for storage in the RV lot.

4.4 No major car repair is permitted within the manufactured home site area.

4.5 The speed limit in Lakeshore is 10 miles per hour.

Section 5. **Pets.**

5.1 Residents may own not more than two animals, providing that only one dog is permitted.

5.2 All Residents who own pets will be responsible for the conduct of their animals. Pets that become a problem to neighbors must be controlled by the pet owners; the failure of the pet owner to control the pet shall constitute a violation of Rule 2.2 above. Dogs that bark excessively, show aggressive behavior toward humans or other animals, harm humans, property or other animals will be considered a violation of Rule 2.2 above. The Park Owner can require removal of a pet if there are repeated problems involving the pet.

5.3 The weight of mature dogs may not exceed 35 pounds.

5.4 Dogs outside the home must be on a leash which may not be more than six feet in length. All dogs outside the home must be attended by an adult.

5.5 All dogs must be licensed by Linn County.

5.6 All pets residing in Lakeshore must be registered with the Manger. Registration will include a physical description, proof of rabies protection, and certification that the animal has been spayed or neutered.

5.7 Dog houses or runs are prohibited.

5.8 No feeding of dogs outside of the home is permitted although dogs may be given water outside of the home.

5.9 Residents walking or exercising their pets in Lakeshore must immediately pick any feces deposited by the pet.

5.10 Pit bulls or pit bull crosses are prohibited.

5.11 Pets brought into Lakeshore by guests, licensees or invitees of any Resident are subject to all of the above rules and regulations except for Rule 5.6.

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5.12 Cats must be neutered or spayed and be inoculated against rabies.

Section 6. Sale of Manufactured Homes.

6.1 Prospective purchasers of a manufactured home in Lakeshore must submit an application for residency and be approved by Park Owner prior to occupying the manufactured home. All such prospective purchasers shall be subject to a background check. Park Owner may charge a fee for the background check. No contract for sale of a manufactured home in Lakeshore shall obligate Park Owner to accept or approve a prospective purchaser of the manufactured home.

6.2 Prospective purchasers of a manufactured home in Lakeshore must also purchase a Membership in Park Owner, either from the seller of the home or from the Park Owner if the seller is not already a Member.

Section 7 Subletting.

7.1 No renting or subletting of a home in Lakeshore is permitted. All manufactured home must be owner-occupied.

7.2 Under exceptional circumstances only, Park Owner may approve the use of a manufactured home by other than the Homeowner.

Section 8 Manufactured Home Set-Up & Removal

8.1 Prior to siting any home in Lakeshore Estates, the homeowner shall coordinate with the park manager to stake out the position of the home on the space. The homeowner will be responsible for seeing that the home is properly positioned on the agreed upon site. Electrical, telephone, cable tv, sewer and water connections, gravel or concrete blocks and tie downs, if required, are the responsibility of the homeowner.

8.2 The homeowner is responsible for any damage caused during the siting of his home and shall reimburse Lakeshore Estates for any expense incurred for the repair of damage caused to the lot, curb, driveway, utility services, or any portion of the park when moving in or out of the park.

8.3 Manufactured homes moving into Lakeshore must comply with any applicable County and/or State building codes as well as those standards set forth in the rental agreement and park rules and regulations.

8.4 Prior to siting any home in Lakeshore, the owner will provide the management with a copy of the home purchase agreement.

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8.5 No alterations are to be made to the home or the space without prior written permission. Lakeshore reserves the right to approve any exterior accessory or structure added to the home prior to its construction and or installation. Lakeshore reserves the right to request that all permanent structures on the space be removed at homeowner's expense when homeowner moves from the park.

8.6 All improvements constructed/erected on a homeowner space to include skirting, decks, porches, awnings, storage buildings, etc. must be the work of a skilled worker familiar with and able to follow all applicable building codes.

8.7 All towing hitches must be removed immediately after the home is placed on the lot.

8.8 Homes moving into Lakeshore must be a minimum of 14' wide and have a pitched roof. Homes shall be prior approved by the park manager.

8.9 Homes moving in are required to have wood, composition, vinyl or aluminum lap siding. Skirting must be similar to the siding on the home and painted or stained to match the siding or trim color. Wood skirting must be made of pre-treated/weatherized material. Brick, rock or ornamental skirting is also acceptable. Skirting must be continuous. Skirting must be installed within 30 days following set-up.

8.10 Temporary steps must be removed and replaced with permanent steps by 30 days after set-up.

Section 9. **Complaints, Notices, Interpretation and Appeals.**

9.1 Any Homeowner wishing to complain about another Homeowner or Resident's violation of any of these Rules and Regulations shall submit the complaint in writing to the Manager. Complaints must contain the name and address of the complainant and specifics regarding the nature of the alleged violation, including dates and witnesses (as applicable). Only in exceptional circumstances will Manager keep the name of the complainant confidential, if feasible. The Manager will deal with complaints in a timely, diligent and responsible manner.

9.2 Where a complaint is received and then reviewed by Manager or upon motion by any member of the Park Owner Board of Directors, the Manager can issue a Notice of Violation to Homeowner who the Manager has reasonable grounds to believe is not complying with a Rule or Regulation herein. The Notice shall be posted on the Homeowner's front door and mailed to him by U.S. Mail. Upon receipt of such Notice, the Homeowner shall promptly take action at his expense to cease the violation of the Rule or Regulation. Any continued noncompliance after ten days of posting of the Notice on the Homeowner's front door shall be considered a second violation of the Rule or Regulation.

9.3 Upon receipt of a Notice of Violation, a Homeowner may contest the Notice by sending a written notice thereof to the Manager within five days of receipt of the Notice of

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Violation. The Homeowner shall then meet with the Manager within five days to resolve the problem. If no resolution is agreed upon, then the Homeowner may appeal to the Park Owner's Board of Directors, which shall review the contest as soon as possible at a regular or special meeting of the Board. The Homeowner contesting the Notice of Violation may participate in the Board meeting. The decision of the Board at such meeting shall be the Park Owner's final decision on the matter.

9.4 Homeowners seeking clarification or interpretation of these Rules or Regulations may ask the Park Owner's Board of Directors to consider the same by sending a written request of the same. The Board shall address the issues at its next regular or special meeting.

9.5 All agreements by Park Owner with a Homeowner to exempt the Homeowner from any Rule herein must be in writing