

RIVIERA MOBILE PARK RULES

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

1. All tenants must be registered at Riviera 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. Beginning, June 1, 1993, a security fee of \$50 is required to be paid by new residents 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 and all final bills are paid and all rules complied with, security fee will be refunded.
3. All rents are due on the FIRST of each month. A grace period extends through the 10th of the month. A \$15 late fee will be charged on all rents received after the 10th of the month unless previous arrangements have been made, in writing, with landlord by the tenant. A \$15 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 mobilehome 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. Guests must be accompanied by the resident they are visiting when using recreational facilities. Bike riding permitted on blacktop streets only, and NOT in or around buildings.
6. Child care is not allowed in Riviera. 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. Prior Approval is required to bring any new pet into the park; not more than one pet per household is permitted. Dogs must be kept on a leash at all times when outside your home, except in the grassy area between the River and Jack Creek: Only IF your dog will come to you when you call, the dog may be allowed to run in this area. All droppings from your dog must be picked up when going to or from this area. Tenant is responsible for daily pickup and proper disposal of any pet droppings on the Residents space or anywhere inside the park except grassy area between Jack Creek and the River. This also applies to visiting dogs in the park. **POSITIVELY** no large dogs (over 20 lbs. grown weight) allowed at Riviera. Management reserves the right to refuse any pet. Petsitting not allowed.
9. Lawns, gardens, flower beds, left unattended will be cared for by management and a charge will be made. The raking, sweeping, or blowing of leaves or grass into the street is not allowed; if you do so, it must be cleaned up promptly. A garden plot is acceptable and encouraged. Garden must not exceed 50% of the total landscape of your space. A clear accessible path for a meter reader to walk the shortest distance between meters must be maintained. Organic clippings may be taken next door to the Redwood Sewer District.
10. 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 to avoid problems with underground utilities and moving of mobilehomes in and out of the park.
11. No furniture allowed on the patio or deck or in the yard except outdoor patio furniture. All brooms, boxes, boards, gardening supplies and tools etc. must be kept in storage building. No rubbish allowed to accumulate (Oregon State Law). Any thing hung outside to dry must be on a clothesline at the back of the space, out of sight and removed immediately when dry. Firewood (or pellets) is permitted provided it is stacked neatly, and out of sight at the rear of the space or in storage shed.
12. One accessory building only is permitted per space, at a location approved by management; the maximum size is 12' x 18' or equivalent, and by approval only. No fences may be installed on your space. Satellite dishes are not permitted. TV or other antennas by approval only.

13. **WITHIN 90 DAYS OF MOVE-IN DATE:** All mobilehomes must be skirted with materials approved by management. A park approved awning must be installed to complement the largest deck and rear door steps. Carports must be approved if not commercial, aluminum type; awnings for front side must be commercial type. 160 Square foot of deck/patio is also to be in place. This can be divided between doors, with the largest (at least 50%) portion on the front door side.

14. **NO OUTDOOR CONSTRUCTION ON MOBILEHOMES OR SPACES WITHOUT APPROVAL** of management. All decks, awnings, skirting, structures, reconstruction, etc must have prior approval. Exterior changes to mobilehomes such as type of roofing material used or style, siding, windows, etc. also require approval of management. Structural changes to mobilehomes that make them illegal or unsafe to pull on Oregon highways as a mobilehome unit is not allowed. Mobilehomes and accessory structures must be maintained and kept clean.

15. Installation and location of all air conditioners or heat pumps must be approved. All evaporative coolers must have circulating pumps, and backflow prevention devices. Any "installed" watering system requires prior approval, and backflow prevention device.

16. Effective June 1st, 1993, the installation of wood burning stoves or fireplaces is not allowed; only pellet stoves will be permitted. Pellets must be stored out of sight.

17. Travel trailers, utility trailers, boats, campers, motorhomes, may not be stored on your space. An RV storage area is available and a charge is made for this. This space is limited and is intended for the residents' use only; management reserves the right to refuse storage of any vehicle or RV.

18. An RV may be kept at your space not longer than 3 nights to house guests (no sewer hookup!). This was a resident agreement. An RV may be kept at your space while ACTIVELY repairing the unit, or loading or unloading or cleaning. Extended lengths of time for this must be approved.

19. All motor vehicles must be in operating condition with current license plates and be properly mufflered so as not to disturb other residents. No objectionable looking vehicles will be allowed. Management reserves the right to require motorcycles to be walked from the entrance of the park to the designation within the park and back out. This applies to motorcycles belonging to residents or guests; decision based on noise factor. NO major overhauling or repairs permitted. Used motor oil in plastic jugs may be taken to the shop and left in designated area.

20. Home-operated business (i.e. music lessons, product sales, repairs, etc.) by approval only. No business signs allowed.

21. Door-to-door sales, soliciting, or canvassing is by permission from office only.

22. Each resident must have their water pipes winter wrapped to prevent freezing by November 1st, this includes outside faucets on their space. Any damage resulting from frozen pipes above ground is tenants responsibility, however, any repair or alteration to park water valves must be approved.

23. Residents are cautioned against driving rods, pipes, etc. into the ground or against digging without first checking with the office. Indiscriminate action could result in injury to you or could damage underground utilities.

24. 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 Riviera Mobile Park is exempt from liability or expense.

25. It is not our policy to loan tools, but if you are loaned a tool, it must be returned promptly after use, in same condition. It is the tenants' responsibility to determine if a borrowed tool is safe to use and to use it in a safe manner. Riviera accepts no liability.

26. Residents wishing to sell their mobilehomes 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 Riviera. Thirty days written notice is required before vacating your space (Oregon State Law)

27. All laws and ordinances of the County and State will be obeyed. Drunkenness, immoral conduct, or 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 June 1, 1993.

RULES FOR POOL & CLUB HOUSE USE

Everyone uses these facilities at their own risk, Owners are not responsible for accidents or injuries. There is NO lifeguard on duty, therefore the following rules must be strictly adhered to:

- A. We reserve the right to deny the use of the facilities to anyone at any time.
- B. Pool hours are posted on the glass doors and do change, as solar heating capability changes. Childrens' hours are also posted.
- C. **NO ONE SWIMS ALONE!** No one is permitted to use either pool unless at least one other responsible person is in the room.
- D. Guests must be accompanied by the resident they are visiting, and that person must be present in the swimming pool room during the time the guests are using the pool.
- E. No one with a communicable disease or with a bandage of any kind is allowed the use of the pools.
- F. A shower must be taken before using the pool. Do not use the pool with suntan lotions, oils etc. as they hamper the filtering operation of the pool water.
- G. Proper attire, in swim suits, will be observed at all times (no metal buttons or rivets, no curlers or pins in hair etc.)
- H. **DO NOT RUN** on the pool deck. **ROUGH-HOUSING** or **BOISTEROUSNESS** in the pool or on the deck will not be tolerated.
- I. **NO SMOKING** or **ALCOHOLIC BEVERAGES** in the pool room.
- J. **SMOKING** in the clubhouse in designated area only. Any private use of the clubhouse should be cleared by management and by residents association president.
- K. Do not hang on the rope in any way. The rope must be left in place at all times.
- L. Wet swimsuits or towels are not permitted in the clubhouse. Shoes must be worn to the restrooms to keep wet feet from slipping on the floors. If wearing wet swimwear, the outside access doors to the restrooms must be used.

I have read, and understand, and agree to comply with the foregoing rules, which include this and 2 previous pages, and were adopted June 1, 1993. I understand that violating these rules may result in termination of tenancy.

Resident

Co-Resident

Date

THIS PAGE IS DUPLICATED, THAT A SIGNED COPY MAY BE RETAINED IN THE OFFICE FILES, AND THE RESIDENT WILL STILL HAVE A COMPLETE SET OF RULES.