

Tenants are responsible for the care and maintenance of their premises during any vacation or other period of absence. Leaves are to be deposited in a special trailer provided by the Landlord or disposed of during special pickups, of which tenants will be notified.

Fences over 72" high will not be permitted within the park. No fence modification work can be done without written consent of the Landlord. Tenants shall be responsible for maintaining any fence located on their space at all times. No fence modification may be made unless approved in writing by the park manager prior to installation.

Household equipment, garden and building tools and children's toys and bicycles, when not in use, must be stored neatly either behind the manufactured home out of sight from the street or in a storage building. All garbage must be kept and placed in garbage receptacles with lids on them and stored neatly behind the manufactured home out of sight from the streets in the park. Tenant yard areas are to be kept free of clutter and debris. Furniture left outside a manufactured home shall be limited to items commonly accepted as outdoor or patio furniture.

Clothes lines and clothes line poles are not allowed. Articles of clothing, linens, rugs, etc. are not allowed to be draped over deck/porch railings or left outside the tenant's manufactured home.

Tenants may, with the prior written permission from the Landlord, erect play equipment in their backyards. Any play equipment placed on the manufactured home space must be located behind the home and within the designated boundaries of the tenant's yard. Each tenant assumes responsibility for maintaining the playground equipment in safe and serviceable condition during their term of residency and agree to remove the equipment when they terminate their tenancy. Tenant herein acknowledges and accepts full responsibility and liability for said equipment.

#### **Landscaping Standards**

All landscaping and construction plans must be submitted to the Landlord within ninety (90) days of signing the Lease Agreement and approved in writing by the Landlord prior to commencement of any work, landscaping or construction. Tenants shall complete all construction within 90 days of written approval of Landlord and all landscaping by the first day of October following the commencement of the Lease Agreement. All landscaping and construction shall be done in a good and workmanlike manner. Failure to install landscaping in accordance with the agreed-upon plan and within the designated time period shall be grounds for termination of tenancy.

All lawn areas must be irrigated with an underground sprinkler system with a backflow prevention device as required by OAR 333-61-070. Management reserves the right to inspect the installation of the sprinkler system and backflow prevention device. Tenants are responsible for the cost of any state inspections of tenants' watering devices that may be required.

Homesites that do not include lawns may use open hose watering, provided the water is not left unattended or unnecessarily wasted.

Odd numbered spaces shall water on odd days of the month and even numbered spaces shall water on even days of the month. No watering shall be done during the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 7:00 p.m. Tenants shall comply with any additional restrictions which may be imposed by any local government or governmental body.

Garden plots shall be kept in a weed-free manner and all vines and excess material at the end of the season shall be disposed of with leaves on special pick up days. Flower beds at the end of the growing season must be cleared of dead material.

Landscaping must at all times conform to the landscape plan approved by the Landlord, which may be varied only with the Landlord's written permission.

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Addendum to Rules & Regulations of Whispering Pines.

Page 3, Para. 7.

If you are planning on installing an automatic sprinkler system, Oregon law requires a double check valve and an R/P backflow device. (Reduced Pressure)

This is per ORS. 448-333-61-070. This device needs to be installed between your water supply and sprinkler system.

This is intended to prevent water from going back into your home, or your neighbor's. This is especially important if chemicals are used to spray vegetation.

When designing your system, please inform the person doing so that it is 45/65 lbs. pressure at 5 GPM. per station, with however many stations needed.

Whispering Pines Mobile Home Village  
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