

4101007

CASEY'S RIVERSIDE PARK RULES

The following rules apply to all mobile homes in CASEY'S RIVERSIDE PARK, and are expressly made a part of the rental agreement between the Tenant and the Landlord.

Equipment and apparatus furnished in the park are solely for the convenience of the Tenants and all persons using them do so at their own risk. The Landlord will not be responsible for accidents, injuries or loss of property by fire, theft, wind, flood or any act which is beyond the control of the Landlord.

Landlord will comply with all rules and regulations of the Oregon State Health Division and Tenant shall not cause any action that will violate those rules.

Landlord will be responsible for plumbing to each site and shall control any cross connections or potential cross connections to Landlord's system.

Tenant shall make no connection to Landlord's system without Landlord's permission. Tenant shall not make any connection to the water supply by any method through which any fluid, gas, or substance could be introduced into the water supply either through back siphonage or back pressure or other action.

The Landlord may refuse to furnish water and may discontinue service to any premises without prior notice where plumbing facilities, appliances, or equipment using water are dangerous, unsafe, or not in conformity with the State Plumbing or Health Division codes.

GENERAL RULES

1. Mobile homes and spaces must be kept clean, lawns mowed and watered. Storage sheds shall be kept clean and sanitary. If any Tenant fails to maintain his/her mobile home or space after being warned that it is not being properly maintained, including, but not limited to, keeping the lawn mowed and trash properly placed in garbage containers, the Landlord may, after 10 days notice, cause the needed work to be performed and charge the Tenant at a rate of \$30.00 per hour for those services. Payment of such assessments will be due with the next month's rent.
2. Tenants shall not conduct garage sales without the written permission of the Landlord. If the Landlord does permit a Tenant to conduct a garage sale, it shall last no longer than two (2) days and be conducted between the hours of 9:00 a.m. and 6:00 p.m..
3. Drunkenness or immoral conduct by Tenant and / or his/her guests, conduct causing a disturbance or annoyance to other Tenants, is prohibited.
4. Tenant's and their guests shall not damage trees, shrubbery, other Tenants property or mobile homes, or other improvements in the park.

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CASEY'S RIVERSIDE PARK
46463 Westfir Rd.
Westfir, OR 97492
541-782-1906

*Cross
connections
and
backpressure*

5. Tenants shall assure that children residing with them or children who are visitors, comply with these rules. Children under five years of age shall not be allowed to wander or roam unsupervised throughout the park. Parents shall be responsible for the actions of their children of any age at all times.
6. The Tenants are specifically responsible for their safety and behavior on all common areas, including the swimming pool and surrounding grounds for both themselves and minor children or guests, whether adults or minors. The Landlord does not assume any responsibility or liability for any injuries or damage which occurs to persons or property on common grounds or in and around the swimming pool.

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- . The swimming pool is open from Memorial Day through Labor Day. Swimming hours are from 10:00 a.m. until 10:00p.m. For safety reasons, no glass containers are allowed in the pool area. Tenants are allowed to bring, in their presence, two (2) guests per rented space with them for use of the pool. This rule is not subject to exceptions. Tenants MUST be present when visitor is using the pool area. Children under fourteen (14) must be accompanied by an adult tenant at all times.
8. Tenants, their guests and children shall not tamper with mail addressed to others. (This is also a federal offense.
9. Tenants will be allowed to maintain pets only which are "inside pets". At no time shall pets be allowed to run free, but shall always be maintained on a leash if outside the owner's residence. Owners please be courteous and considerate of others and park property, and pick up after your pet. If complaints are received about the pet of a tenant, Landlord reserves the right to give notice to the tenant owning the pet and require or initiate removal of the pet from the premises within seven (7) days.
10. Landlord may require that during the months of each year Tenant limit their water consumption for irrigation and watering of plants in planted areas if such action is deemed by the Landlord to be necessary.
11. No tenant shall use or allow to be used, any non-prescription or illegal drugs in violation of any state or federal law. Any such use shall be grounds for immediate remedies as available under the Oregon Statutes relating to operation of Mobile Home Parks.
12. No opening burning shall be allowed within park premises. Any waste receptacles used by tenants herein shall be of reasonable appearance and secure against rummaging or scattering by animals.
13. Tenants shall not dispose of grease, oil, diapers, feminine hygiene materials or other foreign matters by either drain or toilet of their dwelling units.(Please see attached information about septic tank systems - Do's & Don'ts).

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14. VEHICLES

- a. Tenants and their guests shall not drive faster than 5 miles per hour within the mobile home park. It shall be the responsibility of the Tenant to inform their respective guests of this requirement for the safety of all Tenants
- b. Inoperative vehicles shall not be stored in the mobile home park. In the event that an inoperable vehicle is left on site, Landlord shall have the right to have the inoperable vehicle towed from the premises upon fifteen (15) days written notice, said towing charge to be at the tenant's expense and can be added by the Landlord onto the monthly rental amount due.
- c. Neither tenants or their guests shall operate any motorcycle, dirt bike, three or four wheeler or other altered vehicle within the boundaries of Casey's Riverside Park out of respect to the quiet enjoyment of other tenants.
- d. No commercial trucks or log trucks shall be parked on the premises or be allowed to block any roadway within the park.

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